



1812 SF MAIN FLOOR MIDDLE UNIT
1000 CENTRE ST. NE

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PROPERTY OVERVIEW

The redesign of Centre 1000 provides a mixed-use office and retail building to the Crescent Heights community.

The now available middle unit has prime Centre Street frontage which will be seen by more than 26,000 vehicles daily that commute to Calgary's Downtown and the heavily populated trade area north of the Bow River.

It's the future Green Line Route with 9th Avenue serving as the Green Line Station - even more foot traffic to come!

RENTABLE AREA	1,812 SF
BASIC RENT	Market
ESTIMATED OPERATION COST	\$18 per SF
TENANT INCENTIVES	Available



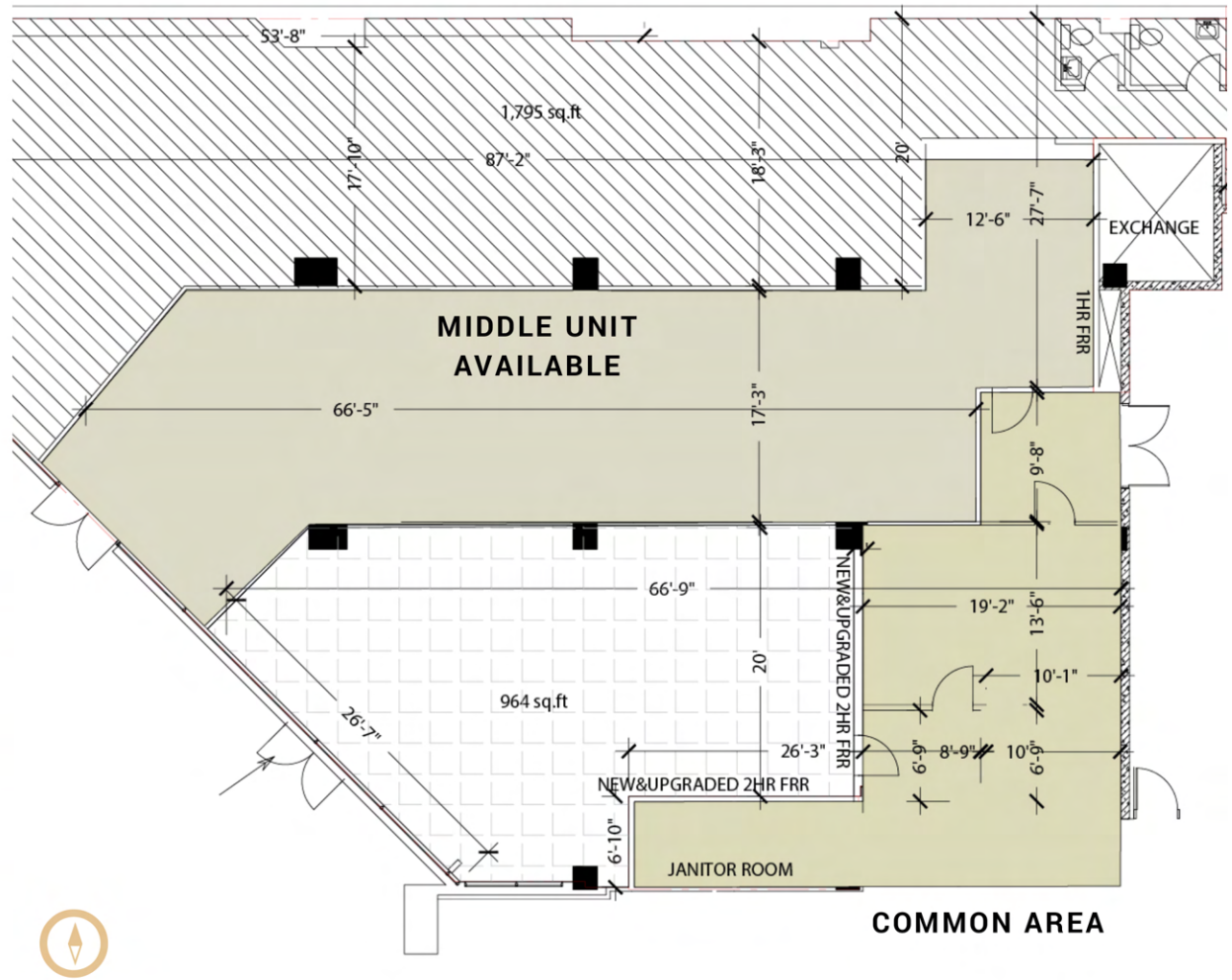


IDEAL RESTAURANT/RETAIL SPACE

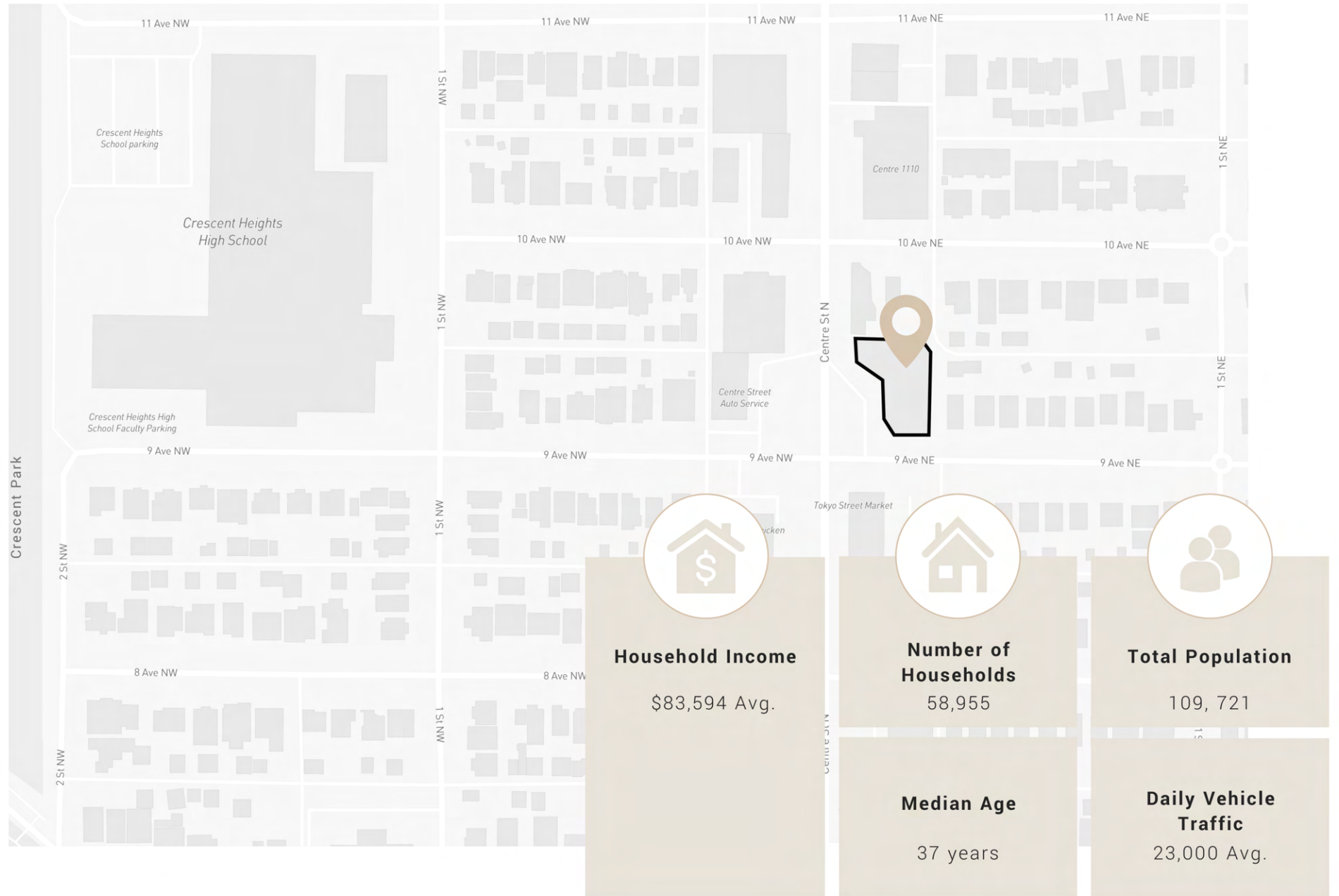
With the surrounding professional workspaces, we believe a restaurant that can provide a “quick bite” or a family-oriented retail store will succeed here. The tenant will also get the business of Crescent Heights High School students and Crescent Heights Park visitors.

