

MISSION LANDING

AVAILABLE NOW

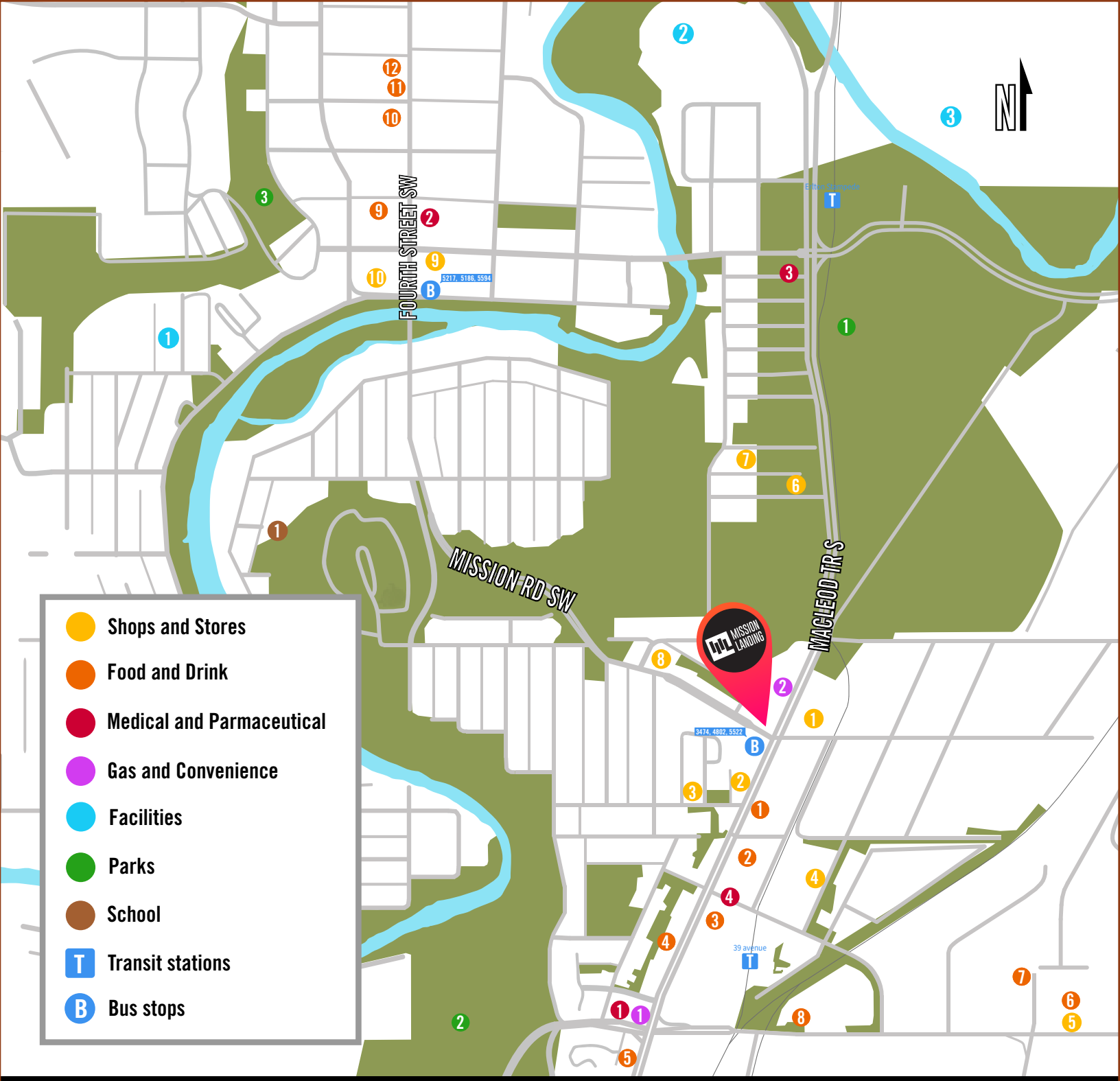
RETAIL SPACE FOR LEASE

MINUTES FROM DOWNTOWN!

