



# REMINGTON DEVELOPMENT CORPORATION

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