



New Development Two 2nd Floor Office Suites Available

PROPERTY HIGHLIGHTS

- » Access to the Cityscape Square shopping centre is quick & easy via Metis Trail & Cityscape Boulevard / 104th Avenue.
- » Located in the fast-growing neighbourhood of Cityscape in Northeast Calgary.
- » Ample surface parking stalls.
- » Pylon & fascia signage available.
- » Several bus stops in the vicinity and Saddletown LRT station is nearby.
- » Traffic volume of 29,000 average VPD (weekday) on Metis Trail (2024).
- » Potential uses include Child Education, Health & Wellness, Counselling Services, and Professional Services.

LEASE DETAILS

LEASABLE AREA	Suite 230: ±1,376 SF Suite 250: up to ±2,119 SF (demisable)
LEASE RATES	Market
OP COSTS	\$20.05 PSF (2024) (electrical not included)
PYLON SIGNAGE	Negotiable
TI ALLOWANCE	Negotiable
OCCUPANCY	Immediate

October 24, 2025

For more info,
please contact:

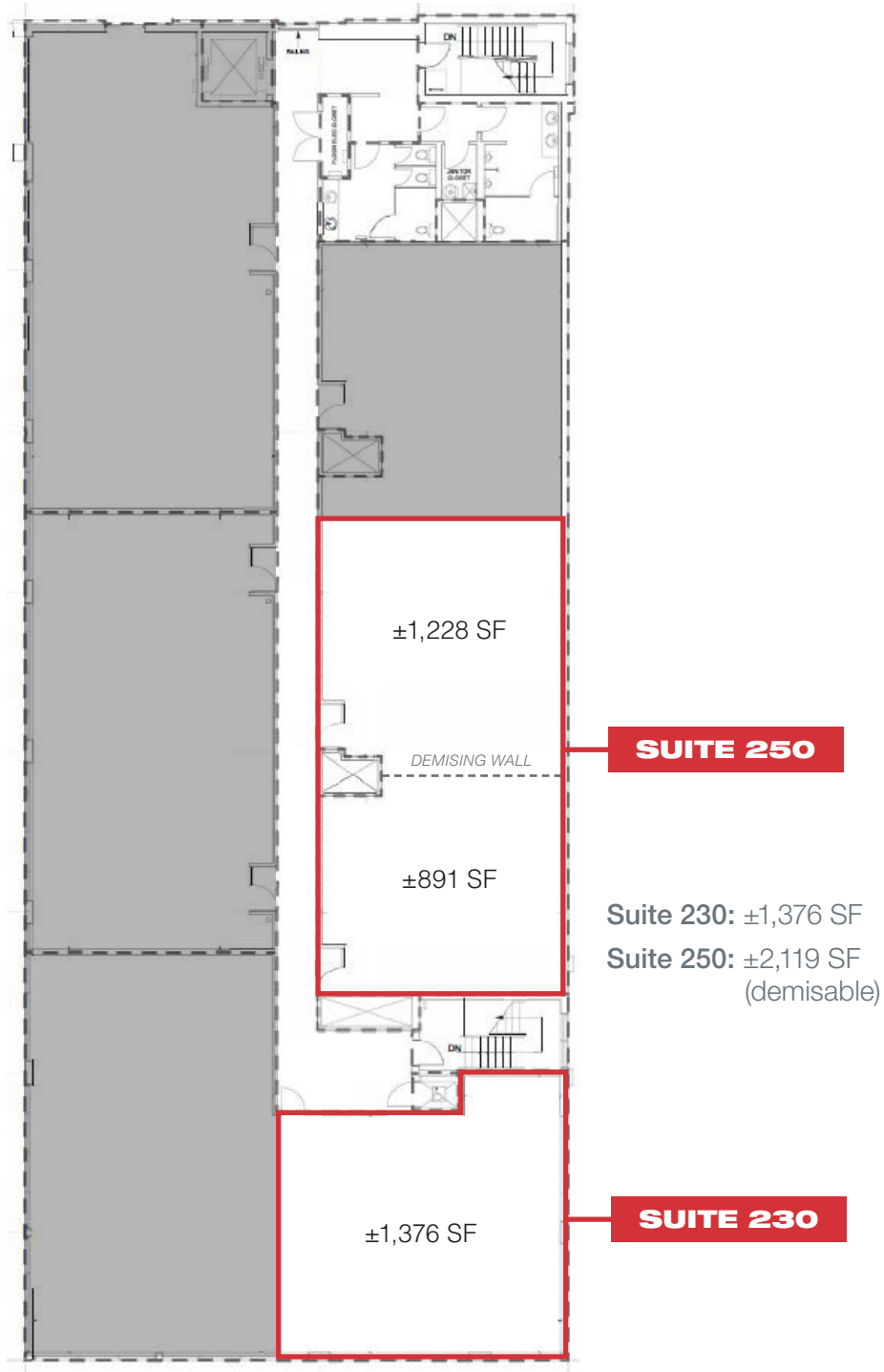


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FLOOR PLAN



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PROPERTY LOCATION



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