



# RETAIL SPACE FOR LEASE

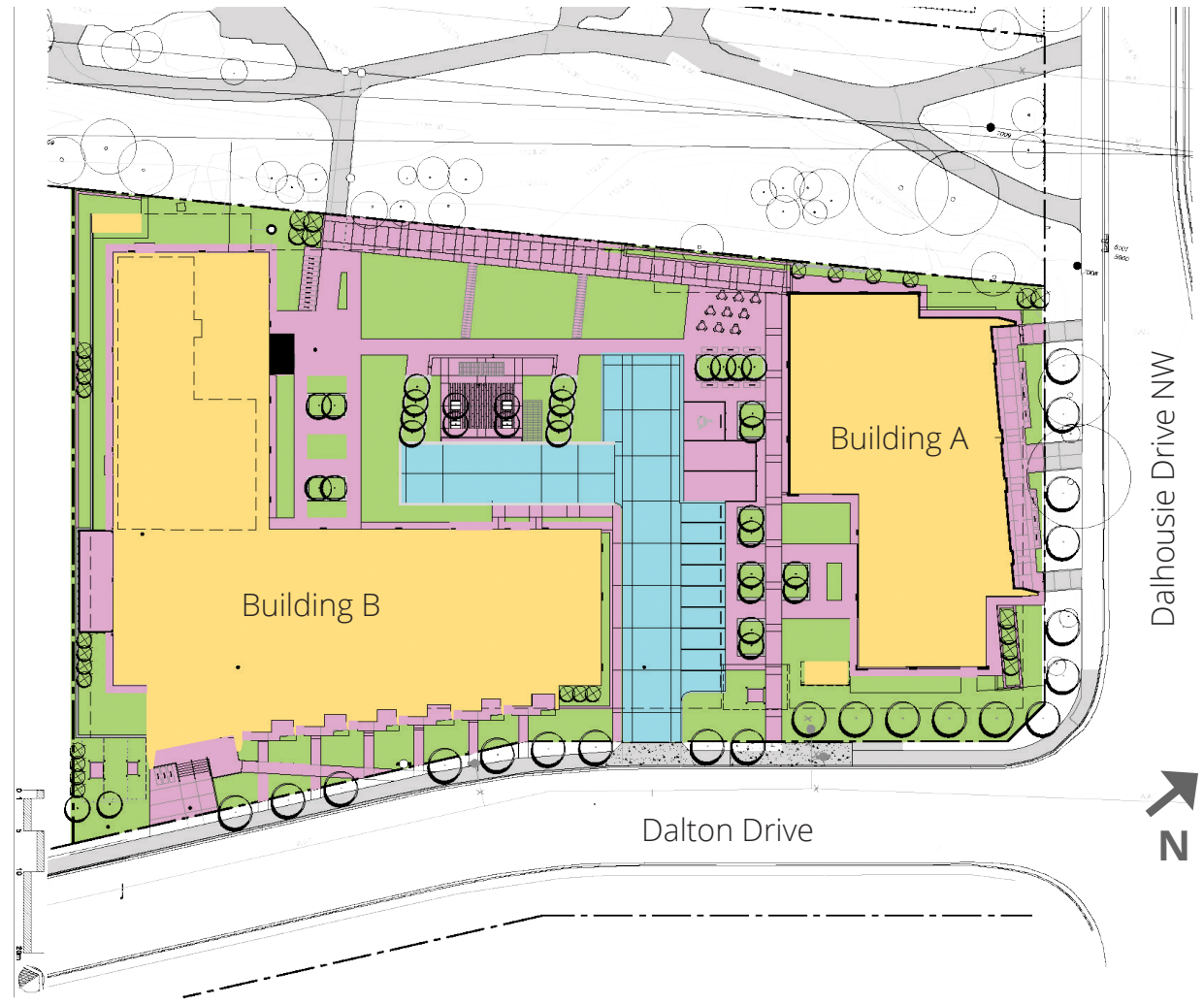
4735 DALTON DRIVE NW, CALGARY, AB



## HIGHLIGHTS

- Striking new construction in an exceptional NW Calgary location.
- Retail availability within a 446-unit residential complex with a population of approx. 600 residents. The project's future Phase 2 will provide an additional ±360 units.
- Excellent exposure to Dalton Drive and Dalhousie Drive NW.
- Less than 500 metres from the Dalhousie LRT Station & Dalhousie Bus Loop.
- Easy access from Crowchild Trail NW and Shaganappi Trail NW.
- Within 4 km of University of Calgary and Alberta Childrens' Hospital.

