

certus

LEASING 2024

MIDLAKE PLAZA

#12 - 15425 BANNISTER RD. SE

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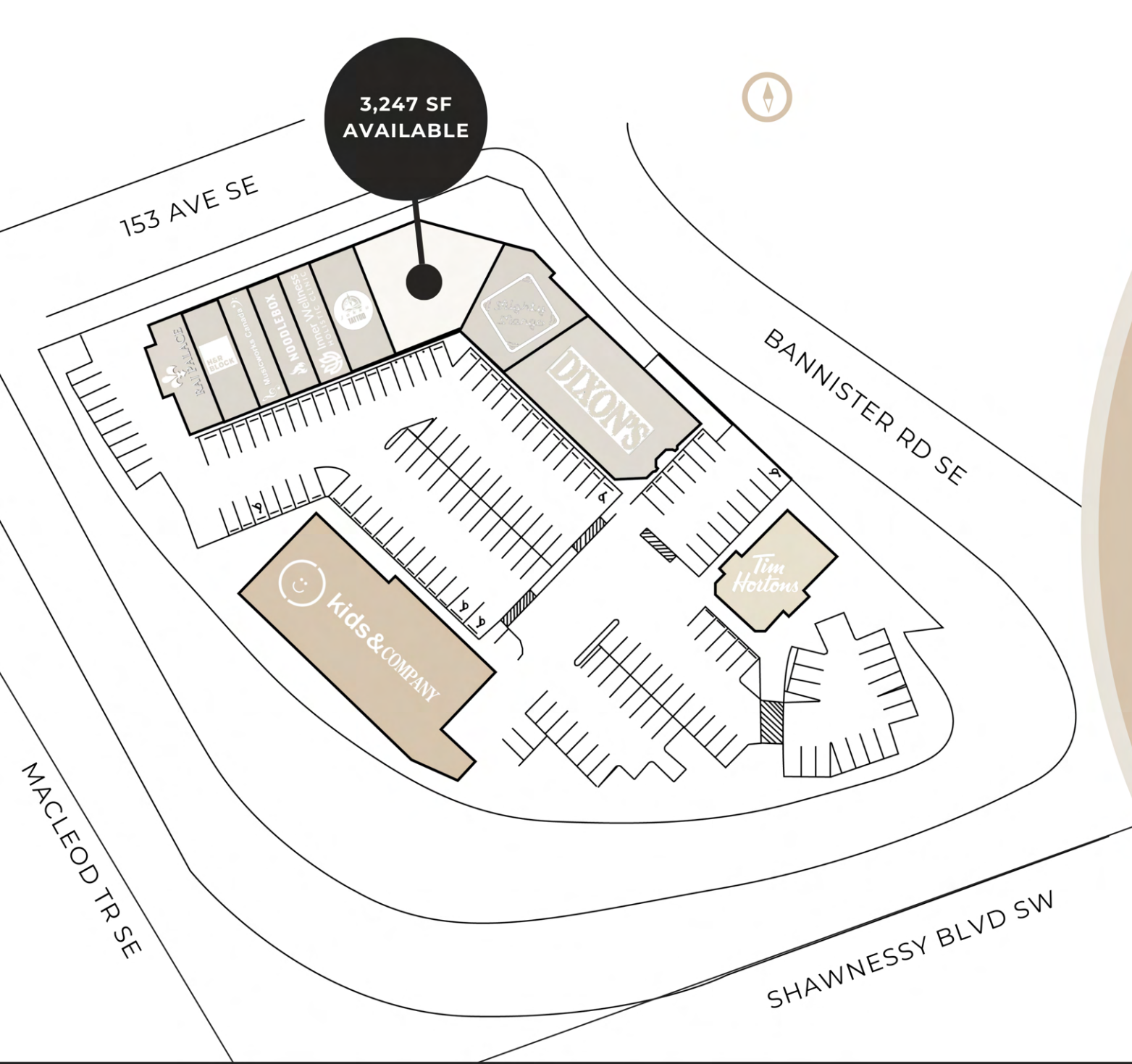


PROPERTY OVERVIEW

Midlake Plaza is ideally located at the intersection of Macleod Trail and Midlake Boulevard SE on the South East end of the plaza and the intersection of Bannister Road and Midlake Boulevard SE on the North East end, which gets over 109,000 vehicles daily.

The plaza features industries from banking to child care to food service, which attracts a diverse range of customers.

RENTABLE AREA	3247 SF
BASIC RENT	Market
ESTIMATED OPERATION COST	\$20 per SF
TENANT INCENTIVES	Available



THE SITE

Completely surrounded by major roads with over 115,000 vehicles driving by Midlake Plaza daily.

Home to anchor tenant Tim Hortons, H & R Block, and Kids and Company that attract thousands of people to the site.

Ample parking.



DEMOGRAPHICS (5KM RADIUS)



Number of Households
48,825



Household Income
\$109,264



Total Population
124,835

Median Age
49.3 years

COMMUNITY DEMOGRAPHICS





THE AREA

On average in a 5-kilometer radius, the household income of the surrounding communities is \$109,000 (\$12,000 more than Calgary's average) with the lowest being \$90,193 and the highest at \$134,000.

Landmarks and Anchor Businesses

Midlake Plaza has diverse businesses, including anchor tenants Noodle Box, Tim Hortons, and Kids & Co. Adjacent to our plaza, you'll also find Subway, KFC, Shoppers Drug Mart, Dollarama, Planet Fitness, and other large chains that bring traffic to the area.

Daily Vehicle Traffic (DVT)

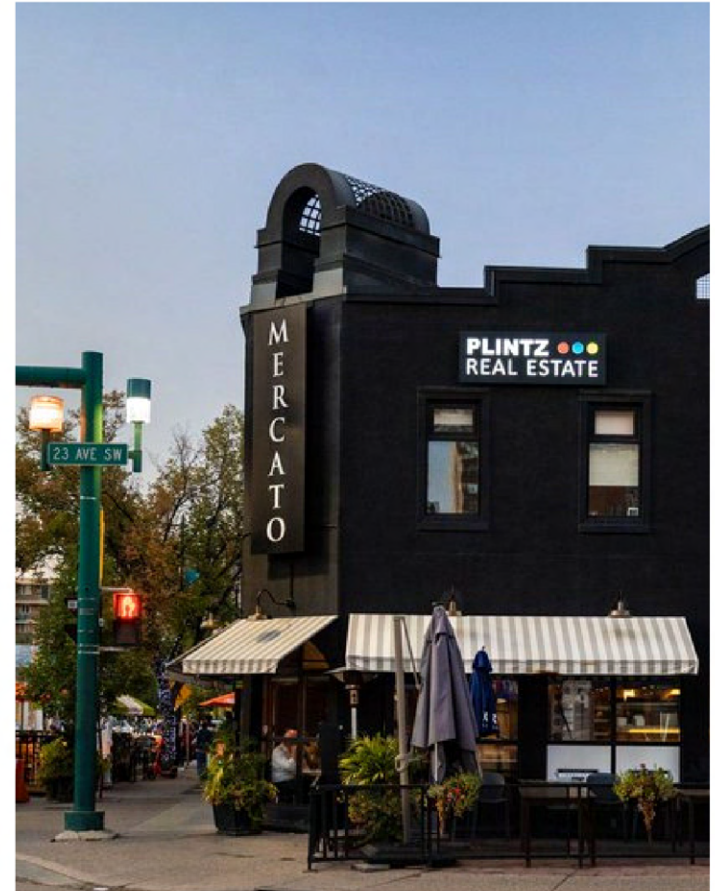
119,000 Avg.

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.

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