

JR

MERCANTILE
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR LEASE

TWO PARK CENTRAL
1111 4TH STREET SW CALGARY

jrmercantile.com • 403.770.3071



PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION 1111 4 TH STREET SW CALGARY	OPERATING COSTS TBD	TRAFFIC COUNTS 4 TH STREET SW AND 11 TH AVENUE SW: <i>11,000 VEHICLES / DAY</i>
AVAILABLE FOR LEASE MULTIPLE OPTIONS FROM 810 SQUARE FEET AND UP	LEASE RATE MARKET	4 TH STREET SW: <i>12,000 VEHICLES / DAY</i>
AVAILABLE MARCH 2024	TERM 10 YEARS	11 TH AVENUE SW: <i>17,000 VEHICLES / DAY</i>
TAXES TBD	ZONING DC (DIRECT CONTROL)	
	PARKING BELOW GRADE	

DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2023	76,036	123,145	222,021
2028	84,876	138,811	252,668
GROWTH			
2023 - 2028	11.63%	12.72%	13.80%
AVERAGE INCOME			
2023	\$123,713	\$136,891	\$144,034
MEDIAN AGE OF POP.			
2023	37.50	37.90	38.40

GENERAL INFORMATION

TWO PARK CENTRAL IS THE SECOND PHASE OF HINES' CITY-DEFINING PARK CENTRAL MASTER PLAN. TWO PARK CENTRAL WILL CONSIST OF A 40-STORY MULTIFAMILY RENTAL TOWER, WITH 531 LUXURY RENTAL UNITS. THE LANEWAY SITUATED BETWEEN THE TWO PROJECTS WILL PROVIDE FOR AN ELEVATED RETAIL AND PEDESTRIAN EXPERIENCE WHICH WILL SHOWCASE FIVE PIECES OF SIGNIFICANT ARTWORK BY PROMINENT LOCAL ARTISTS.

FEATURING RETAIL SPACES RANGING FROM 810 TO 2,765 SQUARE FEET RUNNING UP FOURTH STREET AND WRAPPING THE CORNER ONTO 11TH AVENUE SW. TARGETED USES INCLUDE A CAFÉ, SMALL RESTAURANT AND PERSONAL SERVICES.

TWO PARK CENTRAL RENDERING



ELEVATED PEDESTRIAN EXPERIENCE

ABOUT JR MERCANTILE REAL ESTATE ADVISORS INC.

JR MERCANTILE IS A BOUTIQUE COMMERCIAL REAL ESTATE BROKERAGE AND ADVISORY FIRM IN CALGARY. ALTHOUGH WE'RE KNOWN FOR OUR INNER-CITY EXPERTISE IN RETAIL AND RESTAURANTS, WE SUPPORT CLIENTS WITH A DIVERSE RANGE OF COMMERCIAL AND INDUSTRIAL PROPERTIES ACROSS ALBERTA.

WHY CHOOSE US AS YOUR PREFERRED COMMERCIAL REAL ESTATE ADVISOR? A KEY REASON YOU WORK WITH US IS BECAUSE WE DON'T OVER-EXTEND OUR TEAM. BY LIMITING OUR NUMBER OF ENGAGEMENTS, WE MAINTAIN OUR CUSTOMER SERVICE STANDARDS. AS A RESULT, WE'RE ABLE TO COMMIT THE TIME NEEDED TO SUPPORT YOU AND GET THE JOB DONE RIGHT.

ABOUT THE DEVELOPER

HINES IS A PRIVATELY OWNED GLOBAL REAL ESTATE INVESTMENT FIRM FOUNDED IN 1957 WITH A PRESENCE IN 395 CITIES IN 30 COUNTRIES. HINES OVERSEES INVESTMENT ASSETS UNDER MANAGEMENT TOTALLING APPROXIMATELY \$95.8 BILLION AND PROVIDES THIRD-PARTY PROPERTY-LEVEL SERVICES FOR MORE THAN 96 MILLION SQUARE FEET OF ASSETS. HISTORICALLY, HINES HAS DEVELOPED, REDEVELOPED OR ACQUIRED APPROXIMATELY 1,610 PROPERTIES, TOTALLING OVER 537 MILLION SQUARE FEET, AND CURRENTLY HAS MORE THAN 171 DEVELOPMENTS UNDERWAY AROUND THE WORLD.

