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OFFICE SPACE FOR LEASE

Cityscape Square

New Commercial Development
Corner of Metis Trail & Cityscape Boulevard NE, Calgary, AB

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PROPERTY HIGHLIGHTS

Address	10474 Cityscape Drive NE Calgary, AB
Available space	Suite 250: up to 2,119 sf (demisable)
Lease rates	Market Lease Rates
Operating costs	\$20.05 psf (est. 2024) *electrical not included
Available	Immediately
Pylon signage	Negotiable
TI allowance	Negotiable

HIGHLIGHTS


Cityscape Square is located at the entrance to the residential community of Cityscape. The plaza has multiple entry points as well as ample parking for medical and professional tenants.


 Access to the shopping centre is quick & easy via Metis Trail & Cityscape Boulevard

 Located in the fast growing neighbourhood of Cityscape in NE Calgary

 Ample surface parking stalls

 Pylon & fascia signage available

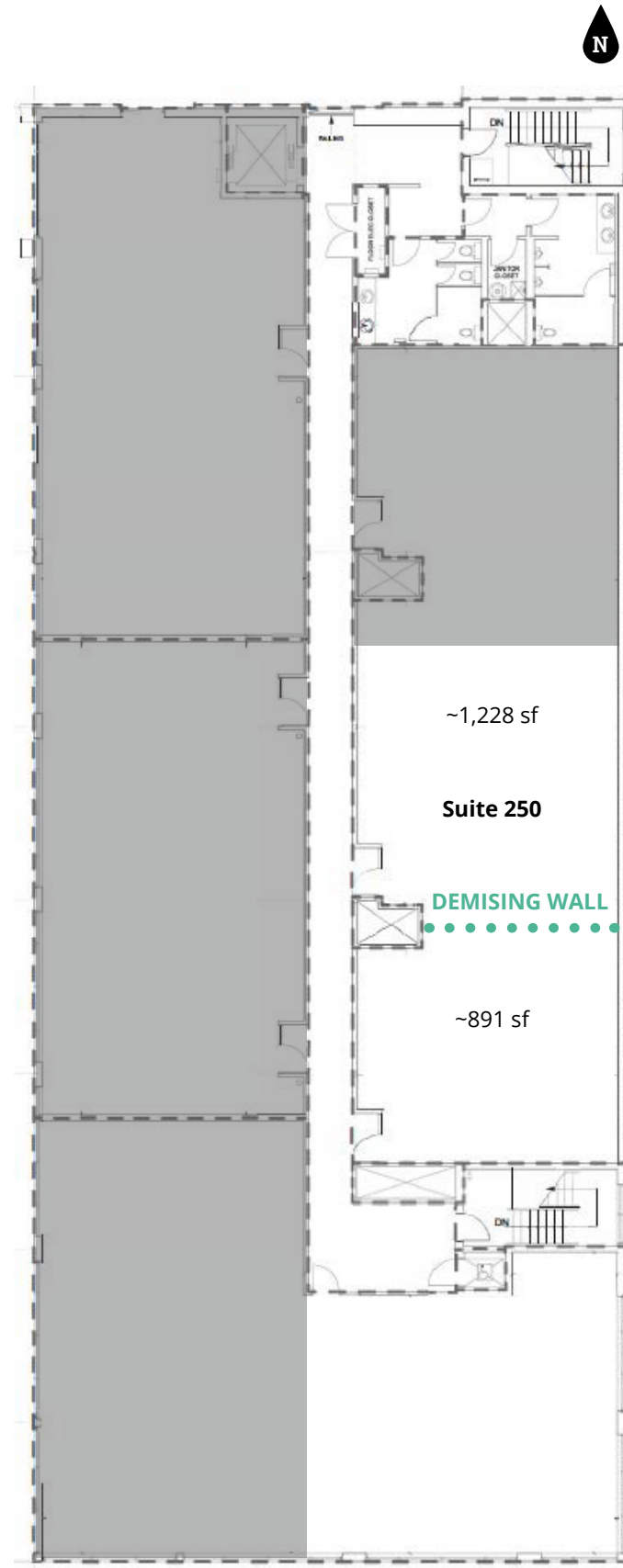
 Several bus stops in the vicinity and Saddletown LRT is nearby

 Traffic volume of 33,000 VPD on Metis Trail and is expected to increase to 35,000 VPD by 2025

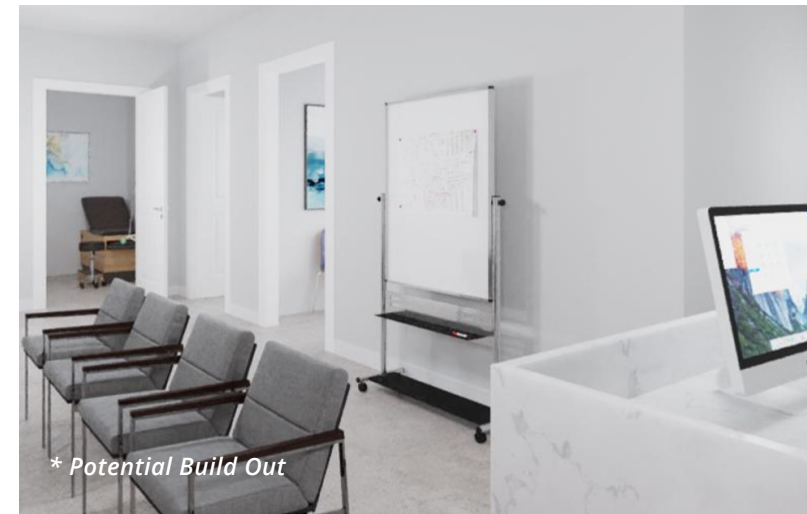
 Potential uses include: Child Education, Health & Wellness, Counselling Services, and Professional Services

2ND FLOOR

Suite 250: 2,119 sf (demisable)



PHOTOS



AMENITY MAP

AREA DEMOGRAPHICS



38,250
Total Average
Population
3km Radius



\$109,357
Average
Household Income
3km Radius

DRIVE TIMES



YYC Airport: 4 minutes

Deerfoot Trail: 5 minutes

Downtown Calgary: 17 minutes

Stoney Trail: 5 minutes

CrossIron Mills: 14 minutes

Airdrie: 20 minutes

Restaurants

- 5 Pacini Calgary Northeast
- 6 Tim Hortons
- 7 Wendy's
- 8 Happy Samosa
- 9 Honest Restaurant
- 10 Eggholic Indian Street Food
- 11 Rasoi East Indian Restaurant
- 13 Dairy Queen
- 14 Urban Chowk Indian Cuisine
- 16 Edo Japan
- 19 Papa John's Pizza
- 21 barBurrito
- 22 Starbucks
- 24 Guru India
- 25 Chaiwala
- 26 Holy Shakes
- 27 Dominos Pizza
- 32 Mirchi Cafe
- 33 Chat House
- 34 Zimidera
- 35 Lazeez Indian Cuisine
- 36 Lovely Sweets Street Eat

Convenience

- 1 Shell
- 12 Circle K
- 23 7-Eleven | Esso
- 31 Crown Liquor

Hotels

- 2 Hampton Inn by Hilton
- 3 Best Western Premier
- 4 Holiday Inn & Suites

Amenities

- 15 TD Canada Trust
- 17 Anytime Fitness
- 18 Dollarama
- 20 Pet Value
- 28 Sanjha Pubjab Grocery
- 29 Summit Kids Day Care
- 30 State Bank of India

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