

# SHAGANAPPI VILLAGE SHOPPING CENTRE

4625 VARSITY DRIVE NW, CALGARY, AB





# PROPERTY OVERVIEW

RETAIL

**UNIT 142: 1,939 SF**

**UNIT 207: 1,172 SF**

SECOND FLOOR OFFICE

**UNIT 222: 6,084 SF**

AVAILABLE SPACE

## MARKET LEASE RATES

LEASE RATES

**\$16.94 PSF**

OPERATING COSTS

**IMMEDIATELY**

AVAILABILITY

**AMPLE SURFACE**

PARKING

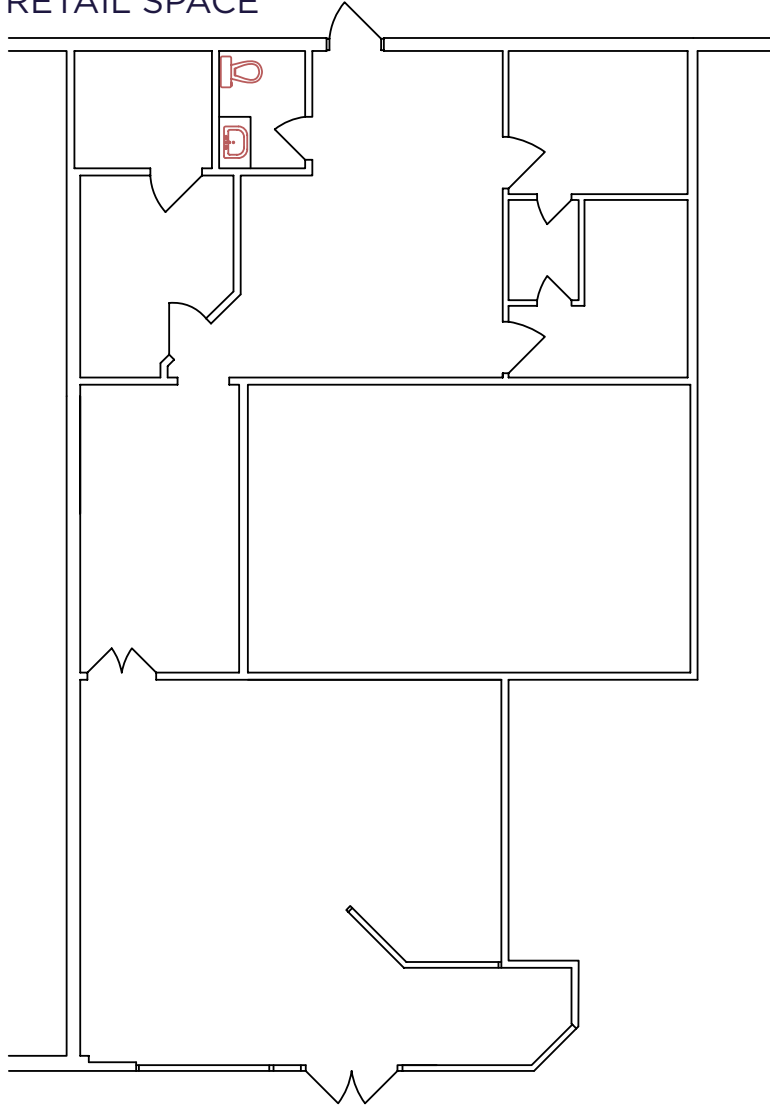


## PROPERTY HIGHLIGHTS

- Proximate to Market Mall, the University of Calgary, and Northland Shopping Centre
- Shopping centre is home to tenants such as Plato's Closet and Paramount 24 Hour Animal Hospital
- Other established tenants include Kicks Sports, FYI Doctors, Varsity Wine Merchant, Desjardins Insurance, and Focus Dental
- Bus line access, dedicated turn lane, pylon signage, prominent storefront signage, and a signalized intersection

