

SIGNIFICANT RESTAURANT WITH PATIO OPPORTUNITY AVAILABLE SPRING 2028



JUNCTION AT MARKET AND MAIN BLOCK B

4150 Market Street SE
Calgary, AB

Brookfield
Residential

CBRE

Highlights

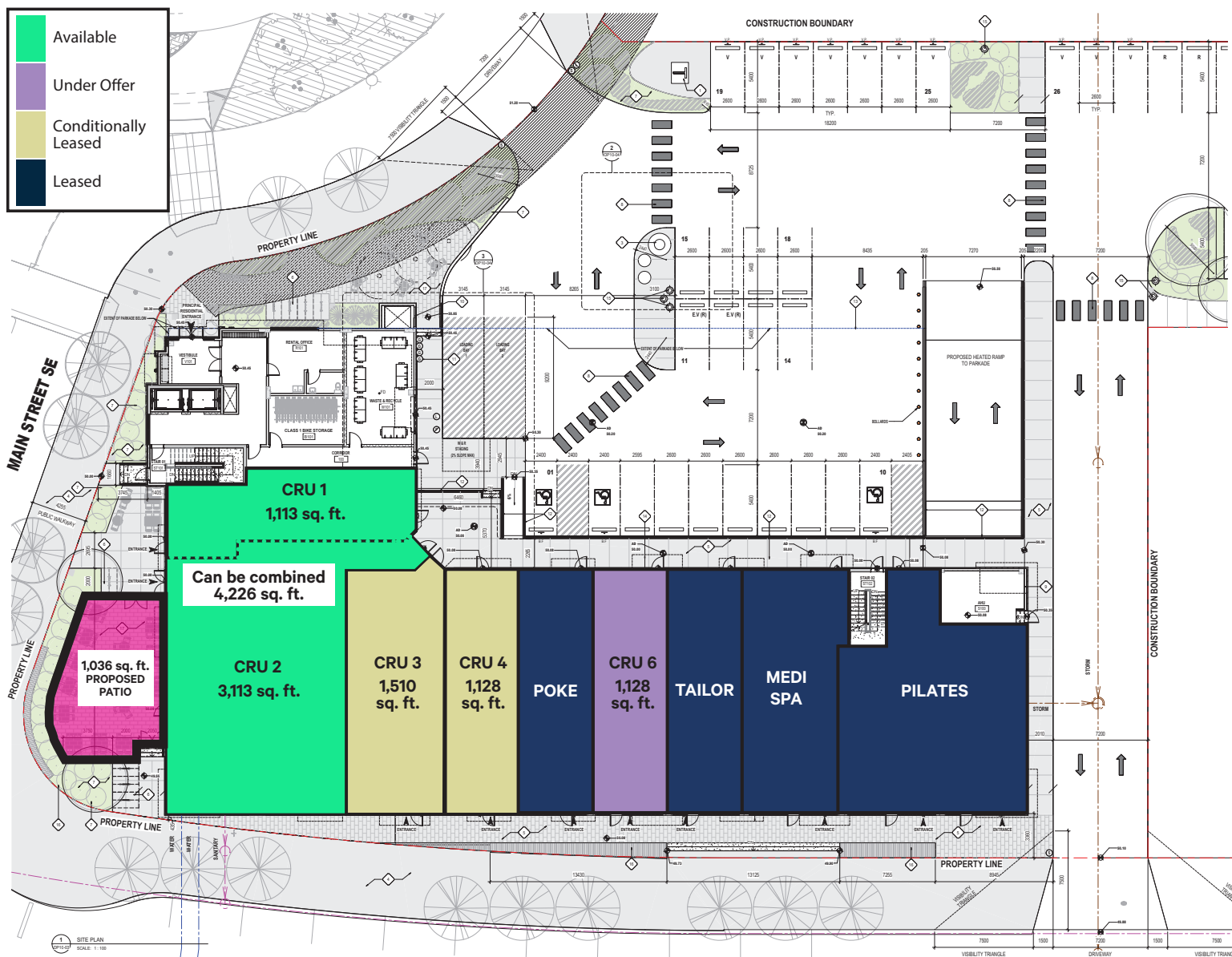


Prime opportunity for signature restaurant & retail in the new Junction at Market and Main development in SE Calgary

- Community uses include Retail, Employment, Public Services (Healthcare, Emergency Services, LRT, Education & Recreation) and Residential
- Anticipated build out by 2035
- 675 acre residential community adding 8,300 dwelling units for an expected population of 17,500
- Construction is set to start on this portion of Market Street in 2026 and turnover in 2028
- Market Street uses include grocery, retail, restaurant and residential
- Block B envisages a total of 14,532 sq. ft. of high quality main floor space



Block B Building Plans



Space Available

CRU 1 - 1,113 sq. ft.

