

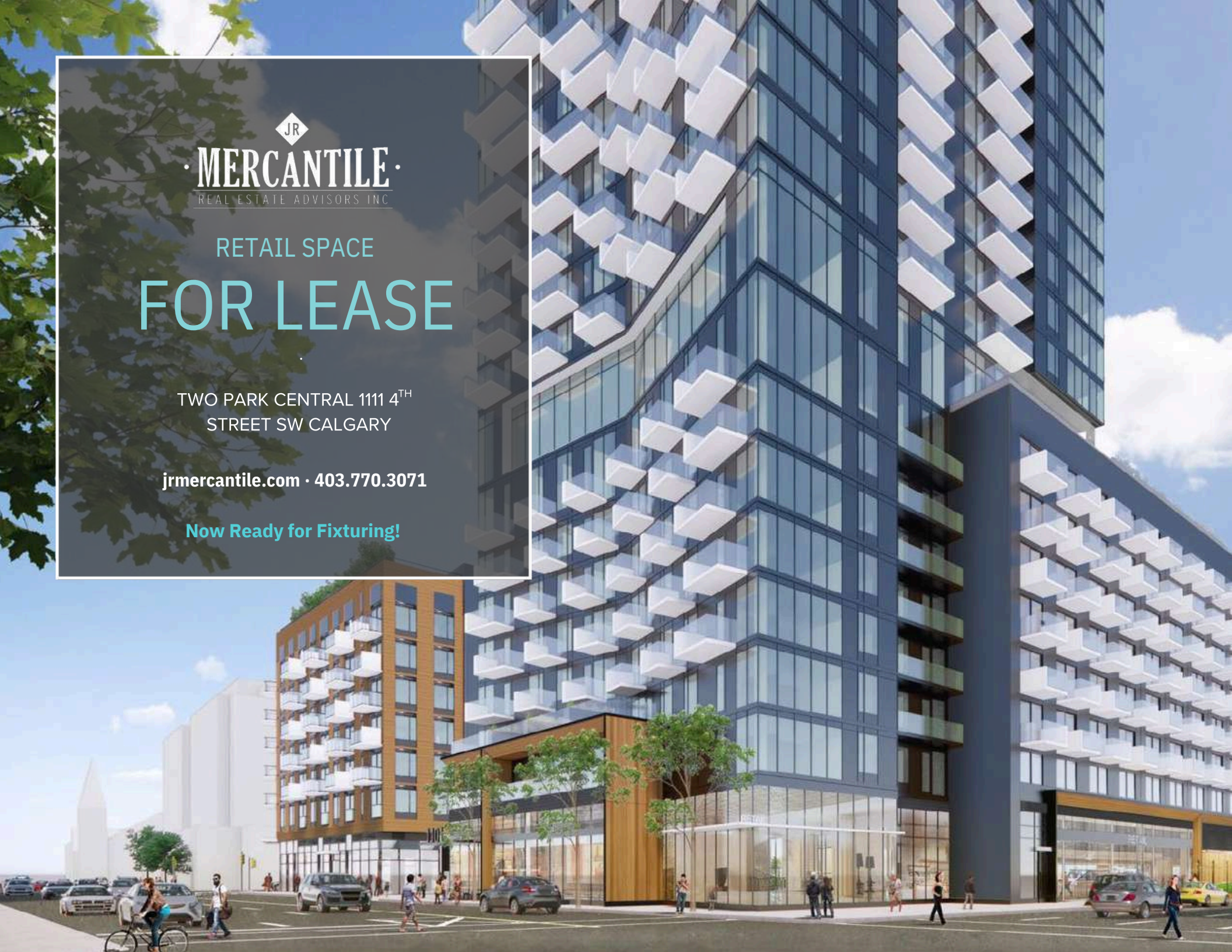


RETAIL SPACE  
**FOR LEASE**

TWO PARK CENTRAL 1111 4<sup>TH</sup>  
STREET SW CALGARY

[jrmercantile.com](http://jrmercantile.com) • 403.770.3071

**Now Ready for Fixturing!**





## PROPERTY INFORMATION & TRAFFIC COUNTS

<b>LOCATION</b> 1111 4 <sup>TH</sup> STREET SW CALGARY	<b>OPERATING COSTS</b> ESTIMATED \$18/SF	<b>TRAFFIC COUNTS</b> 4TH STREET SW AND 11TH AVENUE SW: 11,000 VEHICLES / DAY
<b>AVAILABLE FOR LEASE</b> • SUITE 1: 2,088 SQ.FT. +/-	<b>LEASE RATE</b> MARKET	4TH STREET SW: 12,000 VEHICLES / DAY
<b>WITH DEMISING:</b> • SUITE 1A: 970 SQ.FT. +/- • SUITE 1B: 1,105 SQ.FT. +/-	<b>TERM</b> 10 YEAR	11TH AVENUE SW: 17,000 VEHICLES / DAY
	<b>ZONING</b> DC (DIRECT CONTROL)	<b>AVAILABLE</b> NOW
	<b>PARKING</b> BELOW GRADE AND STREET	

