



MAPLE LEAF  
PROFESSIONAL CENTRE





# BRAND NEW OFFICE & RETAIL SPACE FOR LEASE

15 ROYAL VISTA WAY NW

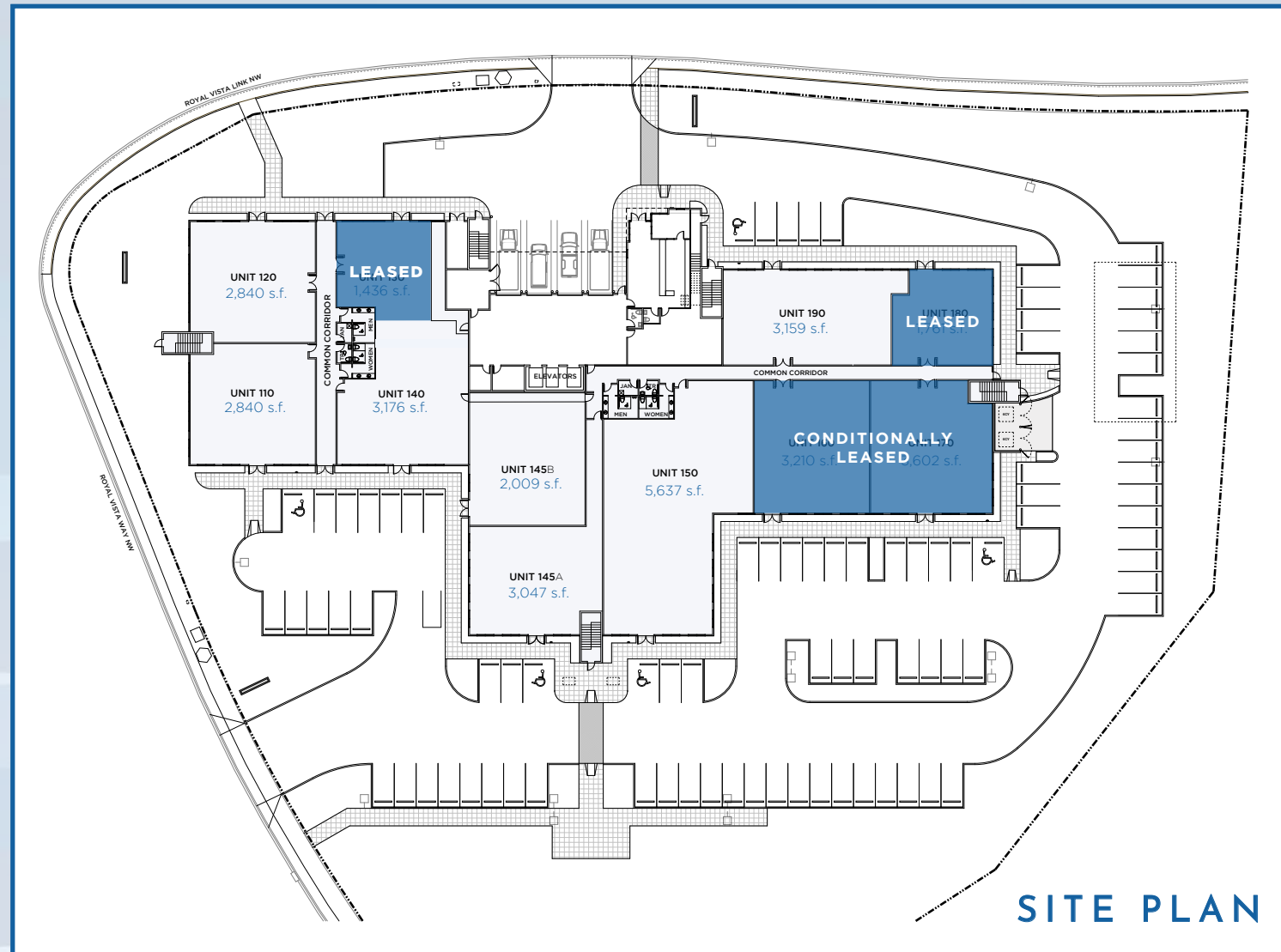
<b>AVAILABLE SPACE:</b>	2,000 s.f. - 10,693 s.f.
<b>AVAILABILITY:</b>	Immediately
<b>NET RATE:</b>	Market Rates
<b>OPERATING COSTS:</b>	\$6.96 p.s.f. (Est. 2019) Excluding Utilities
<b>PARKING:</b>	1:283 s.f. (Surface)
<b>TI ALLOWANCE:</b>	Negotiable
<b>TERM:</b>	5 to 10 years

- Adjacent to Walmart anchored power centre
- Numerous amenities nearby including: Starbucks, Tim Hortons, & Sobeys.
- Quick access to Crowchild Trail, Stoney Trail and Country Hills Blvd.

Maple Leaf Professional Centre (“MLPC”) located at 15 Royal Vista Way NW was completed in Q2 2017, and adds Class “A” office space to Calgary’s most under-served market. With an efficient floorplate, allowing tenancies ranging from 1,500 s.f. to 35,000 s.f., and a parking ratio of 1 stall per 282 s.f., MLPC is an ideal option for retail, medical, and office tenants. The Royal Vista area is easily accessible from Crowchild Trail, Country Hills Boulevard, and Stoney Trail, and has on-site storage options located in the floors above and below. The building offers a truly unique opportunity to Calgary tenants. MLPC is conveniently located near numerous service and retail operators including: Walmart, Sobeys, Shell Gas Bar, Tim Hortons, Starbucks, Shoppers Drug Mart and many more...

## AVAILABLE SPACE

UNIT 120:	2,840 s.f.
UNIT 110:	2,840 s.f.
UNIT 140:	3,176 s.f.
UNIT 1 LEASED	1,436 s.f.
UNIT 145B:	2,009 s.f.
UNIT 145A:	3,047 s.f.
UNIT 150:	5,637 s.f.
UNIT 160C/L	3,410 s.f.
UNIT 170C/L	3,602 s.f.
UNIT 1 LEASED	1,761 s.f.
UNIT 190:	3,239 s.f.



SITE PLAN

NOW  
FIXTURING



FOR MORE INFORMATION, PLEASE CONTACT:

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