



MISSION LANDING



AVAILABLE NOW

RETAIL SPACE FOR LEASE

MINUTES FROM DOWNTOWN!

8 MISSION RD SW

LIVEMISSION.CA

DEVELOPED AND MANAGED BY

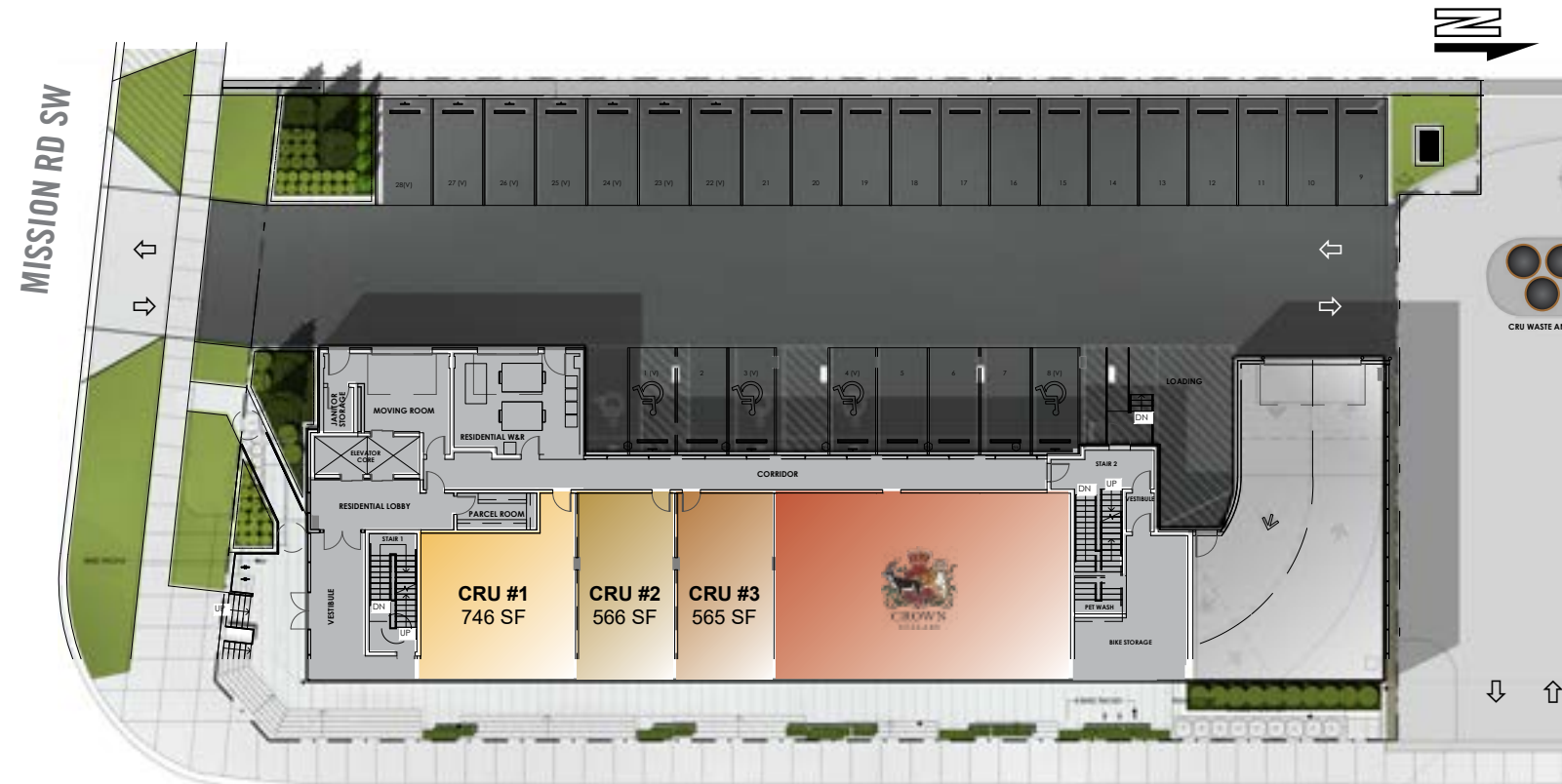
OPUS[®]



WHAT IS NEARBY:

- | | | | | |
|-------------------------|-------------------|-------------------------------|-------------------------------------|---------------------------------|
| 1 Henger Toyota | 9 Dollarama | 7 Old fashioned meat and deli | 3 Earlton family and walk-in clinic | 1 The Glencoe Club |
| 2 Centaur Subaru | 10 Safeway | 8 Alloy | 4 Excel Health | 2 MNP Community & Sports Center |
| 3 Silver Beauty spa | 1 Tim Hortons | 9 Earls kitchen + Bar | 1 Rideau Park school | 3 Calgary Stampede |
| 4 SBe Wholesale Flowers | 2 McDonalds | 10 Famoso italian Pizzeria | 1 Readers Rock Garden | 1 Chevron gas station |
| 5 Dark Age Creations | 3 Sushi Ichiban | 11 Starbucks | 2 Stanley Park | 2 CO-OP Gas/Convenience |
| 6 Sobys Eatery | 4 Popeyes Chicken | 12 OEB Breakfast Co | 3 Cliff Bungalow Off Leash Area | 1 39th AVENUE |
| 7 Britannia Hair Co. | 5 A&W | 1 Dermatology Center | | 2 Earlton/Stampede Station |
| 8 My Haven Laser & Spa | 6 Pretty Sweet | 2 Shoppers drug mart | | |

LEASING INFORMATION



MAIN FLOOR		TOTAL RENTABLE AREA 3,560 SF
	AVAILABLE	CRU #1 746 SF
	AVAILABLE	CRU #2 566 SF
	AVAILABLE	CRU #3 565 SF
	LEASED	CRU #4 1,683 SF



ASKING RENT: MARKET
SURFACE PARKING FOR CUSTOMERS

LOCATION HIGHLIGHTS

- Nestled on the northwest corner of Mission Road SW and Macleod Trail SE.
- Minutes away from the Mission district and Downtown.
- High exposure along the Downtown commuter route.
- 45,000 +/- cars passing by on Macleod Trail SE.
- Surface parking for customers and street parking on Mission Road SW.
- Prominent facade sign facing Macleod Trail SE.



BUILDING HIGHLIGHTS

- This newly constructed 60,000 SF, 6 storey building is comprised of 70 residential rental suites.
- Attractive contemporary architectural design.
- Strategically placed glass exteriors bringing natural light into the building.
- High level of finishing in common areas.
- Smart building that establishes sustainable building practices through the OPUS Green initiative.
- Professionally managed by OPUS Corporation.

Retailers at Mission Landing will enjoy high exposure from the commuter traffic and foot traffic from residents and employees working around the area.

This is a fantastic location for food services, pet shops, fitness groups, health services or boutique retailers. Retailers will also enjoy the convenience of on-site surface parking for their customers.

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