

# RETAIL SPACE FOR LEASE

**CENTRE58**

**UP TO 9,031 SF AVAILABLE**



**CENTRE58  
DIRECT EXPOSURE  
TO 58TH AVE SW**



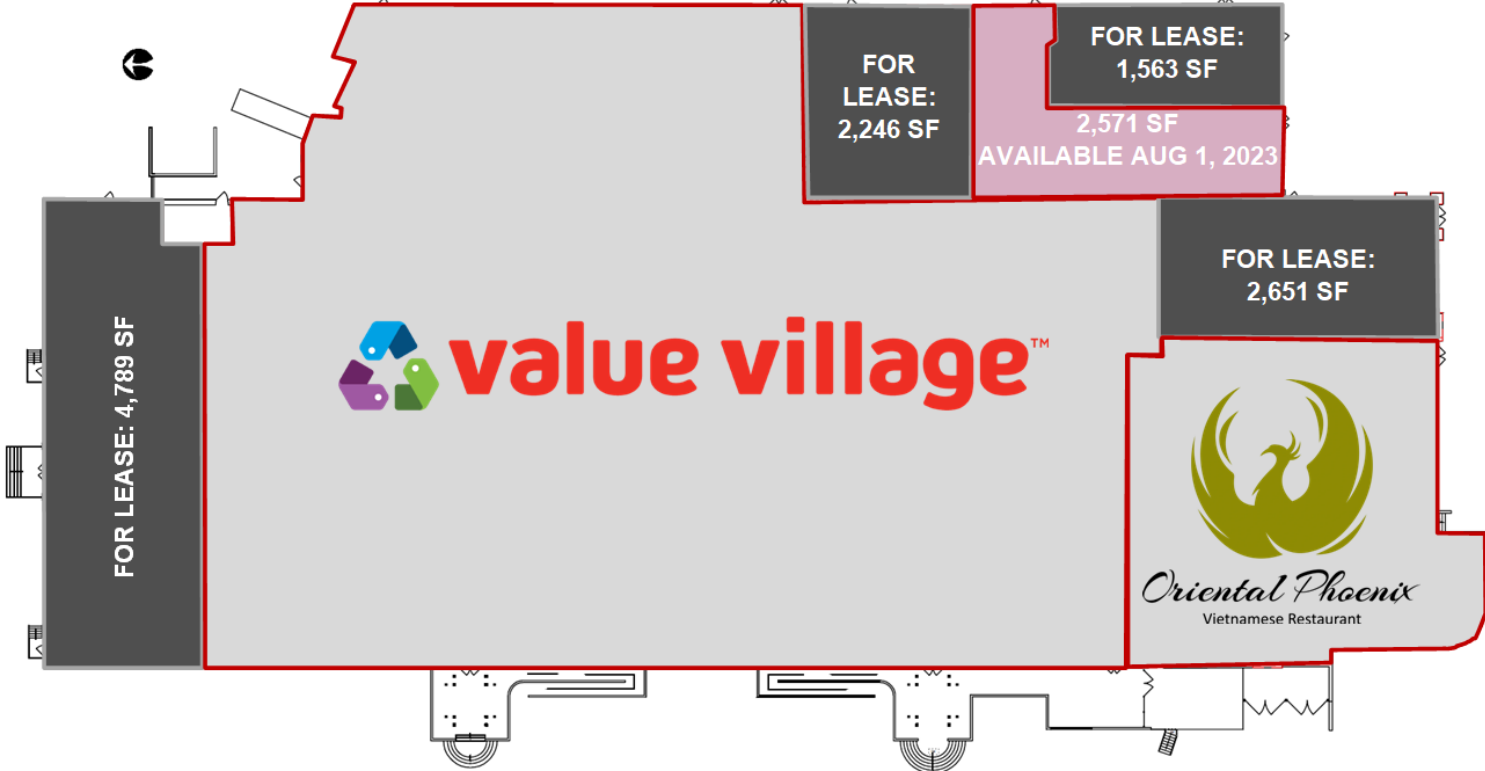
# 104 58 AVENUE SE

## HIGHLIGHTS

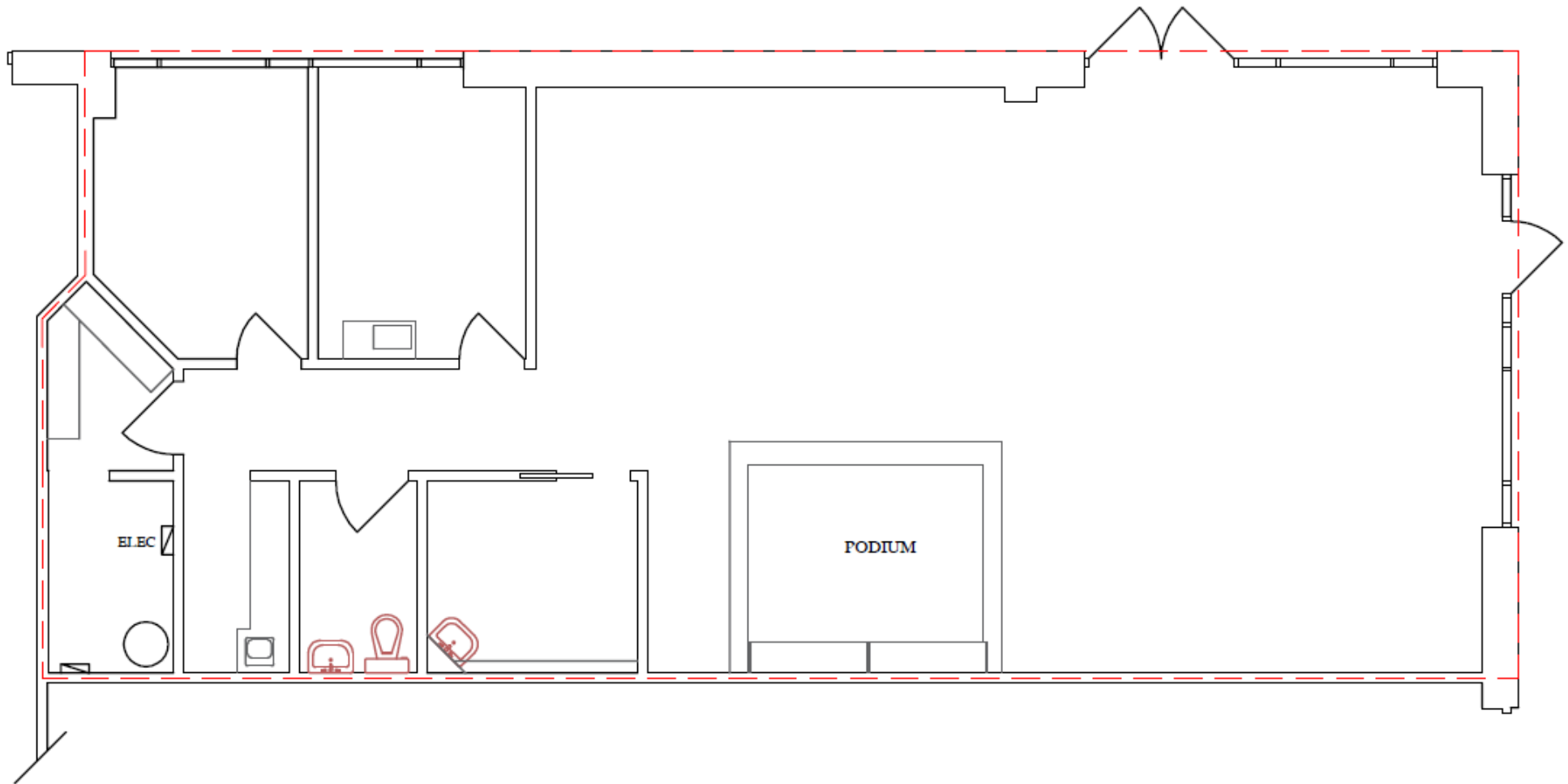
- Excellent exposure to 58 Avenue SW, servicing 16,000 vehicles per day
- Ample surface parking
- Multiple amenities in the area
- Walking distance to Chinook LRT Station and Chinook Centre
- Proximity to major thoroughfares including Macleod Trail SW, Blackfoot Trail SE, and Glenmore Trail