CRU 2 - 3,113 sq. ft.

with 1,036 sq. ft. patio

**** CRU 1 & 2 can be combined (4,226 sq. ft. with patio) ****

CRU 3 - 1,510 sq. ft. (C/L)

CRU 4 - 1,128 sq. ft. (C/L)

CRU 6 - 1,128 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - TBD

SIGNAGE - Fascia

COMMENCEMENT - February 2028

TERM - 5 - 10 years



Land Use Overview

MARKET STREET

- 155,000 sq. ft. multi tenant retail space
- 236 assisted living units
- 450 condo/townhouse units
- 100,000 sq. ft. medical office (Front Street)

RECREATIONAL

- Brookfield Residential YMCA & Public Library, JCS (CBE) High School, 16 acre Regional Park

MULTI FAMILY RESIDENTIAL

- 1,000+ multi family residential units

PUBLIC SERVICES

- 2 LRT (Greenline) Park & Ride Stations
- Multi-services facility (Police, Fire, ABS, CNS)

EMPLOYMENT DISTRICT

- Up to 1.5 million sq. ft. of office space
- Seniors Village (311 unit supportive living & 170 units assisted and independent living)

GATEWAY DISTRICT

- 225 room Marriot Hotel
- 117 room Microtel Hotel
- 25,000 sq. ft. retail

SOUTH HEALTH CAMPUS

- Phase 1 - 1.7 million sq. ft. offering 130 + programs/services, 265 beds, typically 3,800 staff on site at any given time
- Phase 2 (future) - capacity upgraded to 695 beds, 5500 staff

