

SIGNIFICANT RESTAURANT WITH PATIO OPPORTUNITY AVAILABLE SPRING 2028



JUNCTION AT MARKET AND MAIN BLOCK B

4150 Market Street SE
Calgary, AB

Brookfield
Residential

CBRE

Highlights



Prime opportunity for signature restaurant & retail in the new Junction at Market and Main development in SE Calgary

- Community uses include Retail, Employment, Public Services (Healthcare, Emergency Services, LRT, Education & Recreation) and Residential
- Anticipated build out by 2035
- 675 acre residential community adding 8,300 dwelling units for an expected population of 17,500
- Construction is set to start on this portion of Market Street in 2026 and turnover in 2028
- Market Street uses include grocery, retail, restaurant and residential
- Block B envisages a total of 14,532 sq. ft. of high quality main floor space



[illegible]

CRU 1 - 1,113 sq. ft.
CRU 2 - 3,113 sq. ft.
with 1,036 sq. ft. patio

CRU 4 - 1,128 sq. ft. (C/L)
CRU 6 - 1,128 sq. ft.

BASIC RENT - Market
OP COSTS & TAXES - TBD
SIGNAGE - Fascia
COMMENCEMENT - February 2028
TERM - 5 - 10 years



Land Use Overview

MARKET STREET

- 155,000 sq. ft. multi tenant retail space
- 236 assisted living units
- 450 condo/townhouse units
- 100,000 sq. ft. medical office (Front Street)

RECREATIONAL

- Brookfield Residential YMCA & Public Library, JCS (CBE) High School, 16 acre Regional Park

MULTI FAMILY RESIDENTIAL

- 1,000+ multi family residential units

PUBLIC SERVICES

- 2 LRT (Greenline) Park & Ride Stations
- Multi-services facility (Police, Fire, ABS, CNS)

EMPLOYMENT DISTRICT

- Up to 1.5 million sq. ft. of office space
- Seniors Village (311 unit supportive living & 170 units assisted and independent living)

GATEWAY DISTRICT

- 225 room Marriot Hotel
- 117 room Microtel Hotel
- 25,000 sq. ft. retail

SOUTH HEALTH CAMPUS

- Phase 1 - 1.7 million sq. ft. offering 130 + programs/services, 265 beds, typically 3,800 staff on site at any given time
- Phase 2 (future) - capacity upgraded to 695 beds, 5500 staff

