

RETAIL PRE-LEASING OPPORTUNITY

9 Avenue SE & 8 Street SE

INGLEWOOD, CALGARY, AB

CUSHMAN & WAKEFIELD

The Newest Corner in Inglewood.

Set at the prominent corner of 9 Avenue SE and 8 Street SE, West Oak Investments is advancing a new mixed-use development in one of Calgary's most recognizable and vibrant inner-city neighbourhoods. The development is anticipated to feature approximately 100+ purpose-built rental residential units above 12,000 SF of ground-floor commercial space.

Positioned along Inglewood's primary commercial corridor and designed around a street-level retail experience, the development offers an opportunity to introduce new businesses and everyday conveniences to an established community.

With a focus on complementary retail, food and service-oriented uses, the commercial component is envisioned as a natural extension of Inglewood's existing business community, offering prospective tenants an opportunity to establish a presence along one of Calgary's established commercial corridors.



Established Retail Corridor

Positioned along Inglewood's primary commercial street



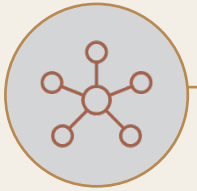
Integrated Retail & Residential

Flexible retail space beneath 100+ planned rental units



Steps from Downtown

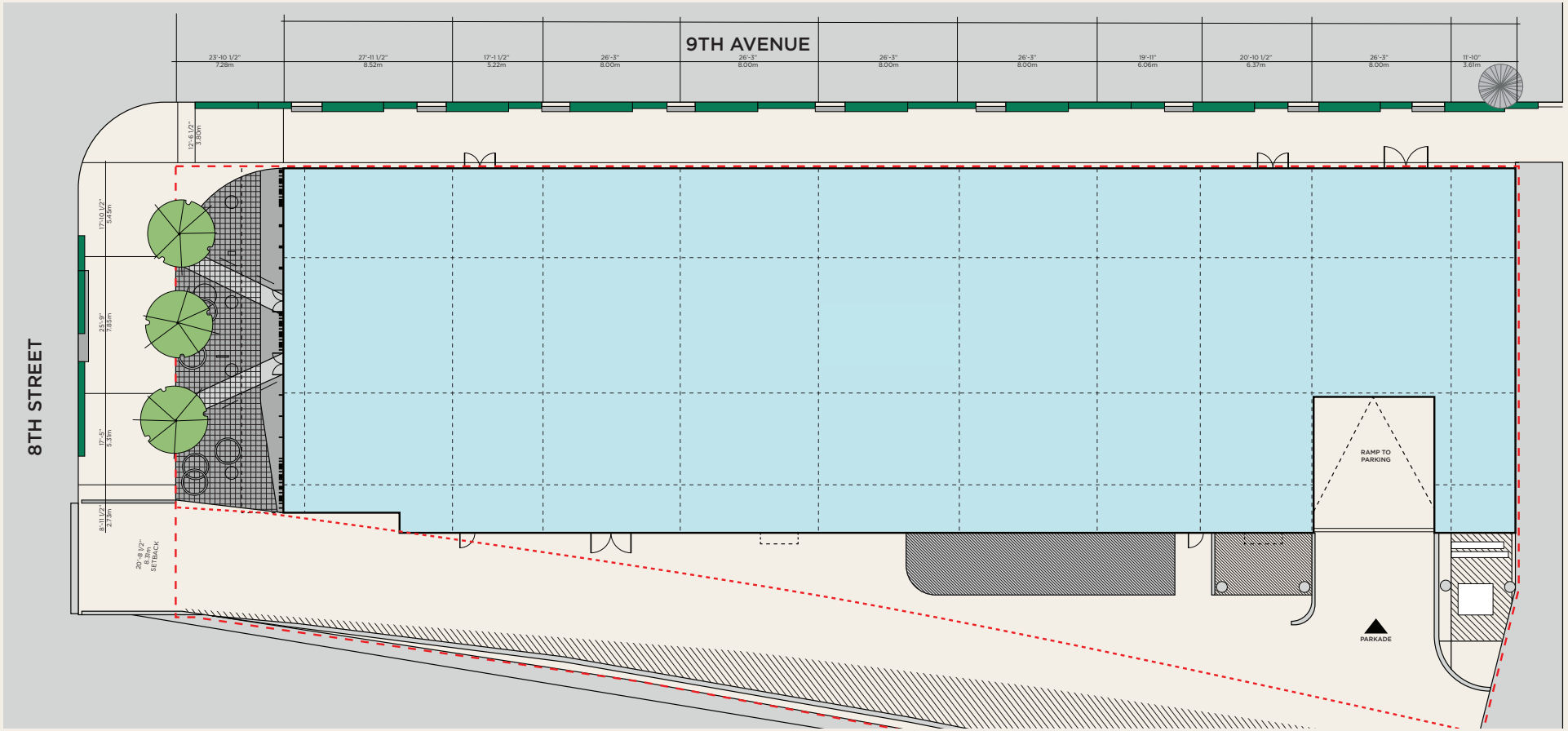
Directly east of Calgary's downtown core



