




REMINGTON DEVELOPMENT CORPORATION

MARCH 2023 CALGARY RETAIL LEASING UPDATE



	RANGEWINDS BUSINESS PARK	BARLOW CROSSING	QUARRY STATION ISLAND
LOCATION	2415 50 Avenue SE	Bldg. B: 400 Barlow Square SE Bldg. F: 100 Barlow Square 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>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 • Available immediately • Zoned I-C (Industrial Commercial) 	<ul style="list-style-type: none"> • Easy access to Barlow Trail, Glenmore Trail and Deerfoot Trail • Public transit via Route 149 • Calgary Co-op gas bar, convenience store, car wash & Tim Hortons on site • Available 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 • Esso gas station, convenience store and A&W on site • 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 2023 at \$17.09 PSF for Building B and \$14.43 PSF for Building F 	<ul style="list-style-type: none"> • Base rent starting at \$28.00 PSF • Operating costs & taxes TBD