## SITE PLAN



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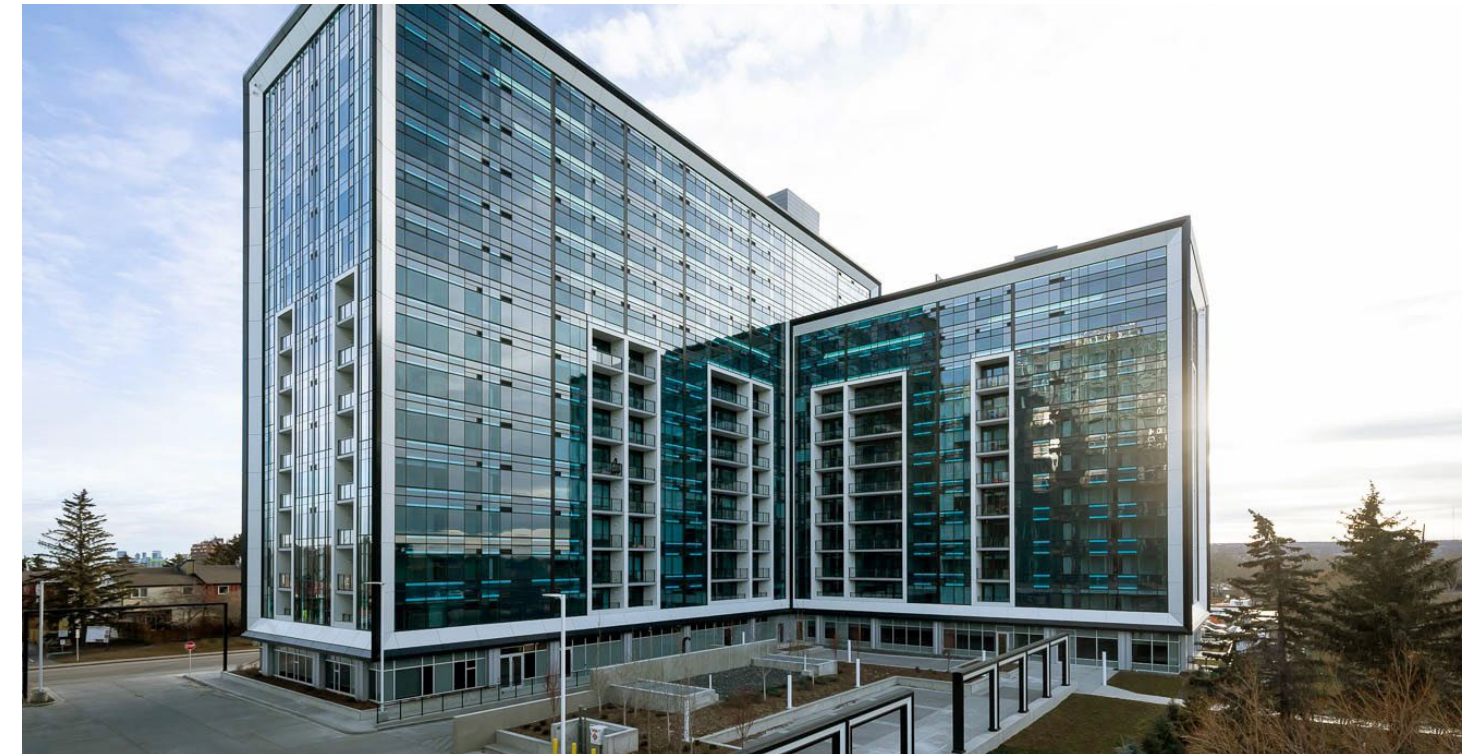
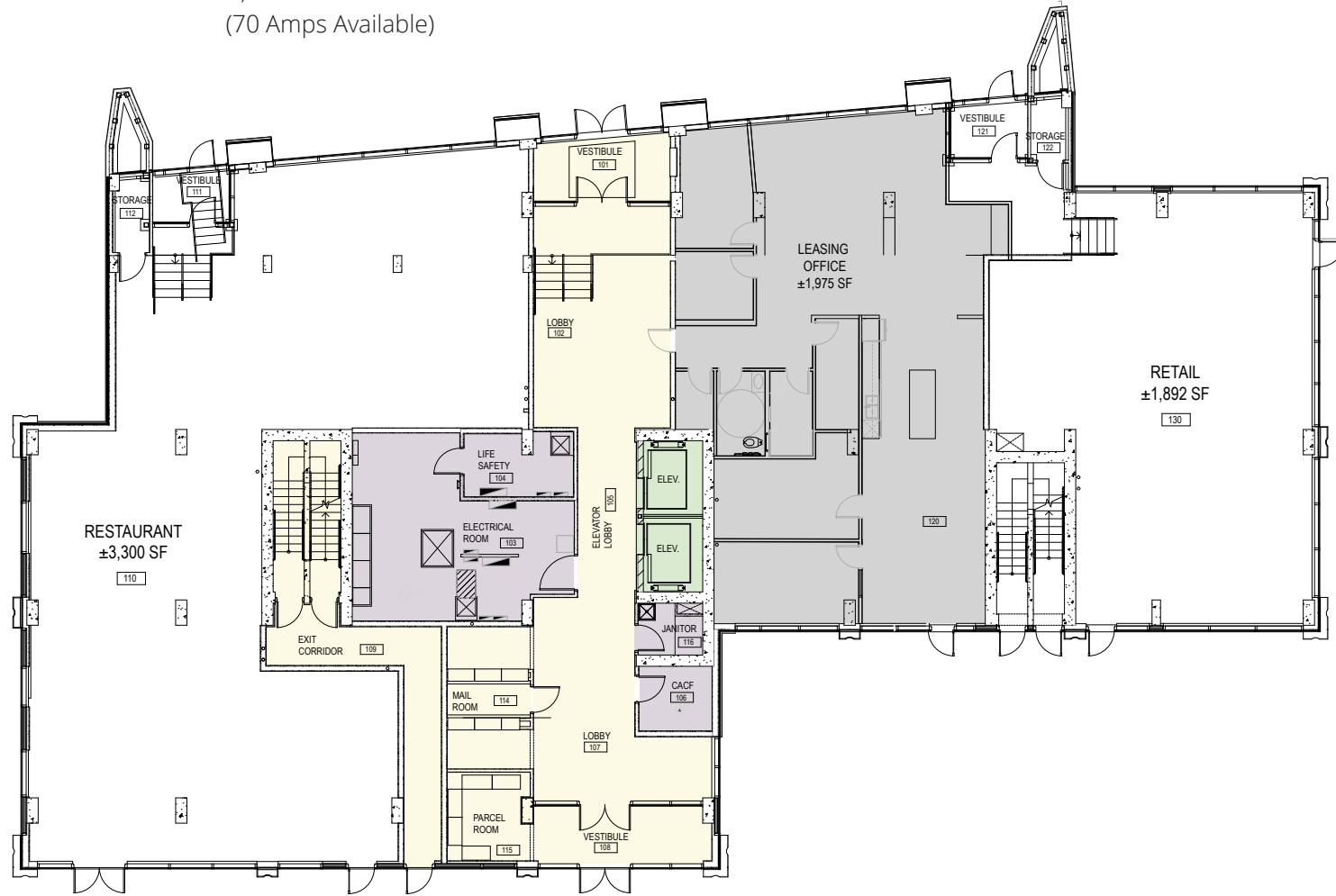
# AVAILABILITY

- 2 Main Floor leasing opportunities in Building A:

Suite 110 - 3,300 SF Restaurant  
(200 Amps Available)

Suite 130 - 1,892 SF Retail  
(70 Amps Available)

- Market Rates
- Surface parking at the building and street parking available
- Immediate possession



# LOCATION