## DEMOGRAPHICS

<b>POPULATION</b> 2023 2028	<b>2KM</b> 76,036 84,876	<b>3KM</b> 123,145 138,811	<b>5KM</b> 222,021 252,668
<b>GROWTH</b> 2023 - 2028	11.63%	12.72%	13.80%
<b>AVERAGE INCOME</b> 2023	\$123,713	\$136,891	\$144,034
<b>MEDIAN AGE OF POP.</b> 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 1,044 +/- 2,088 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

## 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.

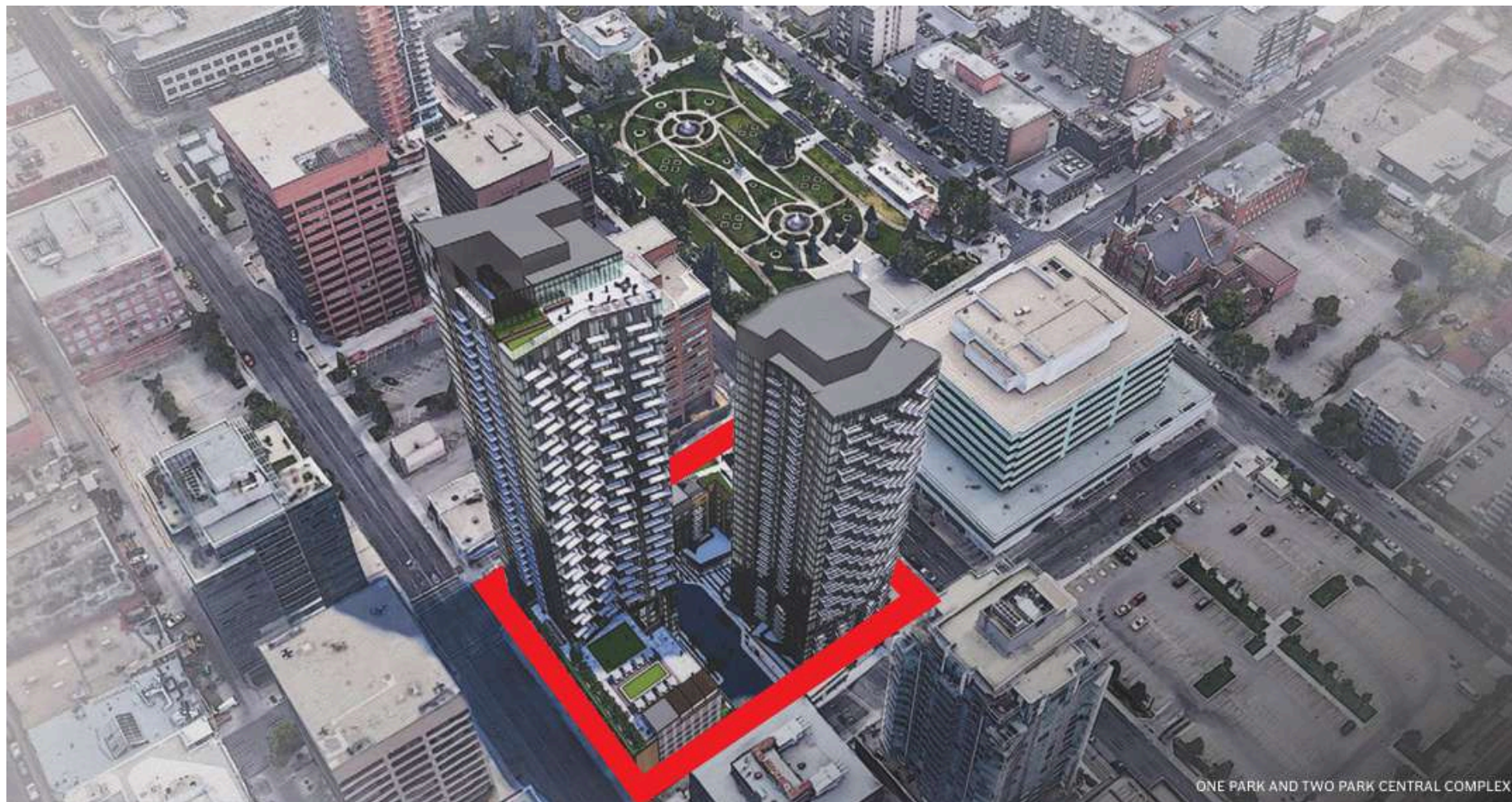
WITH EXTENSIVE EXPERIENCE IN INVESTMENTS ACROSS ALL PROPERTY TYPES, AND A FOUNDATIONAL COMMITMENT TO ESG, HINES IS ONE OF THE LARGEST AND MOST-RESPECTED REAL ESTATE ORGANIZATIONS IN THE WORLD.



