



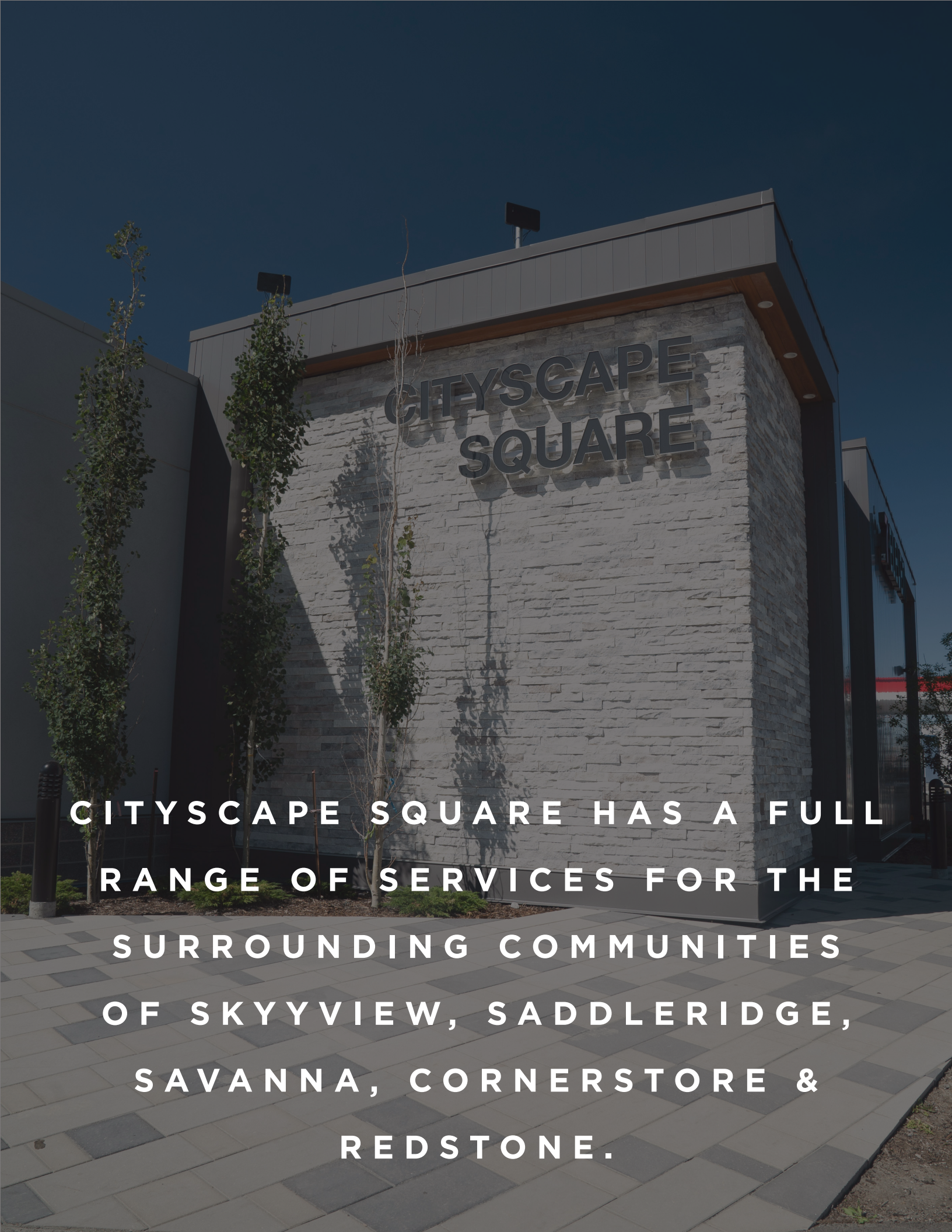
# FOR LEASE

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NEW COMMERCIAL DEVELOPMENT  
**CITYSCAPE SQUARE, OFFICE SPACE AVAILABLE**  
Corner of Metis Trail & Cityscape Blvd NE







CITYSCAPE SQUARE HAS A FULL  
RANGE OF SERVICES FOR THE  
SURROUNDING COMMUNITIES  
OF SKYYVIEW, SADDLERIDGE,  
SAVANNA, CORNERSTORE &  
REDSTONE.