MAIN FLOOR PLAN

The freshly built out space features 1,812 SF of rentable area, including an existing restroom and common area that leads to the lobby of the building.



DEMOGRAPHICS OF CRESCENT HEIGHTS



THE NEIGHBOURHOOD

Crescent Heights boasts a WalkScore of 76 and a BikeScore of 70, so you can leave the car at home for your daily errands and lifestyle. Those who love the urban lifestyle thrive in this vibrant inner-city community with peaceful streets, bike paths, and transit.

Landmarks

- Crescent Heights Park
- Crescent Heights High School

Yearly Crescent Heights High School Attendees

2000 Avg.

Daily Vehicle Count on Centre St. N.

26,000 Avg.

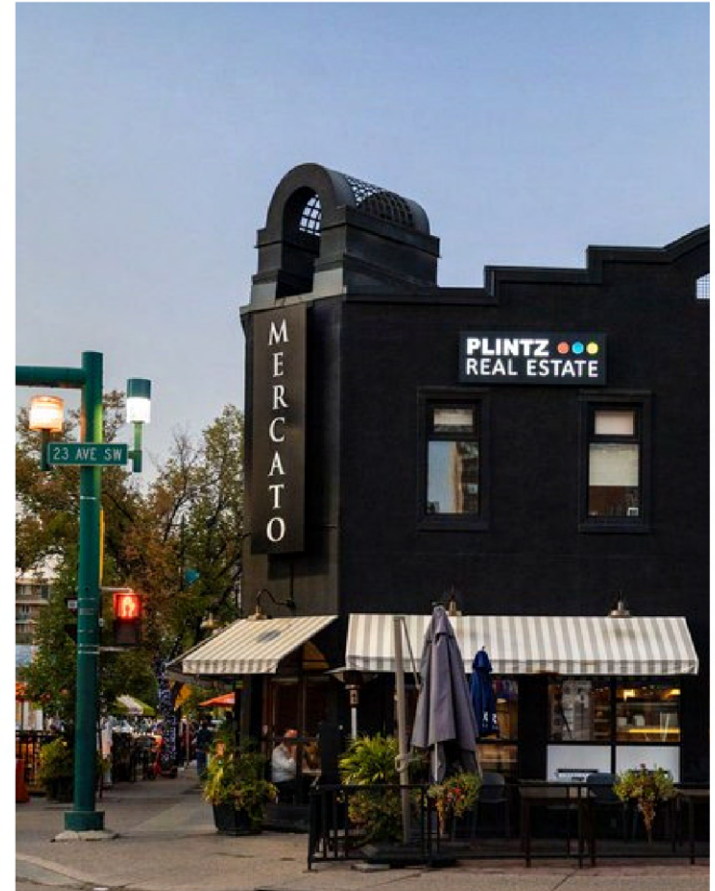
Businesses in 1000 Centre



Businesses Coming to 1000 Centre

Daughter





WHY CERTUS DEVELOPMENTS INC.?
**MORE THAN DEVELOPING SPACES FOR
 PEOPLE TO SHOP, WORK, AND LIVE.**

At Certus, we empower forward-thinking companies and leaders to grow, create, and achieve their dreams. We create destinations people want to visit by putting our tenants at the centre of everything we do.

**UNIT B
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