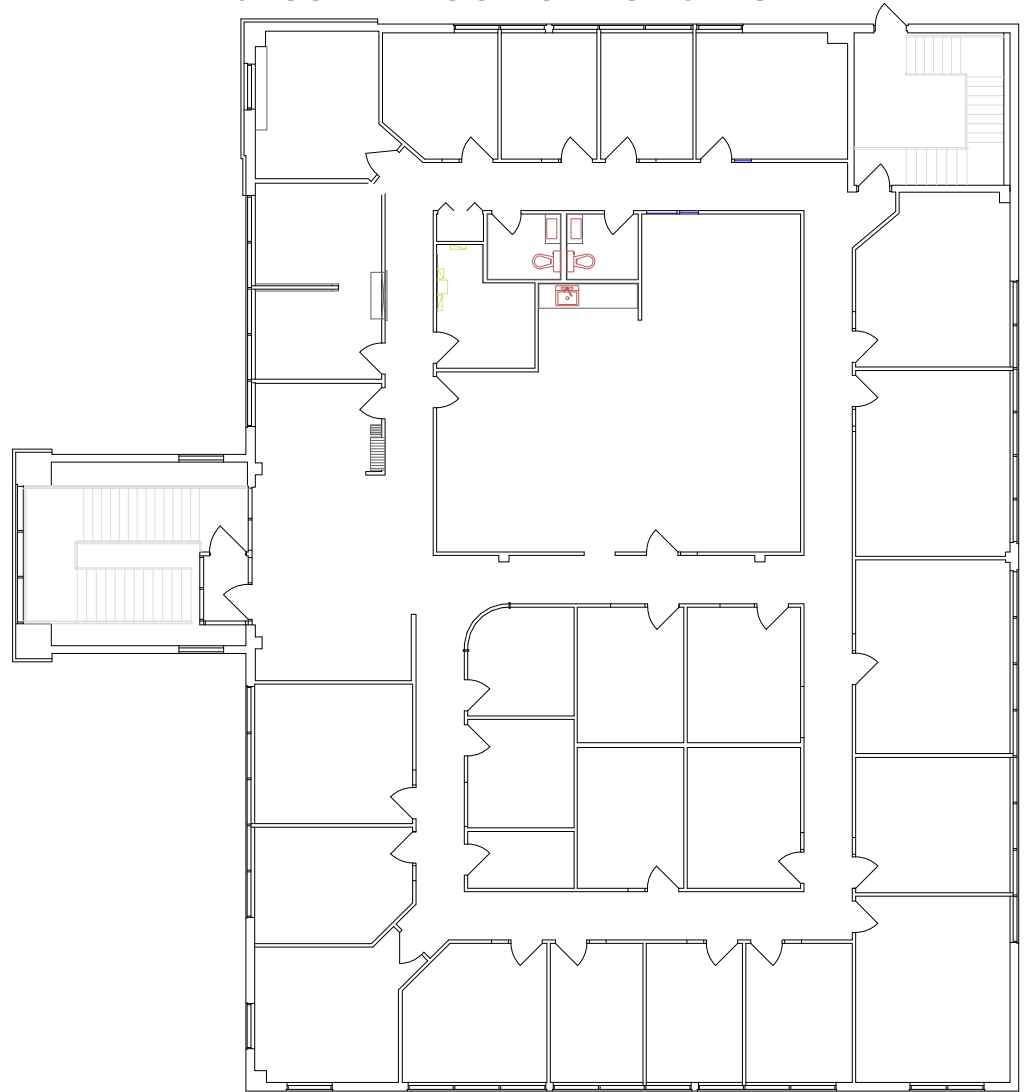
# FLOOR PLANS

RETAIL SPACE



**UNIT 142: 1,939 SF**

SECOND FLOOR OFFICE SPACE



**UNIT 222: 6,084 SF**







ADAM RAMSAY  
Executive Vice President  
Office Sales & Leasing  
403 261 1103  
adam.ramsay@cushwake.com

NICK PRESTON, MBA  
Vice President  
Retail Sales & Leasing  
403 467 9222  
nick.preston@cushwake.com

RYAN RUTHERFORD  
Vice President  
Retail Sales & Leasing  
403 973 4677  
ryan.rutherford@cushwake.com

DAVID LEES  
Executive Vice President  
Office Sales & Leasing  
403 261 1102  
david.lees@cushwake.com

TRENT PETERSON  
Vice President  
Office Sales & Leasing  
403 261 1101  
trent.peterson@cushwake.com

CUSHMAN & WAKEFIELD ULC | 2400, 250 6 AVE SW, CALGARY, AB T2P 3H7 | [cushmanwakefield.com](http://cushmanwakefield.com)