

# For Lease

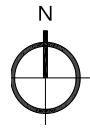
## The Pointe

1211 Kensington Road NW  
Calgary AB

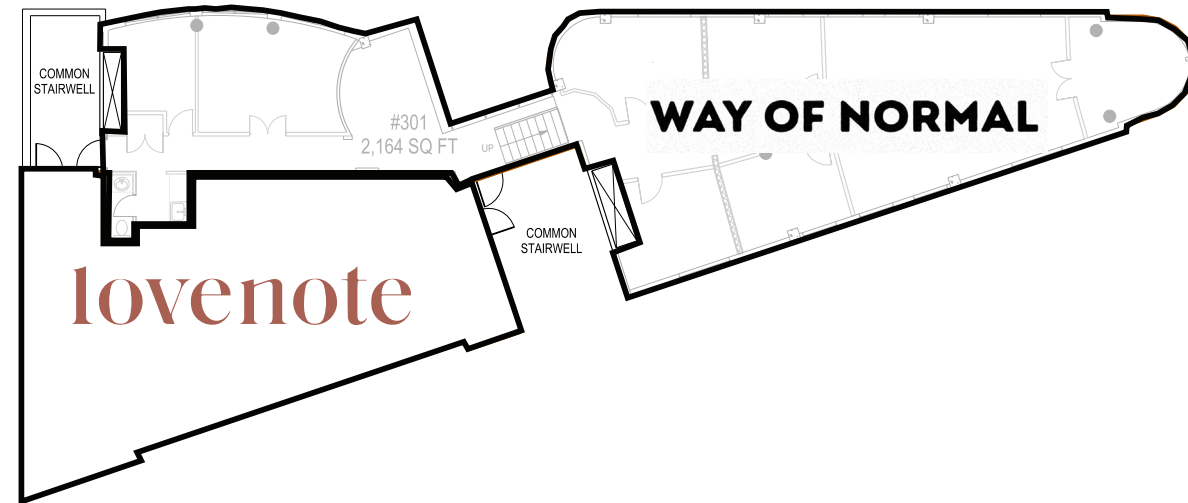
Prime retail space available in the heart of Kensington!



# Floor Plan



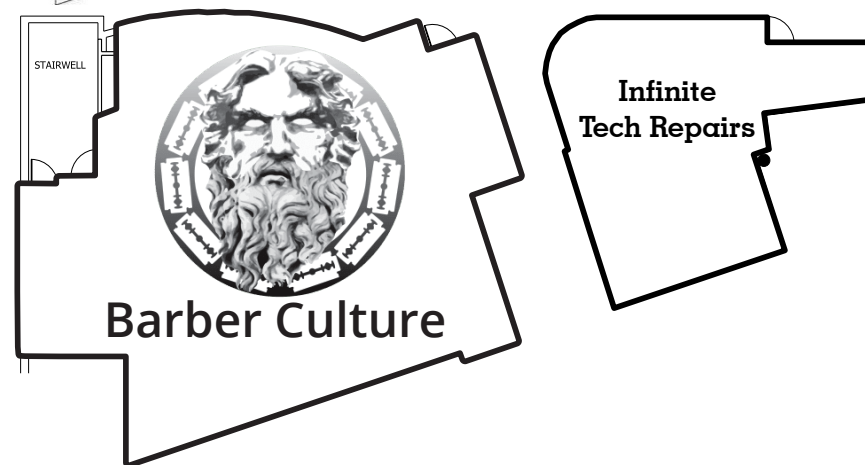
Third Floor Floor Plan



Second Floor Floor Plan



Main Floor Floor Plan



## Particulars

|                  |   |
|------------------|---|
| Address:         | 1211 Kensington Road NW                     |
| Occupancy:       | Immediate                                   |
| Available:       | Second Floor   Unit 200 - 1,447 sf          |
| Parking stalls:  | Street Parking                              |
| Asking Rent:     | Market                                      |
| Zoning:          | C-COR1                                      |
| Additional Rent: | \$15.72 psf (2025 est.) plus Management Fee |

## Highlights

- Prime leasing opportunity in Kensington area
- Servicing surrounding communities such as Westmount, Hillhurst and Upper Hillhurst
- Exposure to 10,000 vehicles per day along Kensington road NW

**Trade Area Demographics**  
Within 1km



**84,978**  
Daytime Population



**\$123,169**  
Average Household Income



**10,000**  
VPD along Kensington Rd



**Amenities on Kensington Road**

- |                               |                               |
|-------------------------------|-------------------------------|
| 1. Petro Canda                | 13. HSBC Bank                 |
| 2. Shopper Drug Mart          | 14. Original Joe's            |
| 3. Subway                     | 15. Good Trade Coffee Company |
| 4. Chicken On The Way         | 16. Pulcinella                |
| 5. Royal Kabab Express        | 17. Hexagon Board Game Cafe   |
| 6. Canada post                | 18. Blanco Cantina            |
| 7. Tu Taco                    | 19. EATCROW Snack Bar         |
| 8. Menyatai Japanese Noodles  | 20. Higher Ground Cafe        |
| 9. Kensington Wine Market     | 21. Deville Coffee            |
| 10. Shawarma and Falafel City | 22. Winebar Kensington        |
| 11. Peppino                   | 23. Modern Steak Kensington   |
| 12. Shijo Shushi              | 24. Tim Hortans               |

**Amenities on 10 St NW**

1. Fuwa Fuwa Japanese Pancakes
2. Crave Cupcakes
3. FOUR20
4. Oolong Tea House
5. Fusion Sushi & Thai
6. Osteria Chef's Table
7. Vero Bistro Moderne
8. Ikemen Ramen Bar
9. RBC
10. Red's Diner
11. Espresso Cafe
12. Regal Cate Cafe

**Amenities on 14 St NW**

1. Muku Japanese Ramen
2. Globefish
3. WholeLifeGo
4. Blackwell;s Pub & Eatery
5. Campana Place

# Get more info.

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