Connected Inner-City Location

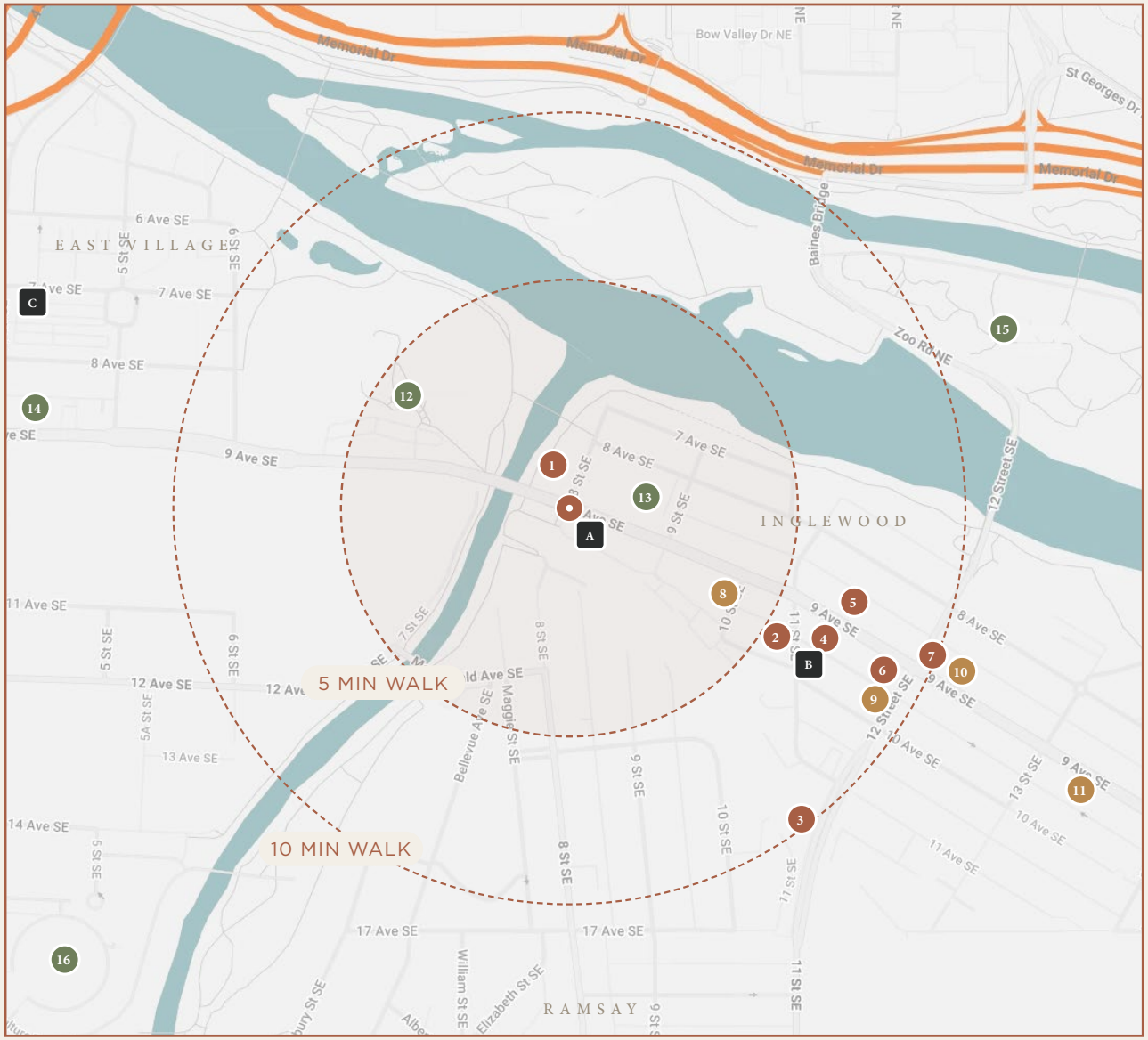
Inglewood, Ramsay and surrounding communities

The Space That Fits Your Concept.



Located at street level beneath 100+ purpose-built rental residences, the ground-floor commercial space offers up to 12,000 SF of flexible retail opportunity. Designed around a pedestrian-friendly storefront experience along 9 Avenue SE, the space is well suited to complementary retail, food and service-oriented uses. With the opportunity to shape the layout to suit your concept, tenants can establish a presence at the heart of Inglewood's primary commercial corridor.

Where Retail Takes Shape.



