FOR LEASE

UNIVERSITY DISTRICT

Targeted Uses:
Medical / Medical Esthetics
Spa
Home Decor
Optical
Financial
Specialty Foods
Boutique Fitness
Floral / Gifts

⭐ 200 Acre master-planned, mixed use community

⭐ Large existing daytime population with over 58,000 within 3km radius of the site

⭐ Less than a 3 minute walk of Alberta Children’s Hospital and 4 minute drive of Foothills Medical Centre and the University of Calgary

⭐ Grocery and theatre anchored main street retail

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LOCATION HIGHLIGHTS

- This northwest site is accessible from the TransCanada Highway, Shaganappi Trail, 32nd Avenue, and 24th Avenue.

- A 15 minute walk to University LRT station and in close proximity to Banff Trail and Brentwood LRT stations. Area has 12 bus stops with 6 Bus Rapid Transit (BRT) locations.

- Surrounding neighborhoods include Varsity, Montgomery, University Heights, St. Andrews Heights and Parkdale.

EXISTING FACILITIES AND AMENITIES WITHIN 3 KM OF DEVELOPMENT

- **UCalgary Main Campus**
  - 5,000 faculty & staff
  - 30,000+ students
  - 10,000 continuing education students

- **Transportation**
  - 3 LRT Stations
  - 12 Bus Stops
  - 6 BRT Stops
  - Retail-friendly transit strategy

- **CF Market Mall**
  - Regional shopping centre
  - 940,000 gross floor area

- **Foothills Medical Centre**
  - 17,200 staff and physicians
  - 1,000 volunteers
  - 750,000 annual outpatient visits

- **Alberta Children’s Hospital**
  - 3,500 staff and physicians
  - 800 volunteers
  - 340,000 annual outpatient visits

- **Foothills Athletic Centre**
  - Ultimate Frisbee, soccer, tennis, little league baseball, track and field, tennis, volleyball, aquatics

- **McMahan Stadium**
  - 5,000 seats

- **Olympic Oval**
  - "The Fastest Ice on Earth"
  - 2,000 seat ice rink

- **University Outdoor Centre**
  - The largest centre of its kind in North America:
  - 30 unique activities and skills
  - 20,000 clients

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### CENTRE SQUARE FOOTAGE
Retail of Full Development: 300,000 SF  
(Built: 207,942 SF; Under Construction: 163,998 SF)

### LANDLORD
University District Trust

### PARKING
- Stage 1 - 3.5 stalls per 1,000 sf
- Stage 2 - 3.5 stalls per 1,000 sf

### ZONING
DC C-COR1

### ADDITIONAL RENT - 2021 ESTIMATES
<table>
<thead>
<tr>
<th>Type</th>
<th>Rate 1</th>
<th>Rate 2</th>
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<tr>
<td>Property Tax</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$18.00 PSF</strong></td>
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