



500 - 10,000 SF OFFICE & MEDICAL
2ND FLOOR TO 6TH FLOOR
1000 CENTRE ST. NE

JIM MITCHELL
403.333.9681
certusj@me.com

ALICE LAM
403.969.2509
certusa@icloud.com

certus

PROPERTY OVERVIEW

The redesign of Centre 1000 provides a mixed-use office and retail building to the Crescent Heights community. The available office or medical space can be built to suit depending on your needs. Boasting a WalkScore of 76, Crescent Heights is in Calgary's top 10 list of most walkable communities with quick-service food, cafes, and local retail shops within walking distance.

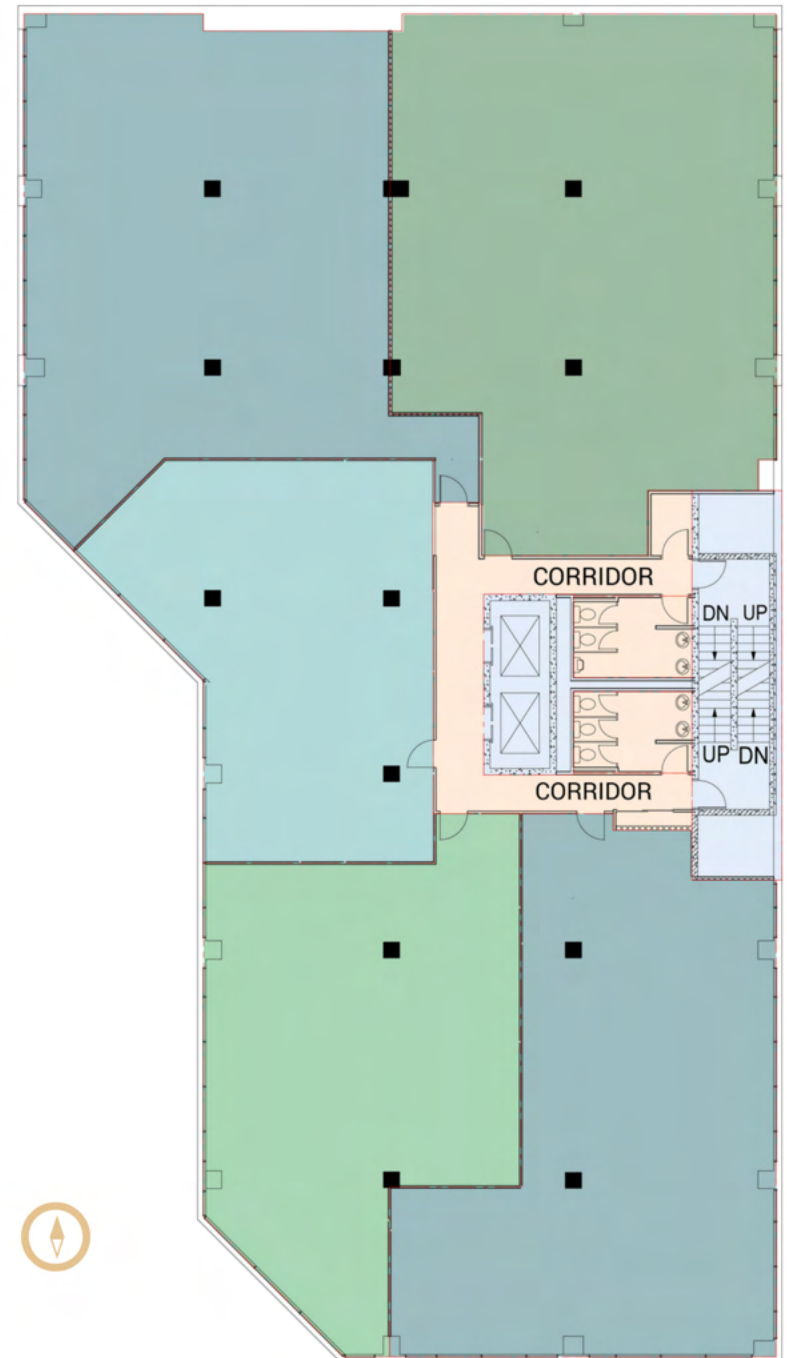


RENTABLE AREA	500 to 10,000 SF
BASIC RENT	Market
ESTIMATED OPERATION COST	\$20 per SF
TENANT INCENTIVES	Available