MAP KEY

DINING & DRINK

1	Deane House	1 min
2	The Nash	5 min
3	Cold Garden Beverage Co.	10 min
4	The Potion Room Bar	6 min
5	Domino's Pizza	6 min
6	Ironwood Stage & Grill	7 min
7	Spolumbo's Fine Foods & Deli	8 min

SHOPS & SERVICES

8	Lina's Italian Market	4 min
9	Marshall Drugs	8 min
10	Servus Credit Union	10 min
11	Silk Road Spice Merchant	12 min

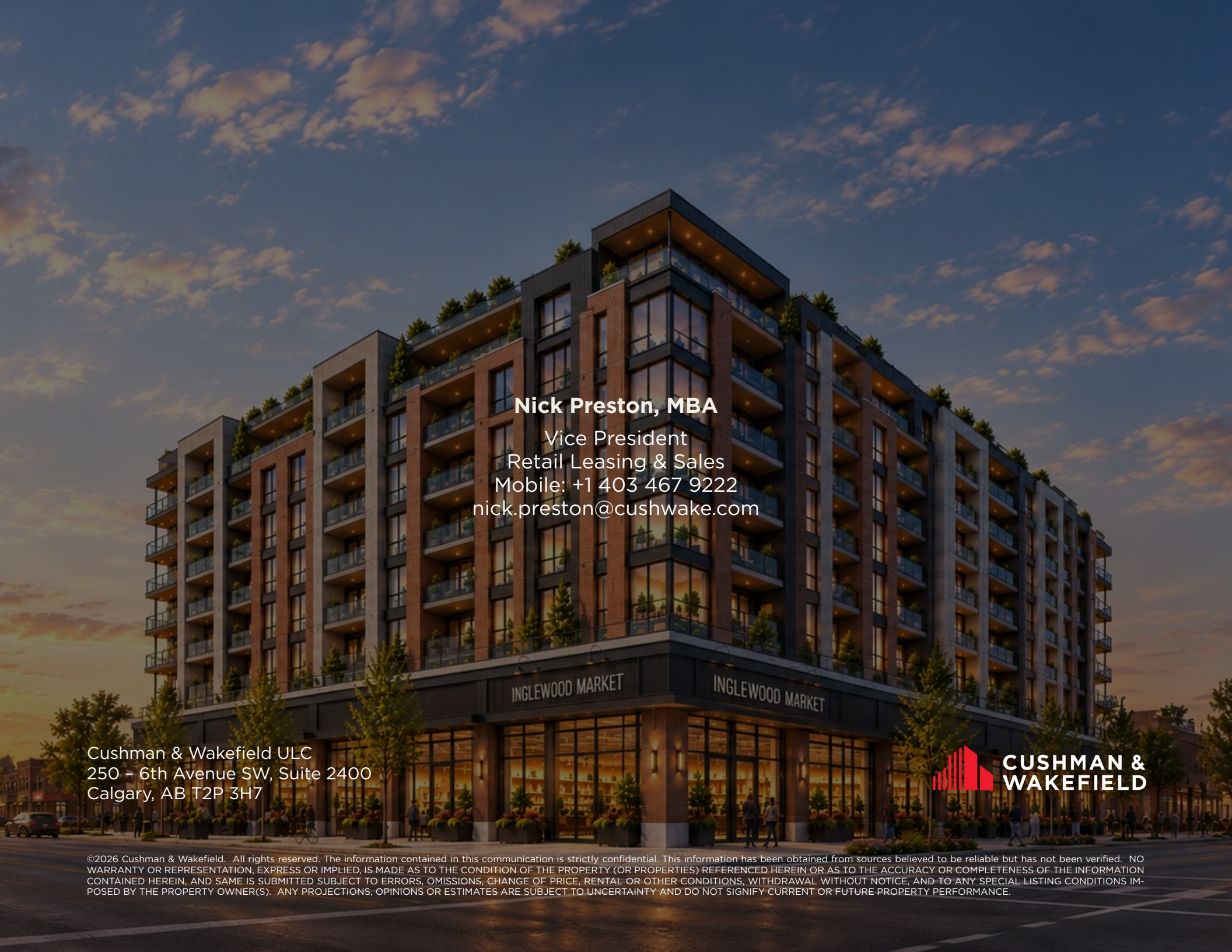
CULTURE & OUTDOORS

12	The Confluence	4 min
13	Alexandra Centre	4 min
14	Studio Bell · National Music Centre	12 min
15	Wilder Institute / Calgary Zoo	14 min
16	Scotiabank Saddledome	20 min

TRANSIT

A	MAX Purple 307 / Route 1 stop	1 min
B	Green Line Station (future)	6 min
C	City Hall/Bow Valley College CTrain	15 min

DOWNTOWN CALGARY	DEERFOOT TRAIL	TRANS-CANADA HWY	YYC AIRPORT
5 MIN DRIVE	5 MIN DRIVE	8 MIN DRIVE	20 MIN DRIVE



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