INTERNATIONAL AVENUE | 5115 17 AVE SE

TELSEC PROPERTY CORPORATION

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SHAWNESSY STATION

108 Shawville Place SE   **1 CRU LEFT!**   **> BROCHURE**

1,206 sq. ft.

Phased mixed-use development located along Macleod Trail, on Shawville Blvd., with high volumes of pedestrian traffic with its close proximity to Shawnessy LRT Station and adjacent regional shopping centre. Development encompasses 169 residential suites above approximately 25,000 square feet of podium level retail.

- Available for tenant fixturing immediately

MACLEOD TRAIL

9950 Macleod Trail SE   **1 UNIT LEFT!**   **> BROCHURE**

1000 sq. ft.

Prime retail location with direct vehicle access to both Macleod Trail and Bonaventure Drive. Anchored by Party City, Shaganappi Mediterranean Market, Kal Tire, KidStrong, Laser City, Active Sports Therapy and recently opened Club Champion.

- Shell space ready for tenant specific build-out
- New signage opportunity on west elevation facing Macleod Trail with exposure to approx. 65,000 vehicles per day
- Op. Costs & Property Taxes $16.55 per sq. ft. (*est. for 2024 - includes utilities*)

KINGSLAND VILLAGE

248, 7337 Macleod Trail SW

> **> BROCHURE**

1,542 sq. ft.

Shell space ready for tenant specific build-out. Anchored by Marshalls, National Bank and David's Bridal.

- Exposure to over 71,000 vehicles per day
- Over 300 parking stalls
- 4 ton rooftop unit for HVAC included
- Op. Costs & Property Taxes $20.20 per sq. ft. (*est. for 2024*)

INTERNATIONAL AVENUE

Units: 155, 160, 165, 170, 175
5115 17 Avenue SE   **UNIT 155 CONDITIONALLY LEASED**

> **> BROCHURE**

1,421 - 2,744 sq. ft.

Newly developed retail suites, anchored by Sobeys, Calgary's first Planet Fitness and soon to be open Dollarama.

- Over 507 parking stalls on site
- Pylon and store front signage available
- CRU Op. Costs & Property Taxes: $11.44 per sq. ft. (*est for 2024*)

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