




REMINGTON DEVELOPMENT CORPORATION

JUNE 2022 CALGARY RETAIL LEASING UPDATE



| | RANGEWINDS BUSINESS PARK | BARLOW CROSSING | QUARRY STATION ISLAND |
|------------|---|---|--|
| LOCATION | Barlow Trail & 50 Avenue SE | Barlow Trail & 90 Avenue SE | 23 Street & 24 Street SE |
| |  |  |  |
| AVAILABLE | <p>Lot 41: 1,550 SF CRU</p> <p>2,105 SF Fast Food with Drive-Through</p> <p>Available June 2022</p> | <p>Building B – Fast Food / CRU 8,342 SF available</p> <p>Building F – CRU 9,799 SF available</p> | <p>Building D 24,000 SF available</p> <p>10 bays 30' x 80'</p> |
| HIGHLIGHTS | <ul style="list-style-type: none"> • Excellent access and exposure to Deerfoot Trail (159,000 vehicles avg./day) and Barlow Trail (27,000 vehicles avg./day) • Public transit via Routes 24, 147, 43 and BRT 302 • Zoned I-C (Industrial Commercial) • New 7-11 opening June 2022 | <ul style="list-style-type: none"> • Easy access to Barlow Trail, Glenmore Trail and Deerfoot Trail • Public transit via Route 149 • New Calgary Co-op gas bar, convenience store and car wash, Tim Hortons • Occupancy: Immediately • Zoned I-C (Industrial Commercial) | <ul style="list-style-type: none"> • Excellent access to Glenmore Trail & Deerfoot Trail via 24 Street SE • Close to nearby amenities in Quarry Park • New Esso gas station, convenience store and A&W • Public transit via BRT 302 and future Green Line LRT • Zoned DC-32Z91 & DC-42Z92 |
| COMMENTS | <ul style="list-style-type: none"> • Market rates • Operating costs and taxes TBD | <ul style="list-style-type: none"> • Base rent starting at \$35.00 PSF • Operating costs & taxes budgeted for 2022 at \$12.58 PSF for Building B and \$12.88 PSF for Building F | <ul style="list-style-type: none"> • Base rent starting at \$28.00 PSF • Operating costs & taxes TBD |