8 MISSION RD SW

LIVEMISSION.CA

DEVELOPED AND MANAGED BY OPUS®



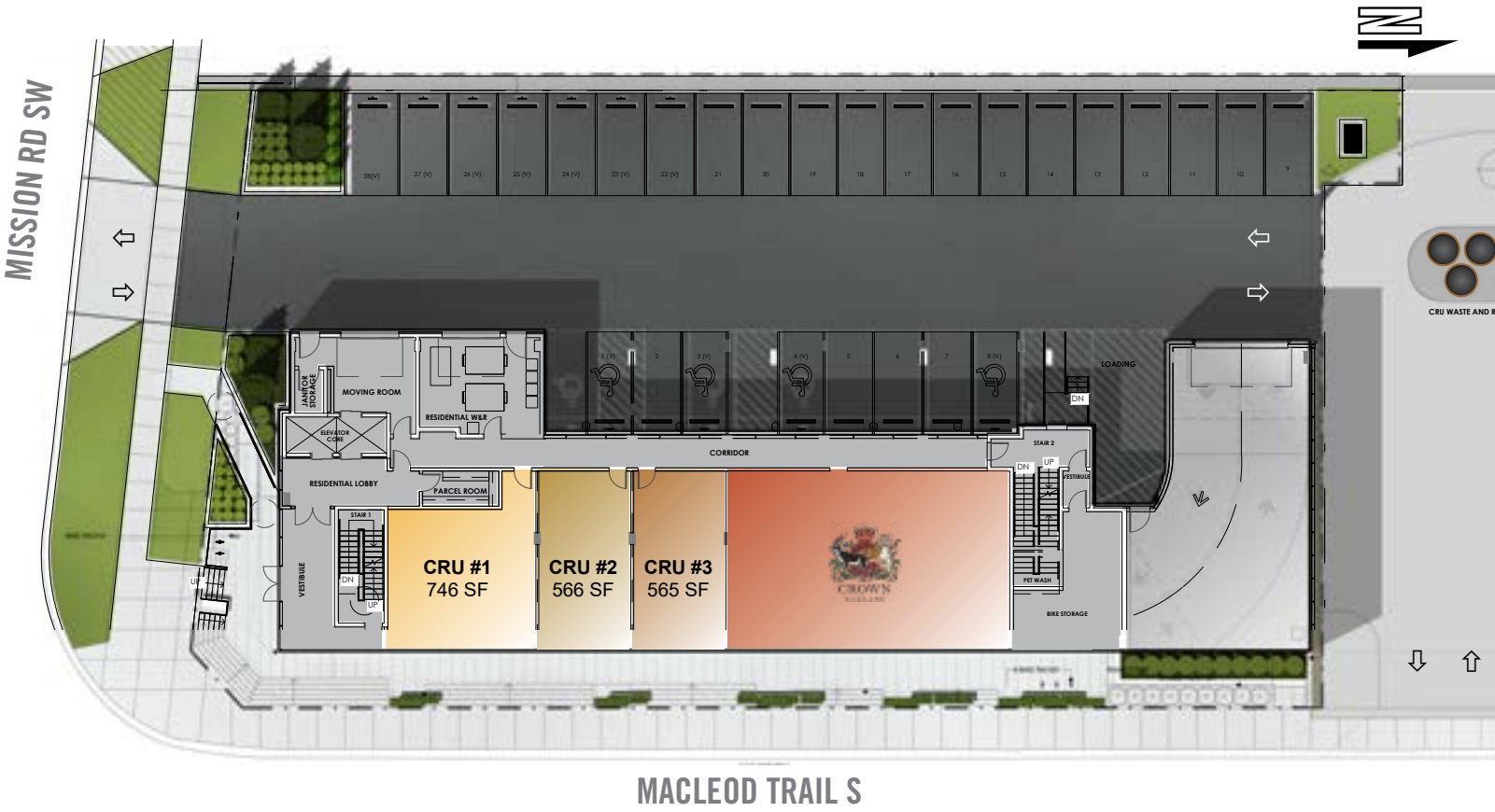
WHAT IS NEARBY:

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

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LEASING INFORMATION



MAIN FLOOR

- AVAILABLE
- AVAILABLE
- AVAILABLE
- LEASED

TOTAL RENTABLE AREA 3,560 SF

CRU #1	746 SF
CRU #2	566 SF
CRU #3	565 SF
CRU #4	1,683 SF

ASKING RENT: MARKET

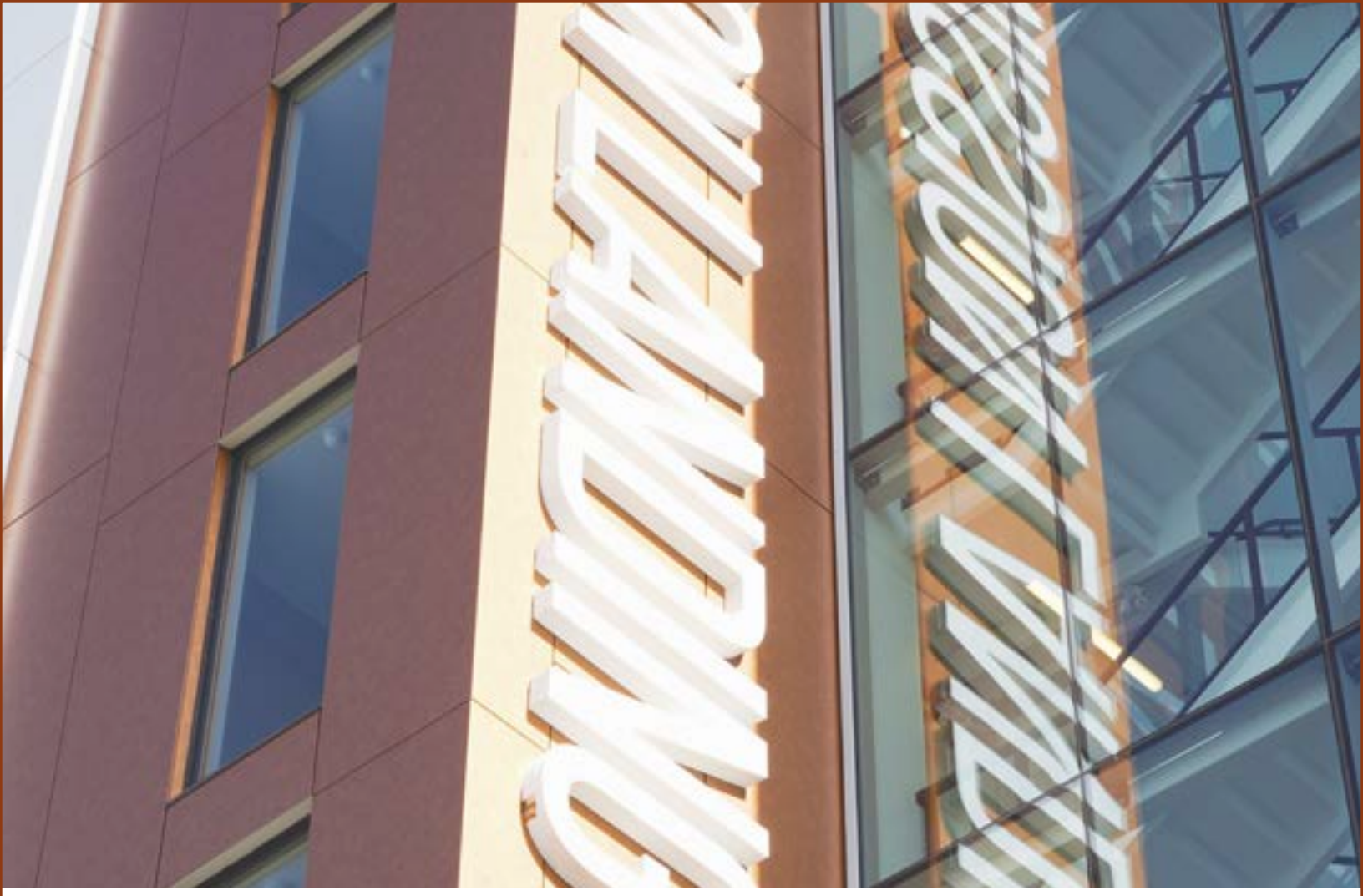
SURFACE PARKING FOR CUSTOMERS

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.

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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.

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8 MISSION RD SW



FLEXIBLE MULTIPURPOSE SPACES





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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