891 SF TO 3,253 SF AVAILABLE

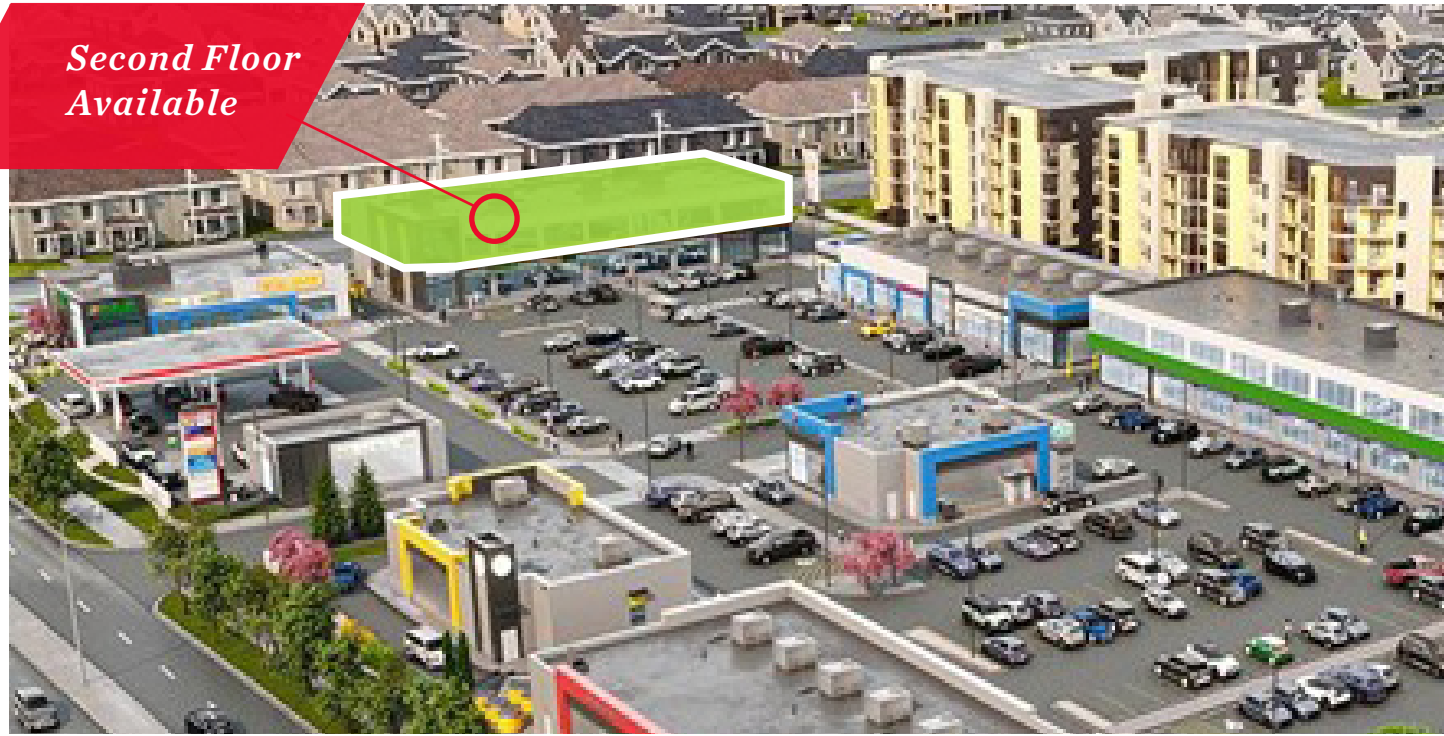
# Property Highlights

Cityscape Square is located at the entrance to the residential community of Cityscape. The plaza has multiple entry points as well as ample parking for medical and professional tenants.