WITH EXTENSIVE EXPERIENCE IN INVESTMENTS ACROSS ALL PROPERTY TYPES, AND A FOUNDATIONAL COMMITMENT TO ESG, HINES IS ONE OF THE LARGEST AND MOST-RESPECTED REAL ESTATE ORGANIZATIONS IN THE WORLD.

VISIT US

300, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

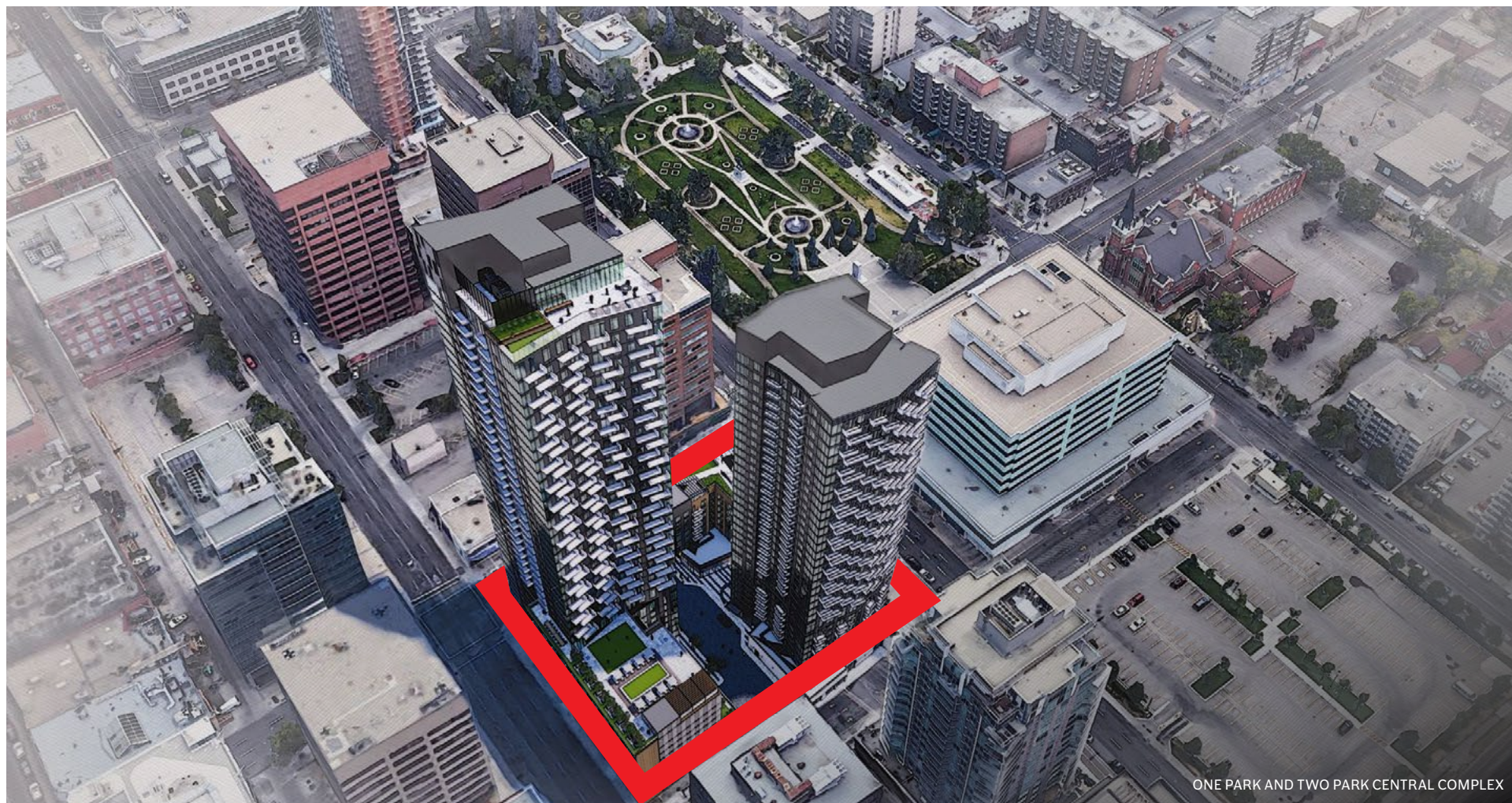
jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER

