



RETAIL SPACE FOR LEASE

OPUS[®]

5119 Elbow Drive SW, Calgary Alberta

Retail Space Available: 1,647 SF

Total Building Size: 66,606 square feet

Occupancy: Immediate

Office - 100% Leased
1647 SF Cafe Space Available



ABOUT THE BUILDING

Britannia Crossing is a five story mixed use boutique commercial development located in a prestigious community on a prominent high exposure corner of Elbow Drive and 50th Avenue SW. This location boasts great visibility and a pedestrian friendly high traffic area with numerous amenities nearby and only minutes away from the downtown core. Ease of biking or walking to work is a huge draw for professionals in this building as the location is nestled within a predominantly residential neighbourhood. This superior location along with the buildings complementary styling to the community makes this a premier opportunity.

HIGHLIGHTS:

- Building amenities include: restaurant, dry cleaner, daycare, nail salon, fitness studio, bike lockers & shower facilities.
- Frequent transit service
- Bike and walking pathways nearby
- Ease of access to Macleod Trail and Glenmore Trail
- LEED certified building

CONTACT:

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BRITANNIA CROSSING



NE ELEVATION

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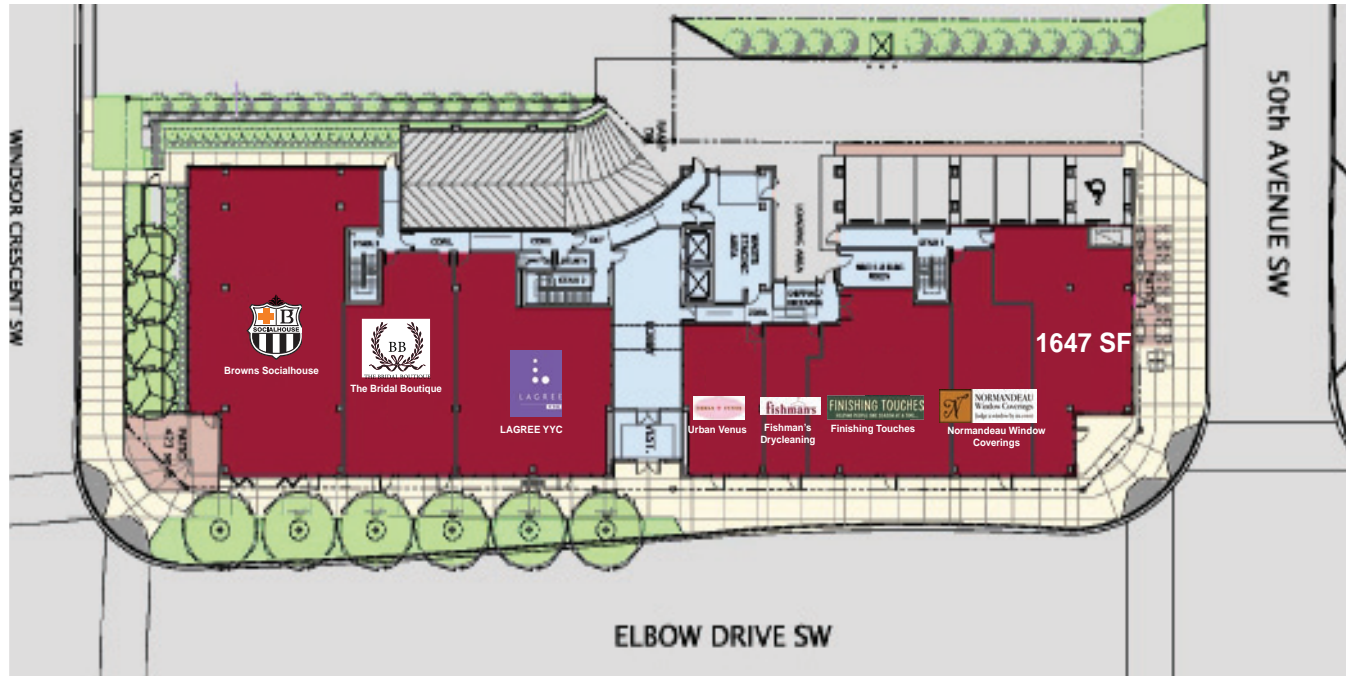


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MAIN FLOOR PLAN (RETAIL)



LEASE & BUILDING DETAILS

Building Size:	66,606 SF total rentable space
Total Office Space	53,849 SF
Total Retail Space:	12,757 SF (Main Floor)
Available Retail Space:	1647 SF
Occupancy:	Immediate
Building Uses:	Retail/Office
Estimated Retail OP Costs:	\$12.35
Offsite Parking:	Available
Annual Net Rent:	Market
Inducements:	Negotiable
Other:	Turnkey Available

