

MARDALOOP

2240-33 AVE SW
COMMERCIAL RETAIL



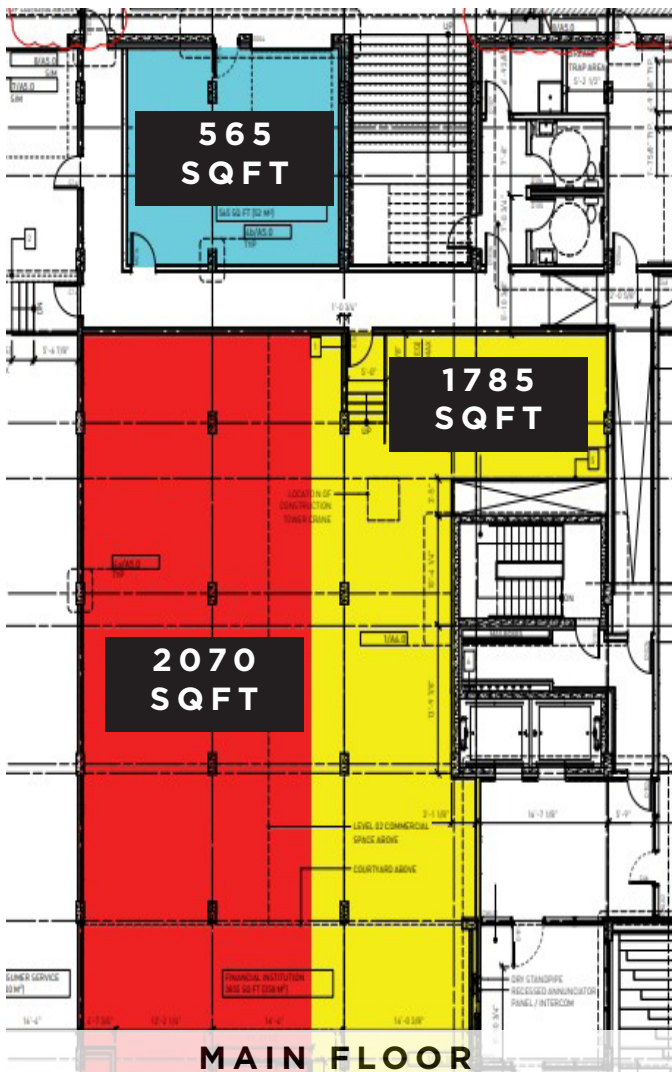
PRESENTED BY

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FEATURES

- Inviting social spaces like the grand staircase and outdoor courtyard.
- Design contributes to better neighbourhood connectivity.
- Opportunities for public art and programming at the courtyard level.
- 63 residential unit mid-rise building.
- High quality architectural design and materials.
- Large windows and inviting retail spaces.



LOCATION

- Located on the thriving main street of 33rd Avenue SW and 22nd Street.
- High profile gateway Marda Loop site.
- Highly walkable/bike-able community.
- Eclectic mix of commercial, retail and diverse housing types.
- Proximity to Downtown.
- Access to transit.

INFORMATION

SPACE AVAILABLE:
565-2700 SQFT

LEASE RATE (per sq ft /year):
Market Rates

OPERATING COSTS (per sq ft /year):
\$15.00 (Budgeted for 2020)

TERM: 5 - 10 Years

AVAILABILITY: Spring 2021