REGIONAL RETAIL & DESIGN DISTRICT

- 700,000 sq. ft. of regional and local oriented retail space



Aerial Views

Looking North



Looking West



Looking East



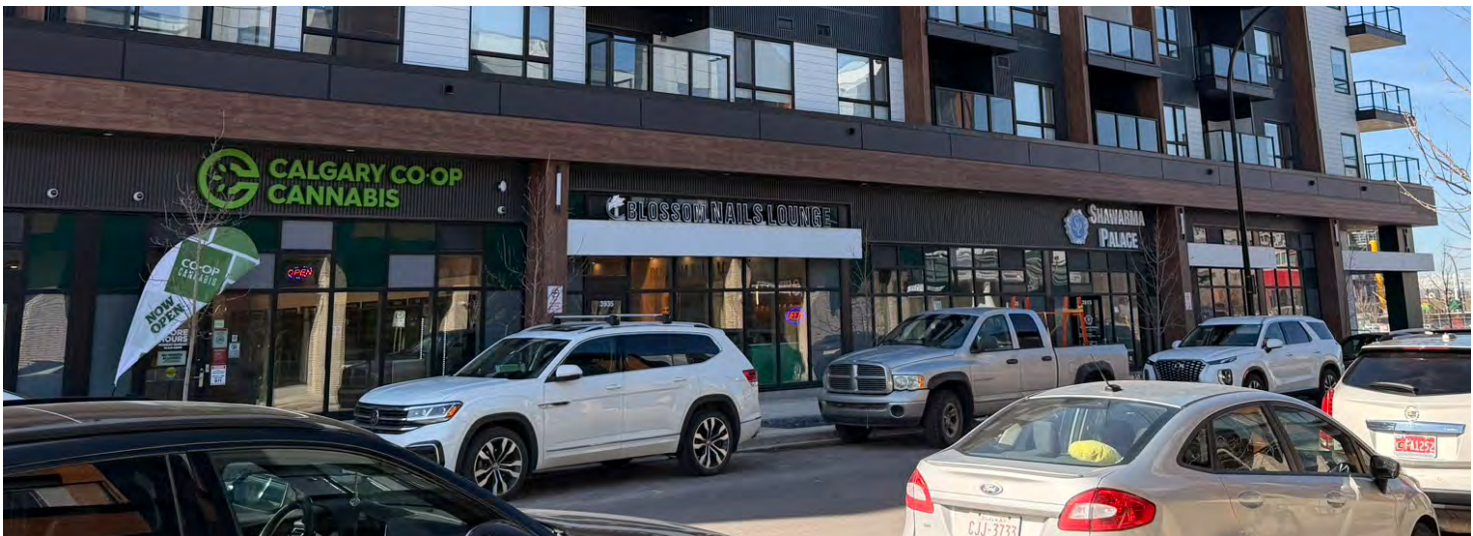
Block B Renderings



Junction 21 Photos



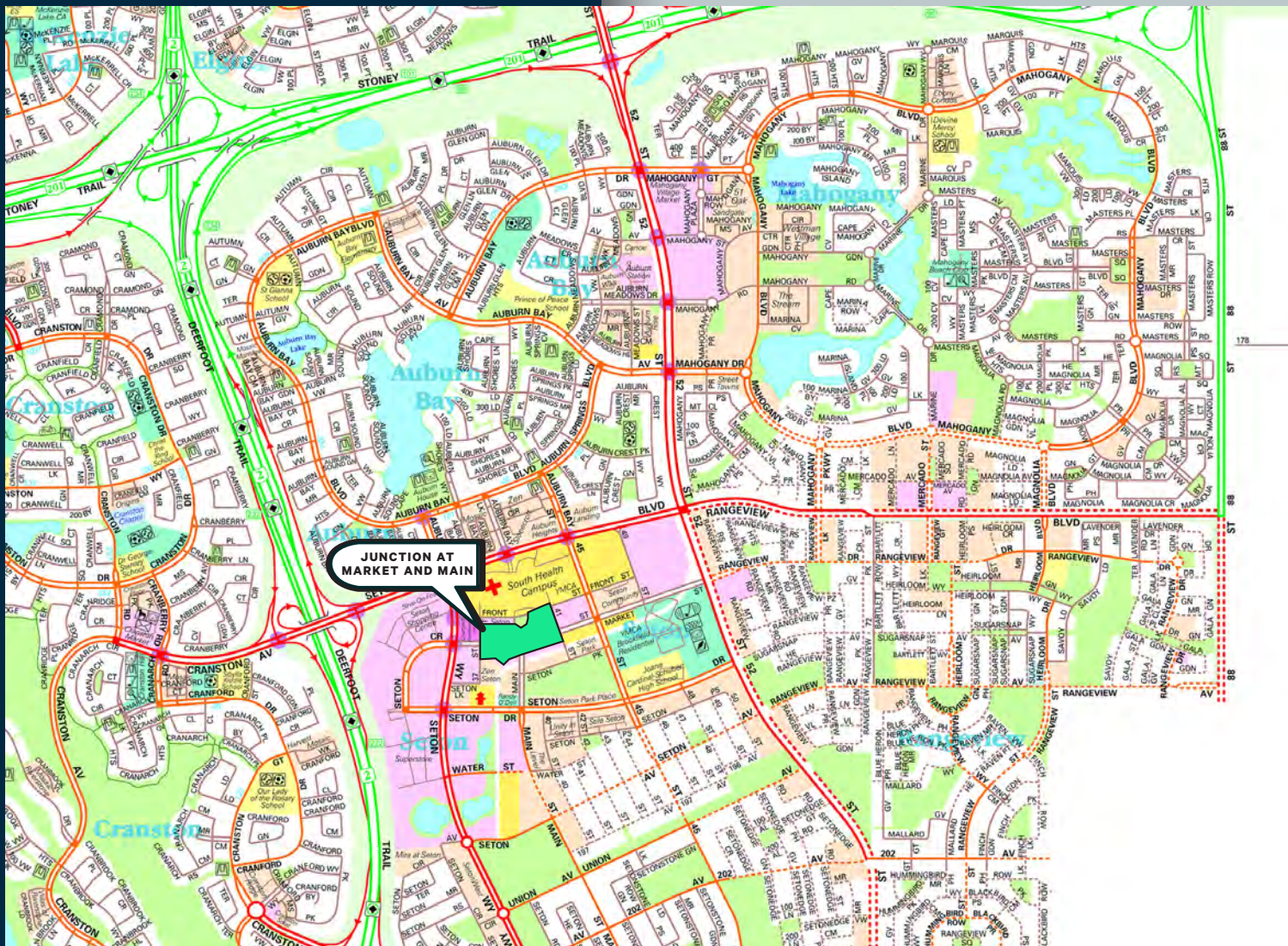
Junction 88 Photos



Block C Photos



Area & Nearby



For More Information Please Contact

Alistair Corbett

Senior Vice President
403.294.5709
alistair.corbett@cbre.com

Cory Miles

Associate Vice President
403.750.0523
cory.miles@cbre.com

Mac Marcineu

Sales Associate
587.583.7197
mac.marcineu@cbre.com

Jayne Rogers

Transaction Manager
403.750.0535
jayce.rogers@cbre.com

Brandy Chorney

Marketing Specialist
403.303.3609
brandy.chorney@cbre.com

CBRE Calgary

Eighth Avenue Place
East Tower 525 8 Avenue SW Suite 3200
Calgary, Alberta T2P 1G1

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth. Map© 2024 Sherlock Publishing Ltd.

CBRE

Brookfield
Residential