DEMOGRAPHIC INFORMATION

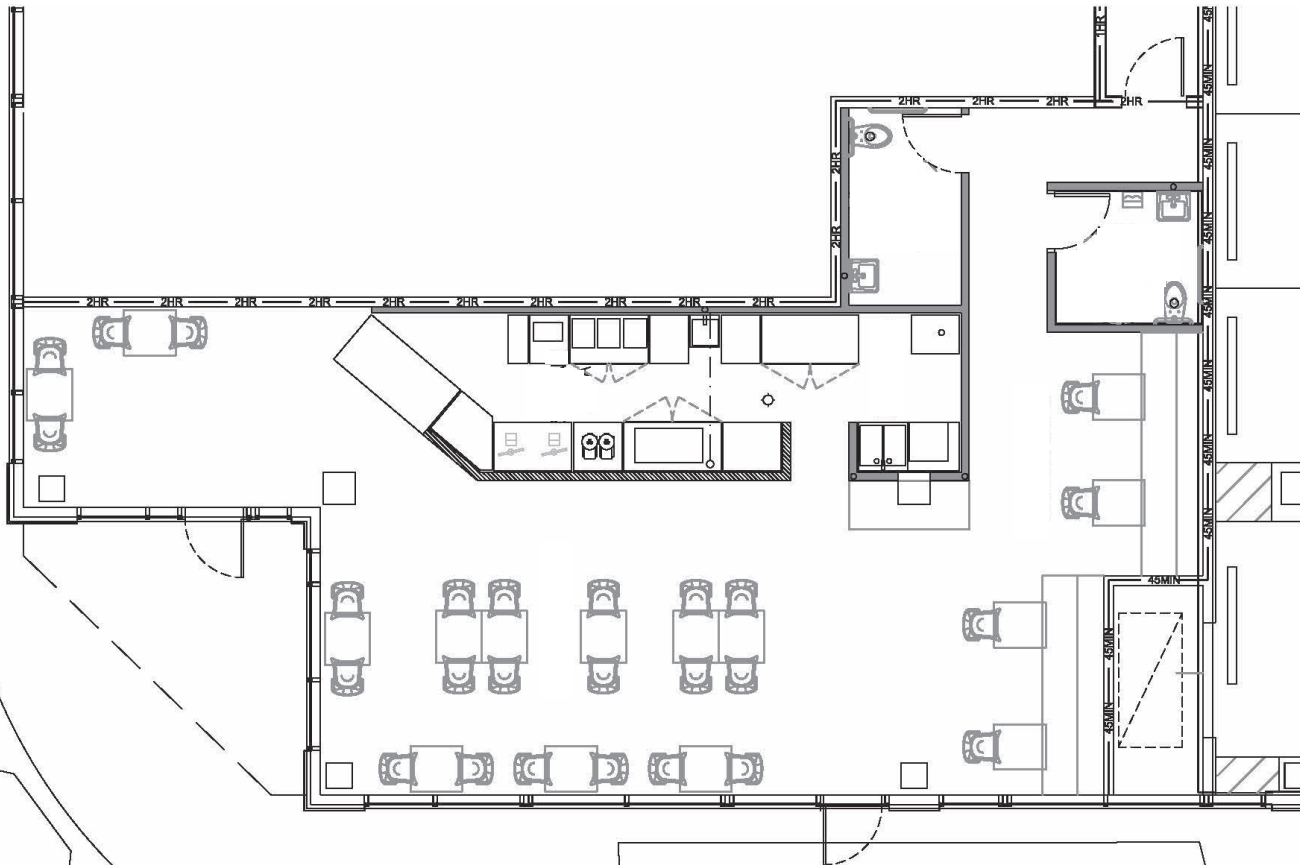
Median Age:	38
Average Household Income:	\$304,317
Average Home price:	\$1,055,000 (in BRT)
Traffic count:	25,000 per day on Elbow Drive
Area population (5km):	194,303

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MAIN FLOOR - RETAIL AVAILABILITY

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CAFE - OUTSIDE SPACE

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LIFESTYLE & BUILDING AMENITIES

DINING

BROWNS SOCIALHOUSE
restaurant . bar . socialize



LEISURE



Britannia Crossing's close proximity to Calgary's network of bike and walking paths make it the ideal location for employees who prefer the ease of biking or walking to work or those wishing to escape the office on their lunch break.

Bike lockers and shower facilities are available on the P1 level for the use of all tenants.



BIKE STORAGE, SHOWER & LOCKER FACILITIES



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ACCESSIBILITY

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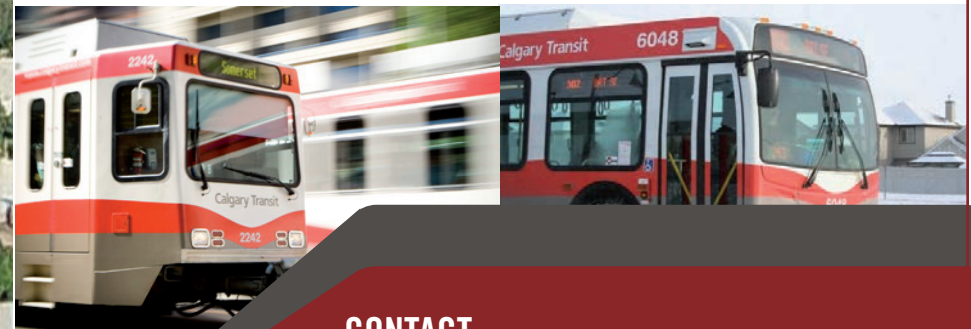
TRAVEL TIME BY CAR

7-10
minutes From Britannia
to Downtown

TRAVEL TIME BY BUS

16
minutes From Britannia to
Downtown via Route #3 (N)

12
minutes From Britannia to Heritage LRT
Station via Route #3 (S)



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