jeff@jrmercantile.com
403.770.3071 ext 200

ALEX MORRISON ASSOCIATE

alex@jrmercantile.com
403.770.3071 ext 204



ONE PARK AND TWO PARK CENTRAL COMPLEX

VISIT US
300, 525 11TH AVENUE SW
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LEASING SCENARIO: OPTION I



11TH AVENUE SW



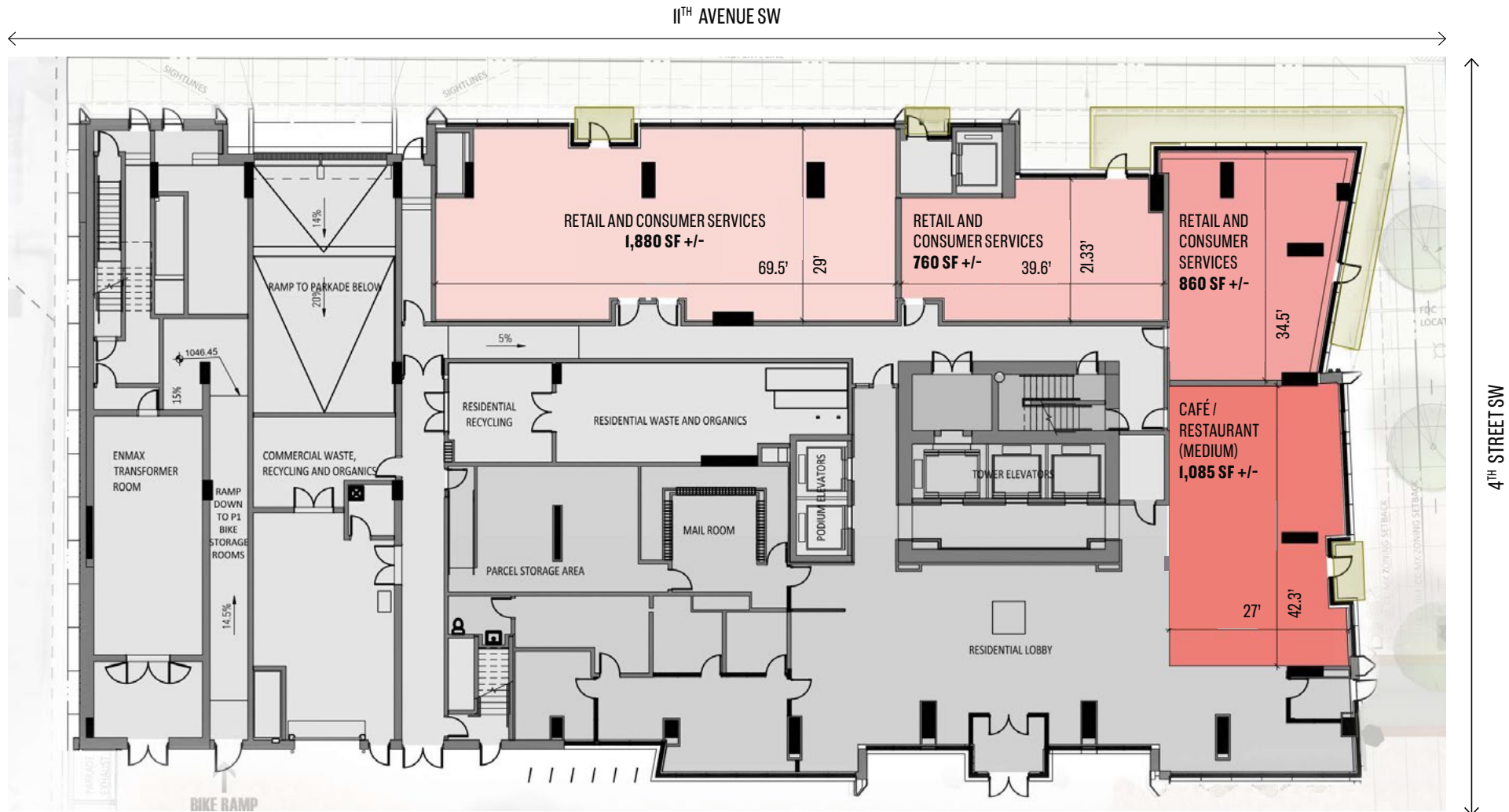
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LEASING SCENARIO: OPTION 2



