



# RETAIL LEASING OPPORTUNITIES

**NEW STREET FRONT  
RETAIL AVAILABLE**

**98 – 104 Mission Road SW  
Calgary, Alberta**

**MISSION 34**

**An exceptional  
47-unit live/work  
condominium complex**

## **RARE OPPORTUNITY: LEVERAGE UNIQUE INNER-CITY DEVELOPMENT TO LOCAL ICON STATUS**

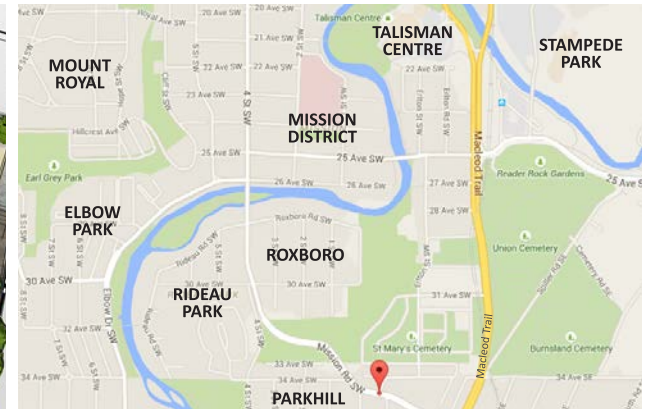
Calgary Urban Equities is pleased to offer 1,707 square feet of main floor retail space for lease in the Mission area of SW Calgary. This cornerstone location will feature exceptionally high visibility due to its location and a combination of integrated architectural design, lighting and signage features which are specifically intended to highlight this space.

## **CITY-LED URBAN REDEVELOPMENT PLAN**

Mission 34 is the first of several residential / commercial mixed use projects to respond to the City of Calgary's Mission Road Innovation Project. This unique planning initiative will give rise to a Neighbourhood Activity Centre at the gateway to some of Calgary's most affluent urban residential areas, the destination Mission District and Downtown Calgary.

For leasing information or an on-site tour please contact Calgary Urban Equities Ltd.

**RARE MAIN FLOOR NEIGHBOURHOOD RETAIL SPACE FOR LEASE – AVAILABLE NOW**



**PROJECT HIGHLIGHTS**

- 2-3 CRUs totalling 1,707 square feet of retail or foodservice space with possession scheduled for Summer 2016.
- Urban ‘gateway’ location to highly affluent single and multifamily residential communities: Parkhill, Erlton, Rideau Park, Roxboro, Mission, Cliff Bungalow, Mount Royal, Elbow Park (demographic study available).
- 4 ½ storey tower with prominent RGB LED vertical lighting feature provides strong location identity.
- Walking distance to 39th Avenue LRT station.
- Signage opportunities with high traffic exposure to Mission Rd.
- 13-foot commercial ceilings with full height, south and west facing glazing will provide airy, light-filled space.
- 47 residential units at Mission 34 with occupancies scheduled for Summer 2016.
- 3 on-site covered parking stalls and abundant street parking.
- Grade level loading available from side of building.
- Minimum Rent & Additional Rent provided upon request.

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