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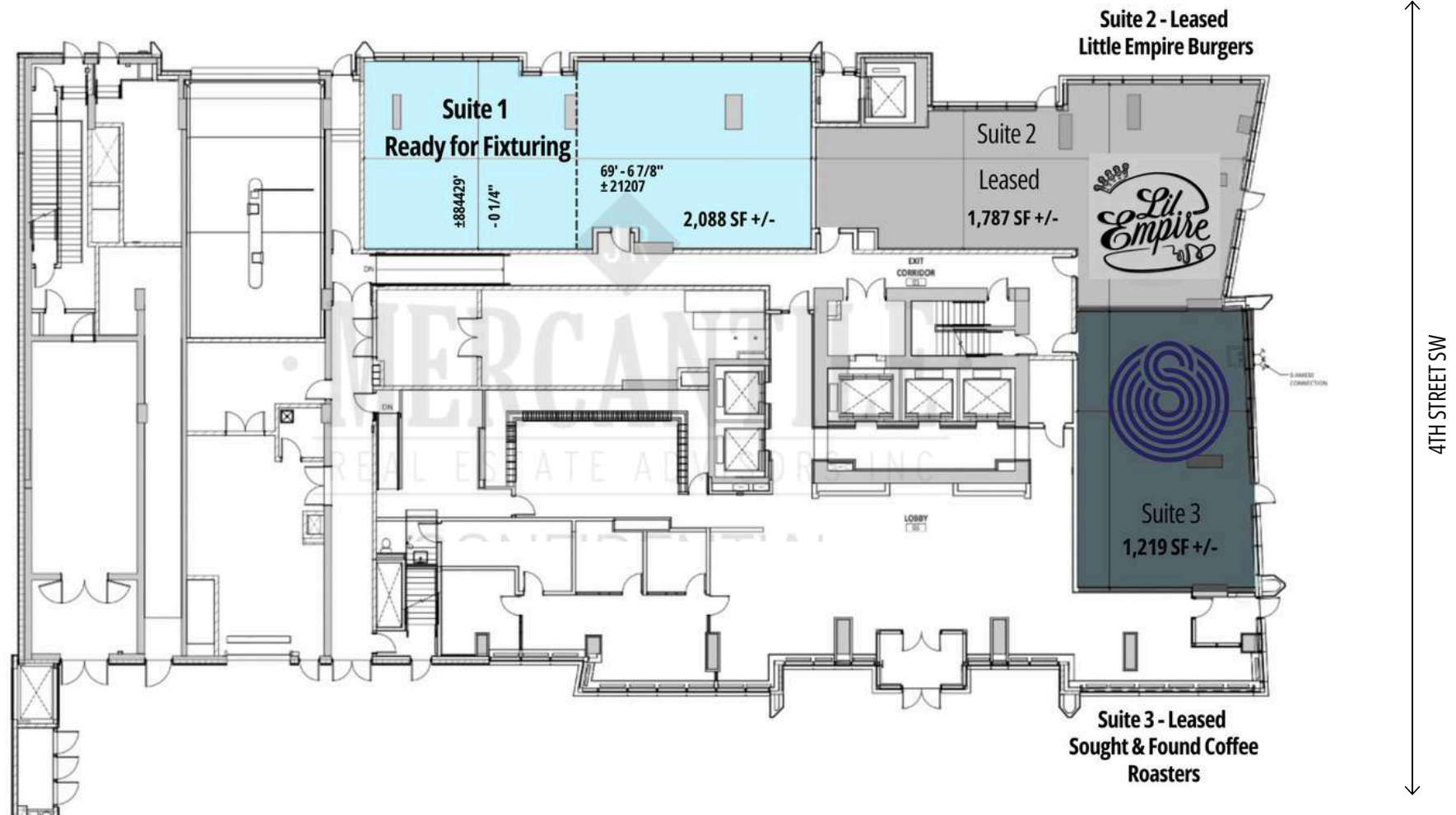
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# Suite 1 Without Demising

