

FOR LEASE

230 SAGE HILL BLVD NW

Future Development Site

JIM MITCHELL

+1 403 333 9681

jmitchell@leasecorealty.co

certus





WHY CERTUS?

WE DO MORE THAN DEVELOP SPACES FOR PEOPLE TO SHOP, WORK AND LIVE. WE CREATE PLACES PEOPLE WANT TO BE.

At Certus, we empower forward-thinking companies and leaders to grow, create and achieve new possibilities. We do this by creating destinations that people want to visit by putting our tenants' customers at the centre of everything we do. All of our projects are productive collaborations with our clients—to help create the next generation of buildings that meet and exceed the needs of consumers, manufacturers, retailers, and communities.

We are a fully integrated development firm that offers end-to-end property solutions from concept to completion. We actively curate each property's mix of tenants to produce more thoughtful and relevant experiences for our clients and the communities we serve. We lease, build, and manage our buildings while also providing other services to retailers and companies looking for assistance with site selection, lease negotiation, project management, concept development, and other related services.



230 SAGE HILL BLVD NW

Calgary, Alberta

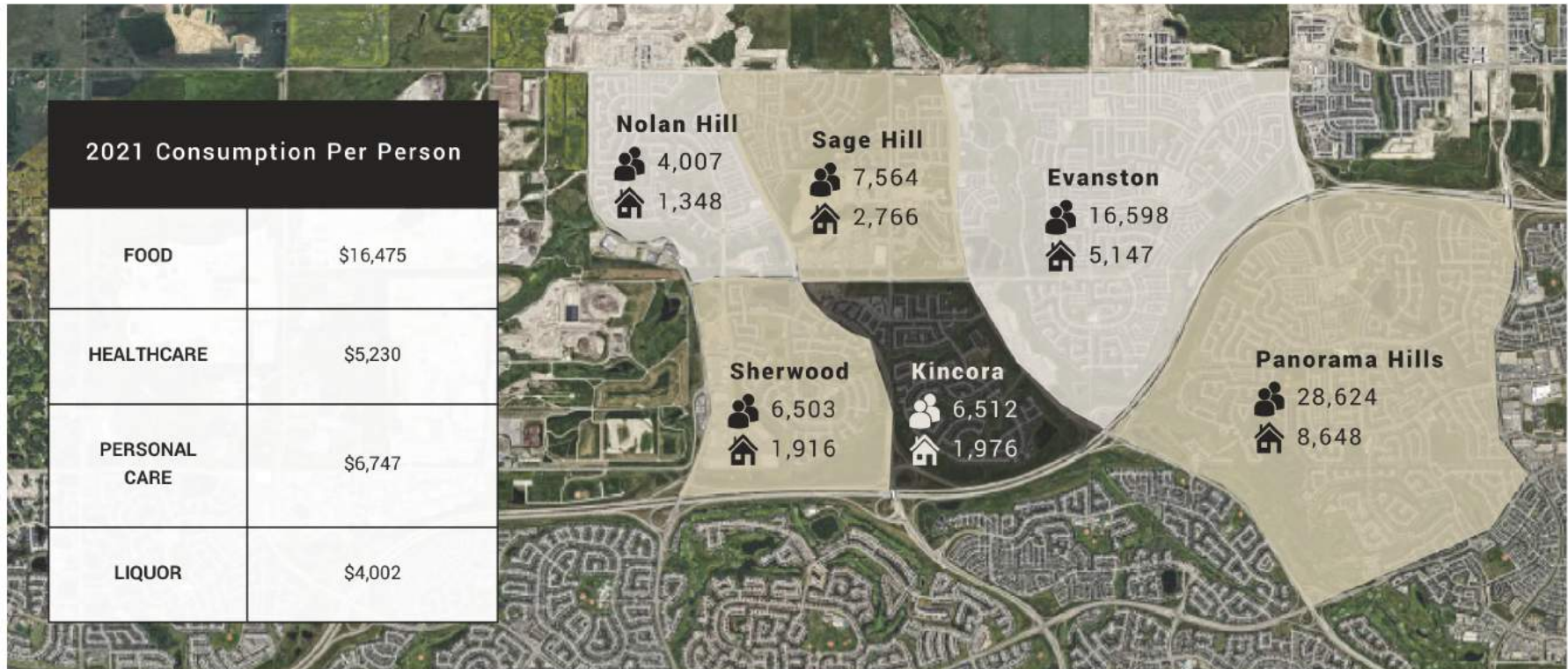
Sage Hill is a residential community located in the northwest quadrant of Calgary, Alberta, Canada. It is situated near the intersection of Shaganappi Trail and Symons Valley Road, providing convenient access to other parts of the city.

