

AUGUST 2022



Telsec Property Corporation

**RETAIL
AVAILABILITY
REPORT**

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6711 MACLEOD TRAIL

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Click underlined address
for listing

Up to 36,000 sq. ft.

- Redevelopment of existing building coming Fall 2022 with planned occupancy for fixturing - Summer 2023
- High profile retail premises in the heart of one of Calgary's premier commercial hubs
- Demising options available
- Centrally located and easily accessible off of Glenmore Trail and Macleod Trail.
- The property is well suited for food and beverage, financial service, distribution and fulfillment, lifestyle and apparel brands and tenants looking to secure flagship real estate
- Join the many surrounding high performing tenants along the Chinook Centre corridor and one of the busiest intersections in Western Canada
- Op. Costs & Property Taxes (est. for 2022): \$14.00 per Sq. Ft.

80% Conditionally
Leased



KINGSLAND VILLAGE



248, 7337 MACLEOD TRAIL S.W. ←

Click underlined address
for listing

- 1,542 sq. ft of Prime Retail shell space, ready for tenant specific build-out
- Property Tax/ OP Costs: \$16.97 (est. 2022)
- Over 300 Parking stalls on site
- Easy access via three entrances; Macleod Trail, 71 Avenue & 73 Avenue

224, 7337 MACLEOD TRAIL S.W. ←

Click underlined address
for listing

- 1,375 Sq. ft. Fully Built-out Dry Cleaning Space
- Lease includes high end equipment (owned by Telsec)
 - For full equipment list please contact
- Property Tax/ OP Costs: \$16.97 (est.2022)

9950 MACLEOD TRAIL

9950 MACLEOD TRAIL S.E.



Click underlined address
for listing

1,000 sq. ft. - 3,015 sq. ft. Retail Suites

- Prime Macleod Trail retail
- Newly renovated - ready for tenant specific build-out
- Direct access from Macleod Trail and Bonaventure Drive
- Exposure to approximately 65,000 vehicles per day
- Macleod Trail signage available
- 219 parking stalls on site
- Property Tax/ OP Cost: \$15.25 (est. for 2022)
- Available Summer 2022



FOREST LAWN

5115 - 17TH AVENUE SE



UPDATED
Click underlined address
for brochure

- 1,400-12,000 sq. ft Retail Suites
- 1,400 sq. ft. CRU's now available along 52nd Street
- One large format Retail suite (12,000 sq ft) available with access to loading dock
- 507 Parking Stalls on site
- Site anchored by Sobey's
- Available Summer 2022



SHAWNESSY STATION

108 SHAWVILLE PLACE S.E.



Click underlined address
for brochure

22,704 sq.ft. of Retail available for Lease
974 sq. ft. - 4,628 sq. ft.

- Estimated completion date: July 2023
- Restaurant space available with patio
- Commercial zoning: DC (C-COR1)
- Retail surface parking
 - 1 stall per 270 square feet
- 4,600 square feet daycare or child services space with outdoor amenity available
- Directly across from the Shawnessy LRT station