- Access to the shopping centre is quick & easy via Metis Trail & Cityscape Boulevard
- Located in the fast growing neighbourhood of Cityscape in NE Calgary
- Ample surface parking stalls
- Pylon & Fascia signage available
- Several bus stops in the vicinity and Saddletown LRT is nearby
- Traffic volume of 33,000 VPD on Metis Trail and is expected to increase to 35,000 VPD by 2025
- Potential uses include: Child Education, Health & Wellness, Counselling Services, and Professional Services



**Second Floor  
Available**



## Highlights

**Address:**

10474 Cityscape Drive NE

**Available Space:**

Suite 230: 1,376 sf

Suite 250: up to 3,253 sf

**Lease Rates:**

Market Lease Rates

**Operating Costs:**

\$21.33 psf (est 2024)

**Available:**

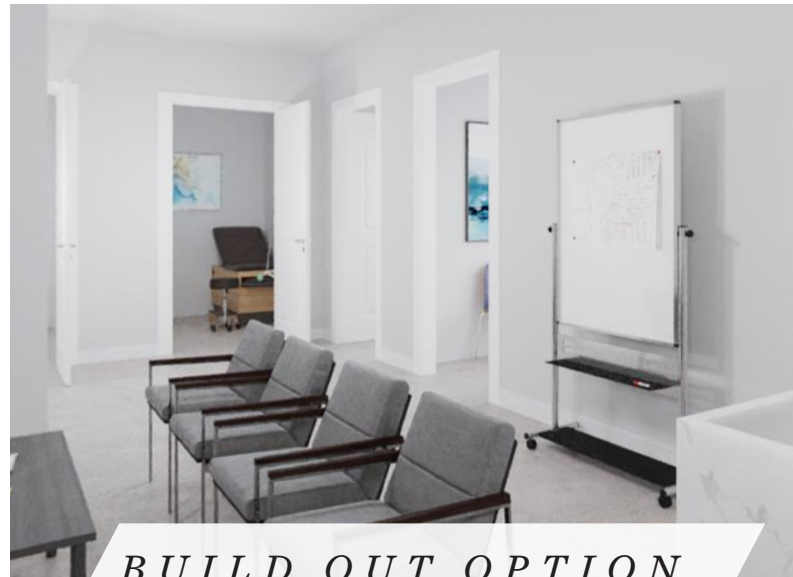
Immediately

**Pylon Signage:**

Negotiable

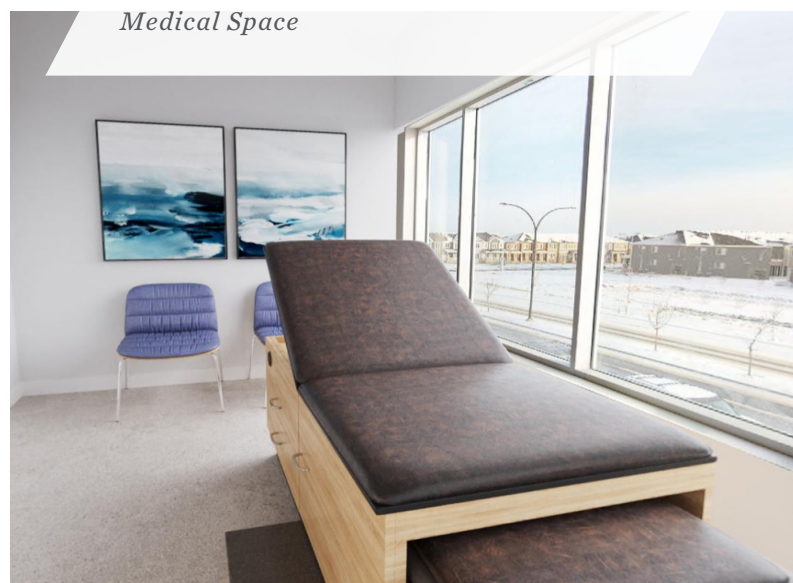
**TI Allowance:**

Negotiable