The community of Sage Hill primarily consists of residential properties, including single-family homes, townhouses, and condominiums. It has experienced significant development in recent years, attracting residents with its modern housing options.

With this new centre Certus will offer a diverse selection of retail stores, restaurants, and other businesses. Offering a range of amenities and services to the surrounding residents.

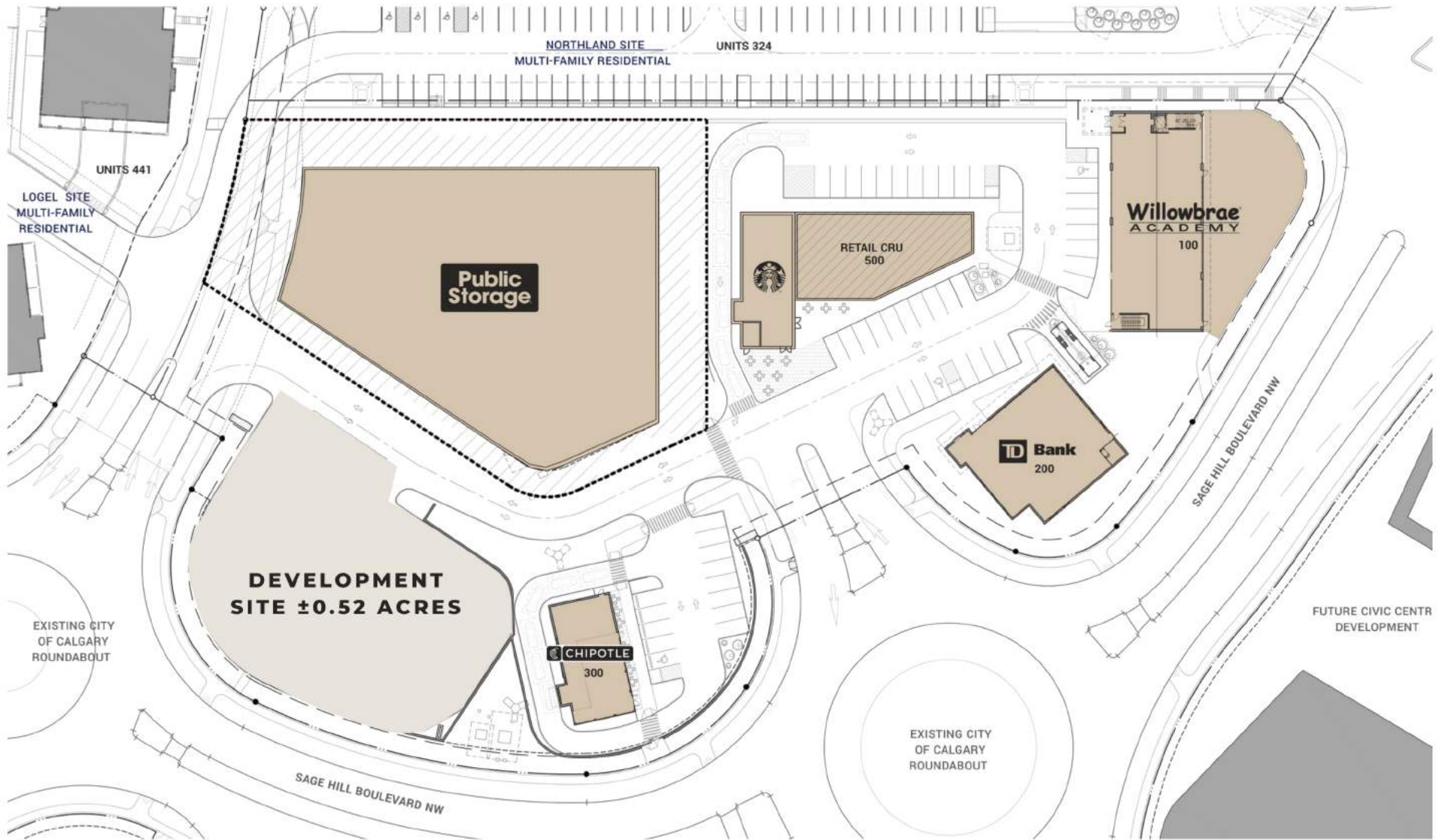


AREA DEMOGRAPHICS



	<p>Population 46,259 (2021) 54,415 (2026)</p>		<p>Household with Children 52% (2021)</p>
	<p>Average Household Income \$131,171 (2021) \$152,203 (2026)</p>		<p>Median Age 33.7 (2021) 34.8 (2026)</p>

SAGE HILL SITE PLAN







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