11TH AVENUE SW



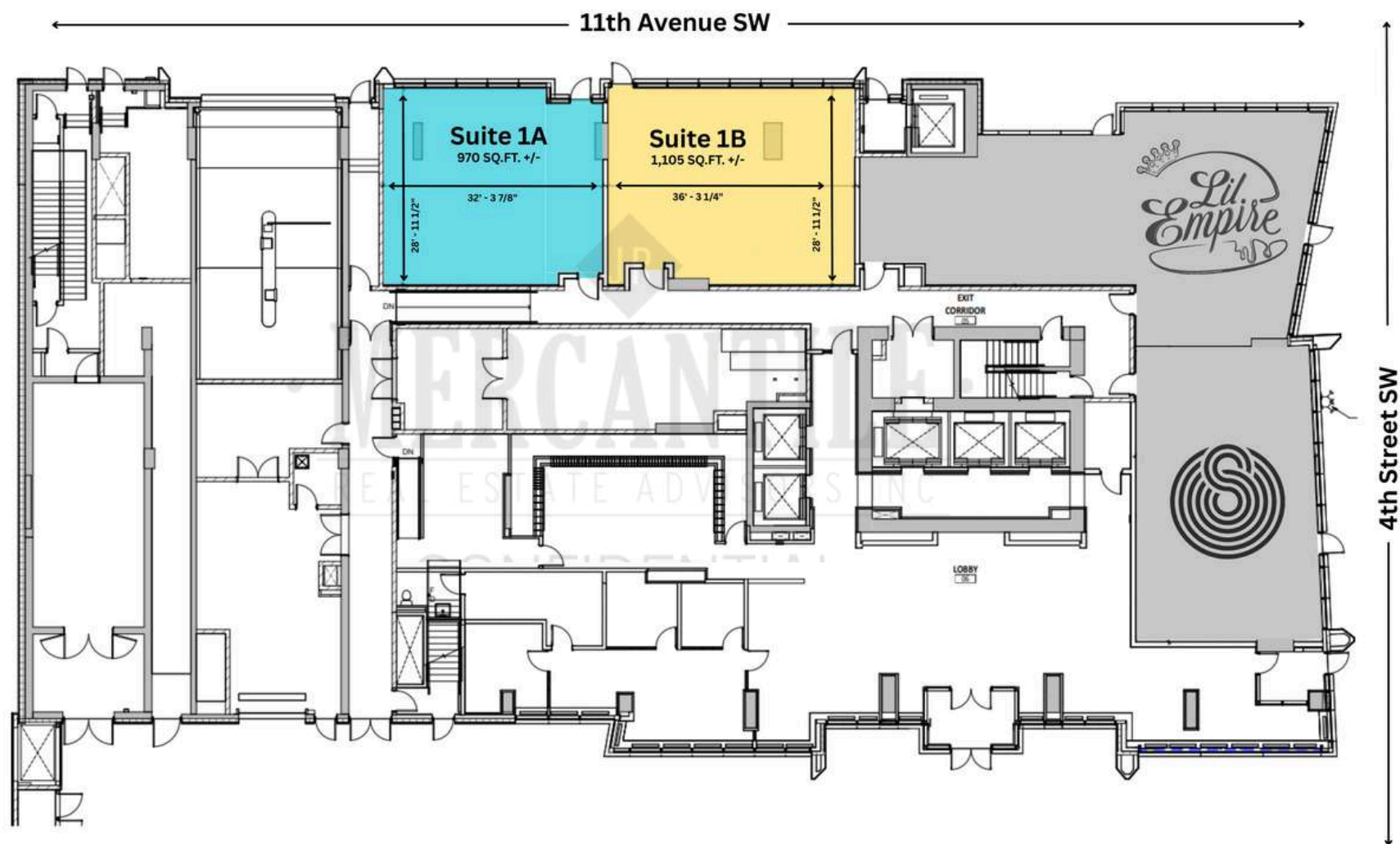
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**ONE PARK CENTRAL: THE COMPLETED PORTION OF THE PARK CENTRAL MASTER PLAN**



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