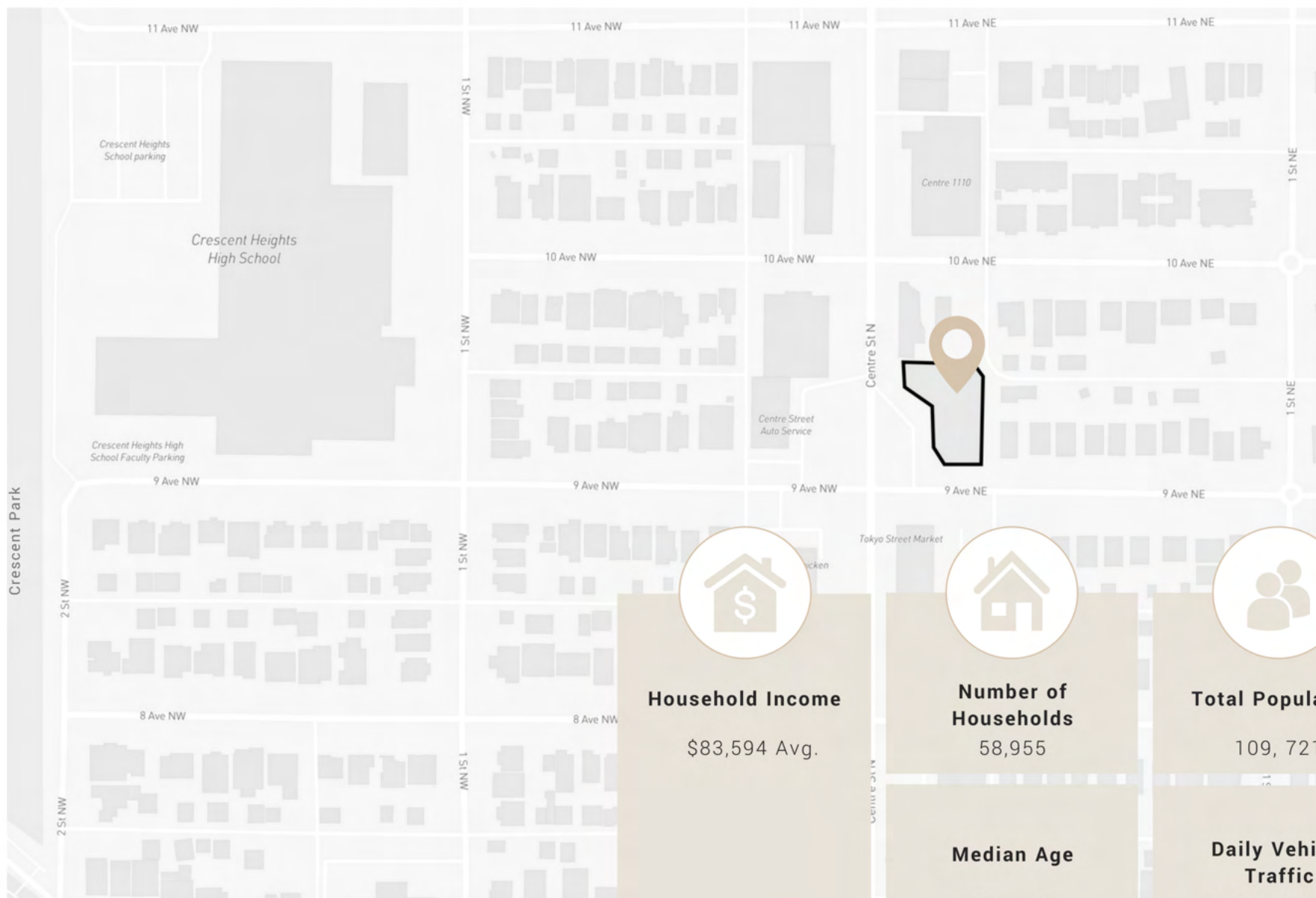


PROPOSED FLOOR PLAN

The current floor plan features a bright and modern aesthetic with each office connected. The proposed floor plan boasts 5 separate potential office spaces that can be merged or demised, depending on your built-to-suit needs. Each floor has a proposed corridor that leads to the common area with restrooms, a staircase, and an elevator.



DEMOGRAPHICS OF CRESCENT HEIGHTS



Household Income

\$83,594 Avg.



Number of Households

58,955



Total Population

109, 721

Median Age

37 years

Daily Vehicle Traffic

23,000 Avg.

DEMOGRAPHICS



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

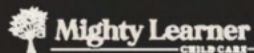
Yearly Crescent Heights High School Attendees

2000 Avg.