**BUILD OUT OPTION**

Medical Space



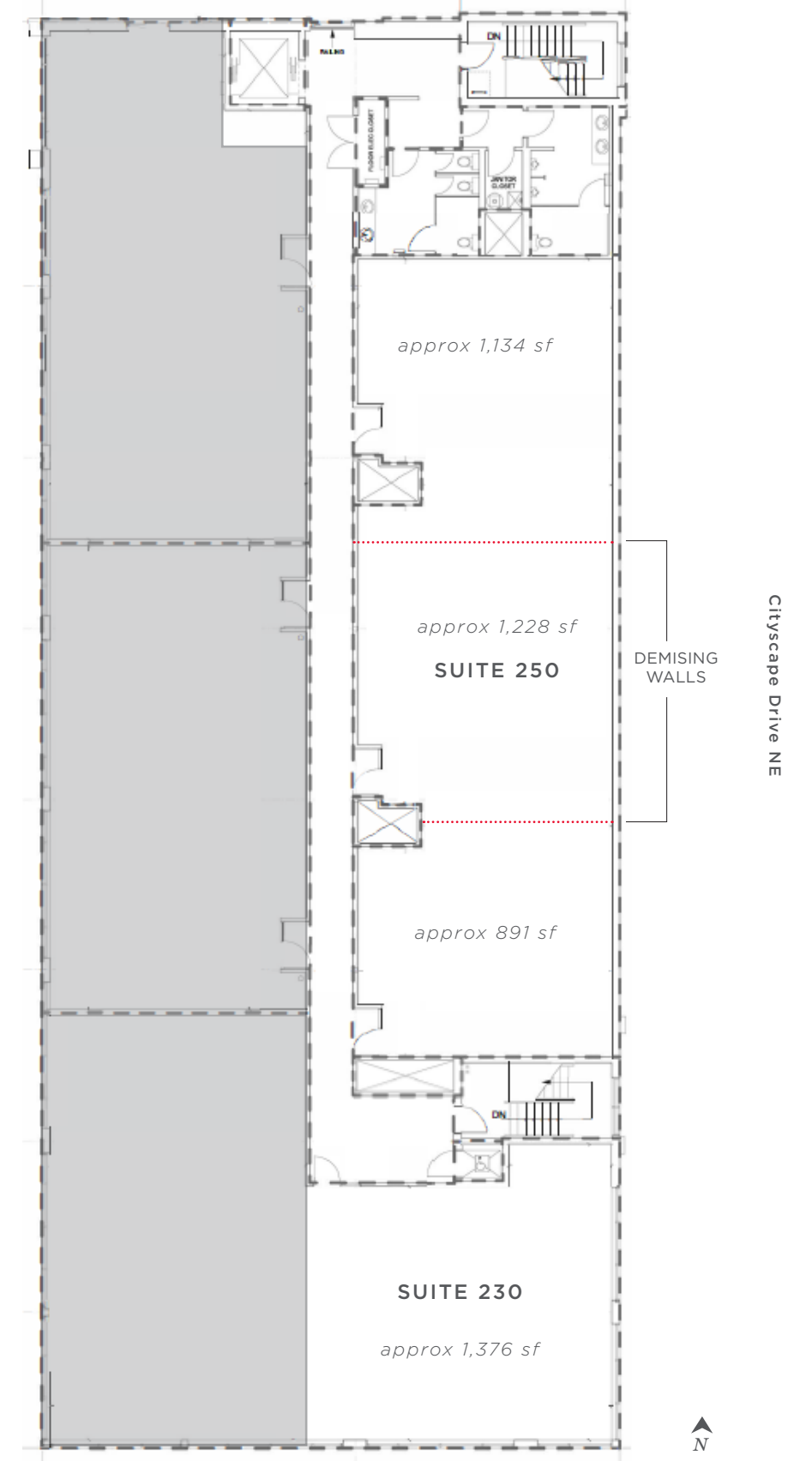
## 2nd Floor

*Suite 230: 1,376 sf*

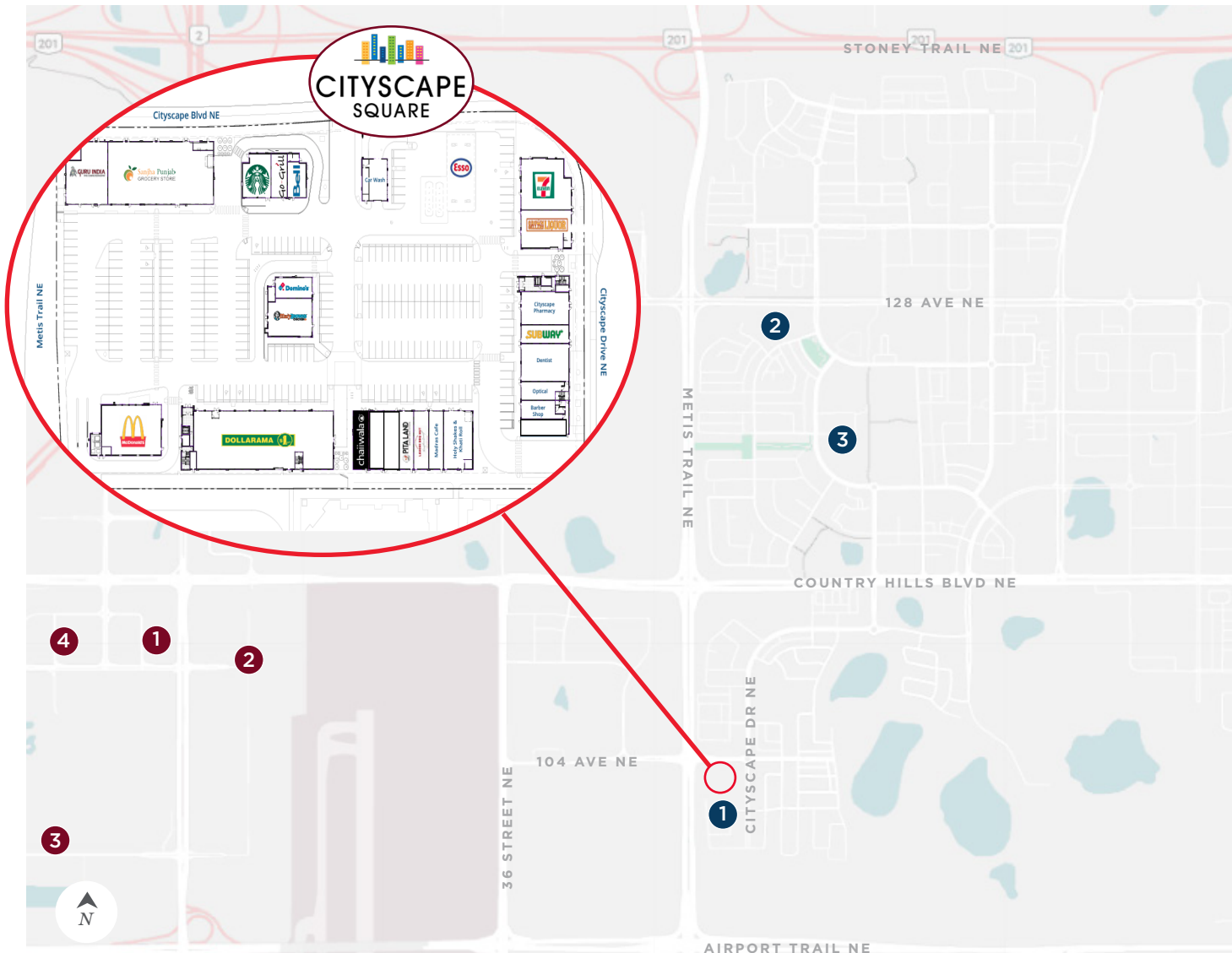
*Suite 250: 3,253 sf  
(optional demising options)*



[Virtual Tour of Suite 250](#)







# Area Amenities

## RESTAURANTS

Mary Brown's Chicken  
Guru India Restaurant  
Lahori BBQ Hut  
Starbucks  
Subway  
Holy Shakes Calgary  
Domino's Pizza  
Madras Cafe  
McDonald's  
Go Grill