REGIONAL RETAIL & DESIGN DISTRICT

- 700,000 sq. ft. of regional and local oriented retail space



Aerial Views

Looking North



Looking West



Looking East



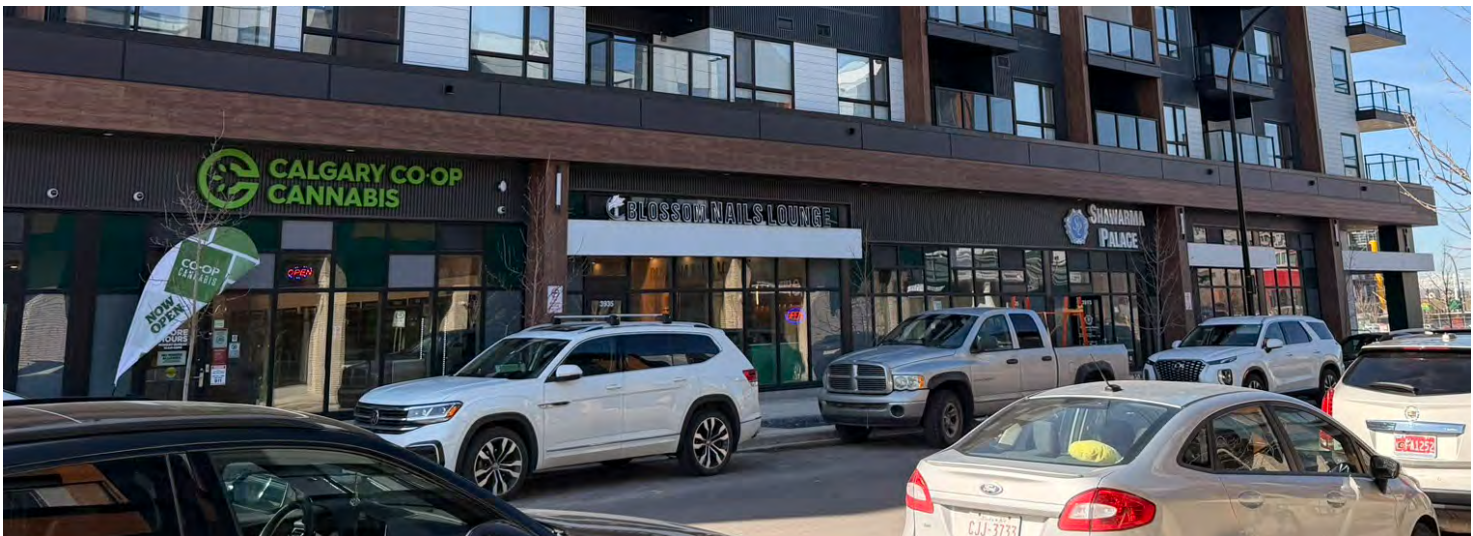
Block B Renderings



Junction 21 Photos



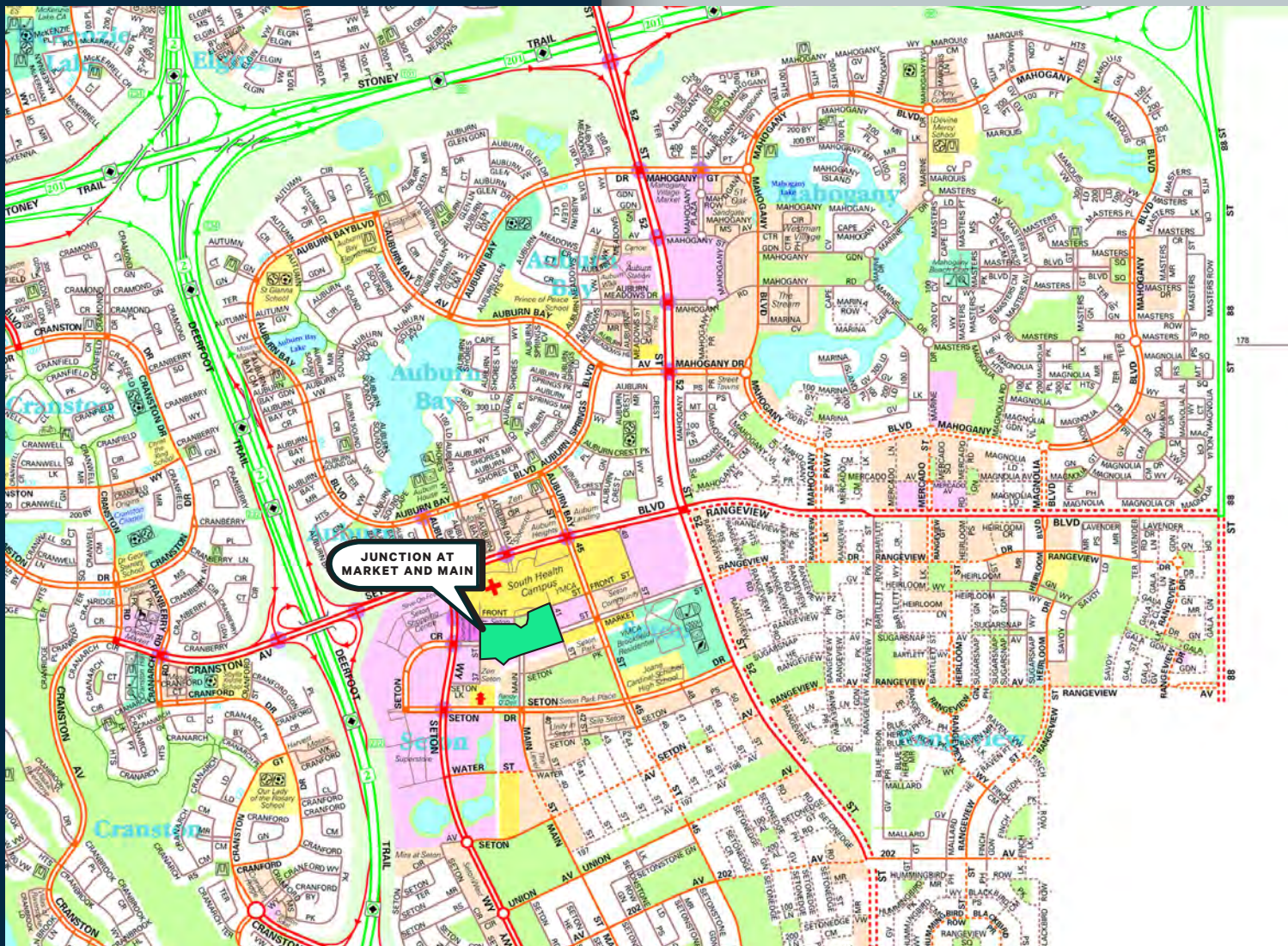
Junction 88 Photos



Block C Photos



Area & Nearby



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