Daily Vehicle Count on Centre St. N.

26,000 Avg.

Businesses in 1000 Centre



Businesses Coming to 1000 Centre

Daughter

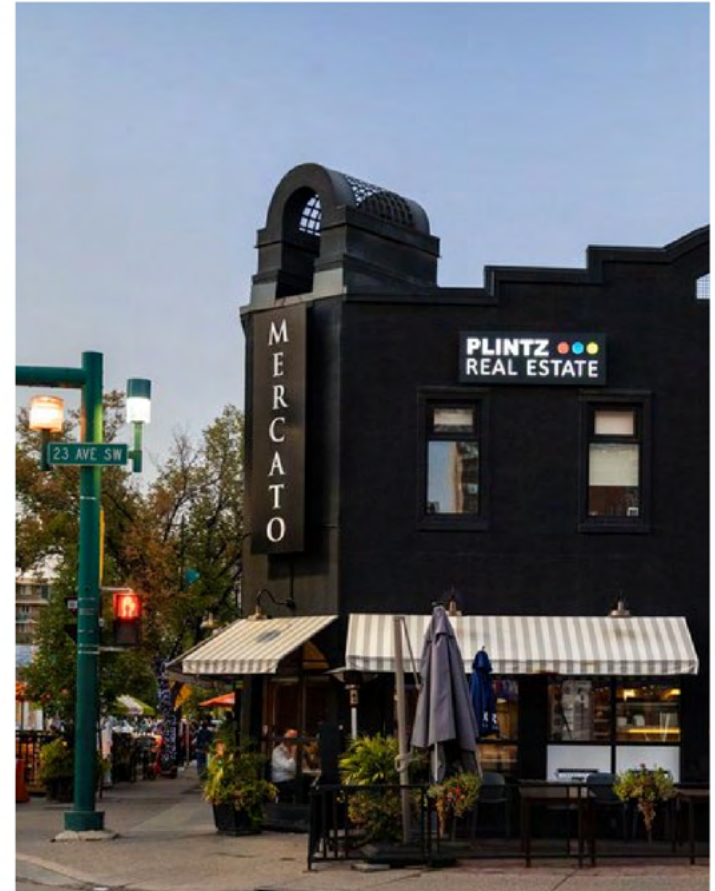


TENANT TESTIMONIALS

“Certus is always on top of building maintenance and continues to look for ways to improve the property. We love the lobby’s beautiful glow up at Centre 1000 and we appreciate that our questions and concerns are always addressed. It’s also pretty awesome that Certus aims to curate a community of locally owned businesses.”

-Anita from Milk Ice Cream Club





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.

500 - 10,000 SF OFFICE & MEDICAL
2ND FLOOR TO 6TH FLOOR
1000 CENTRE ST. NE

JIM MITCHELL
403.333.9681
certusj@me.com

ALICE LAM
403.969.2509
certusa@icloud.com

certus