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LEASING SCENARIO: OPTION 3



11TH AVENUE SW



4TH STREET SW

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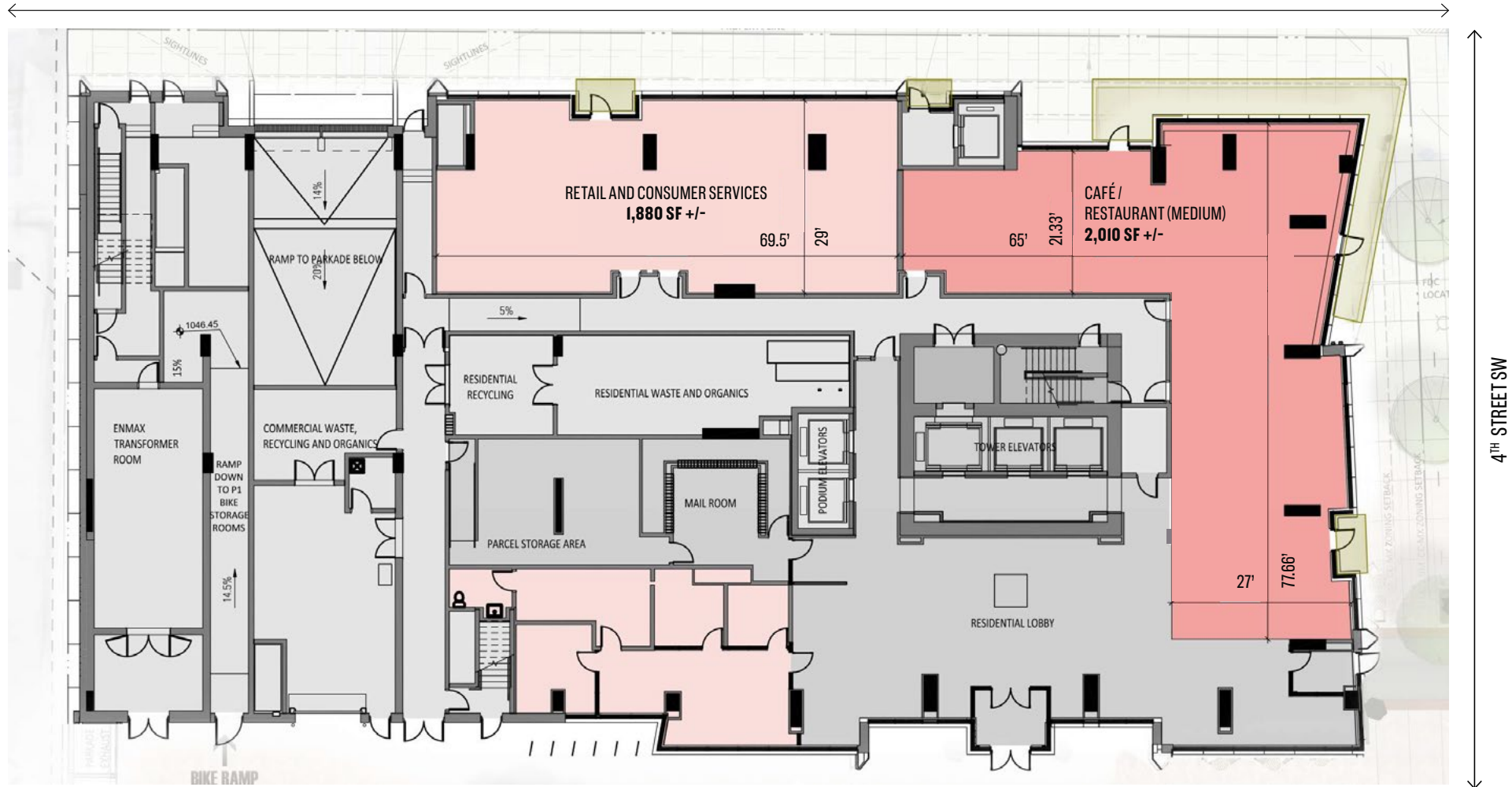
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LEASING SCENARIO: OPTION 4



11TH AVENUE SW



4TH STREET SW

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