## RETAIL OPTIONS

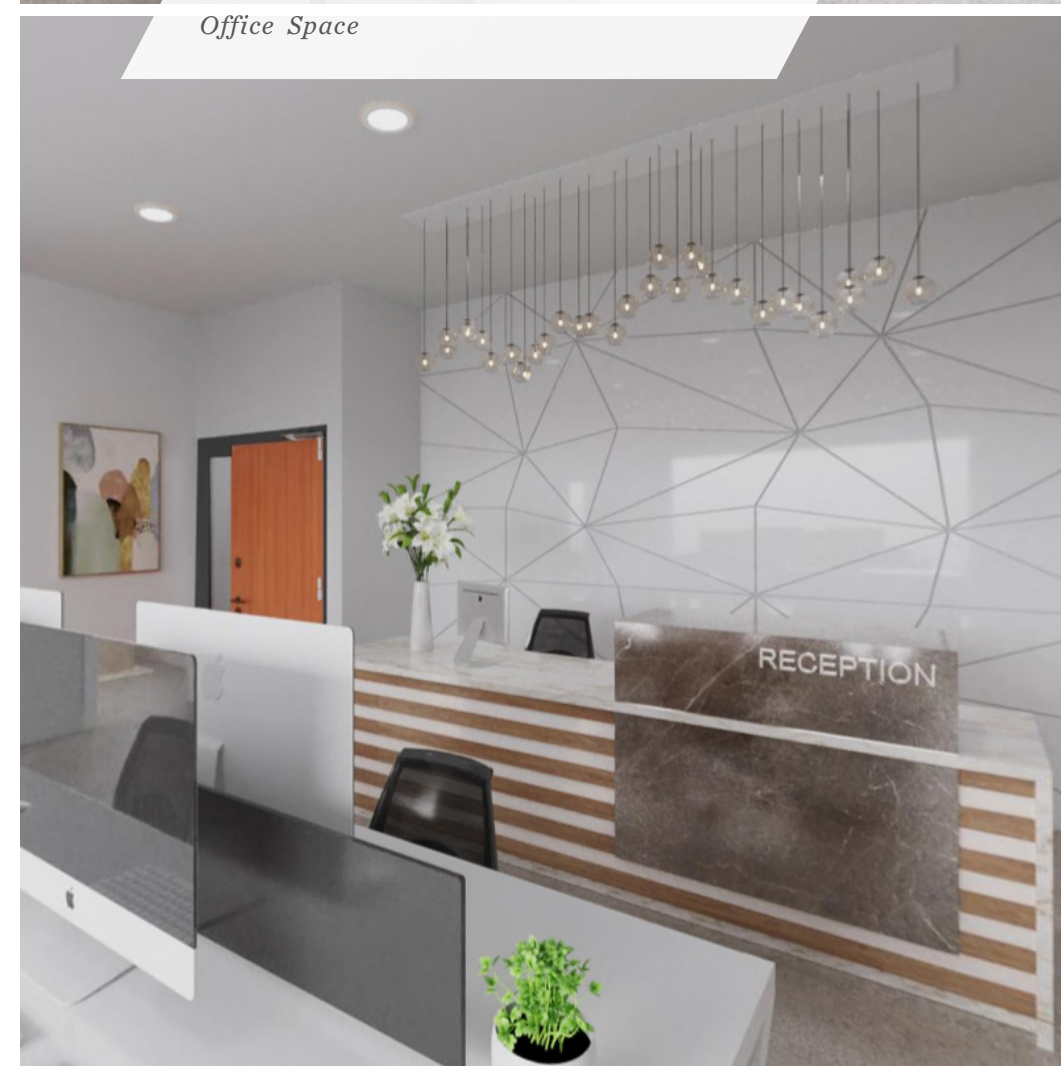
Dollarama  
7-Eleven  
Crown Barbershop  
Cityscape Eye Care  
Bell  
Crown Liquor  
Cityscape Dental  
Cityscape Community Pharmacy  
Apollo Physio  
Mega Sanjha Punjab Grocery Store

## HOTELS

1. Holiday Inn & Suites Calgary
2. Acclaim Hotel by Clique Calgary
3. Hampton Inn by Hilton Calgary
4. BW Premier Freeport Inn Calgary Airport

## MULTI-FAMILY

1. Cityscape Plaza Apartments
2. Sky 151 condos
3. Orchard Sky condos



## AREA Demographics



38,520

TOTAL AVG.  
POPULATION

3km Radius



\$109,357

AVG. HOUSEHOLD  
INCOME

3km Radius

## DRIVE Times

YYC Airport: 4 minutes

Deerfoot Trail: 5 minutes

Downtown Calgary: 17 minutes

Stoney Trail: 5 minutes

CrossIron Mills: 14 minutes

Airdrie: 20 minutes



# Contact Information

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**Bri-mor** 30  
DEVELOPMENTS



**CUSHMAN &  
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