## LEASE INFORMATION

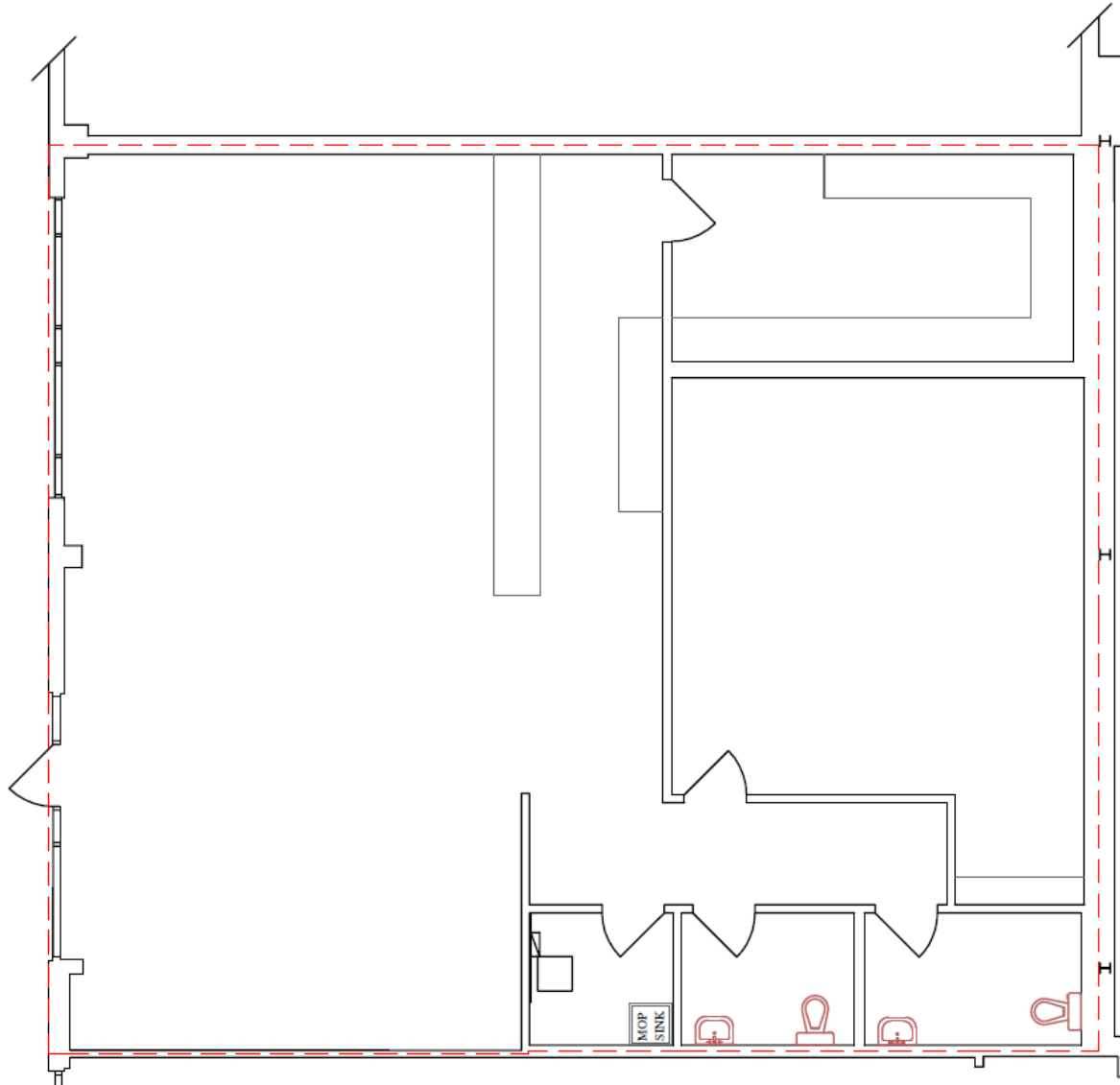
<b>Available</b>	<b>Unit #6: 4,789 SF</b>
<b>For Lease:</b>	<b>Unit #90: 2,651 SF</b>
	<b>Unit #110: 1,563 SF</b>
<b>Year Renovated:</b>	<b>2022</b>
<b>Availability:</b>	<b>Ready For Fixturing</b>
<b>Parking:</b>	<b>Ample Surface</b>
<b>Additional Rent:</b>	<b>\$10.25 PSF (Est. 2023)</b>
<b>Net Rent:</b>	<b>Market</b>



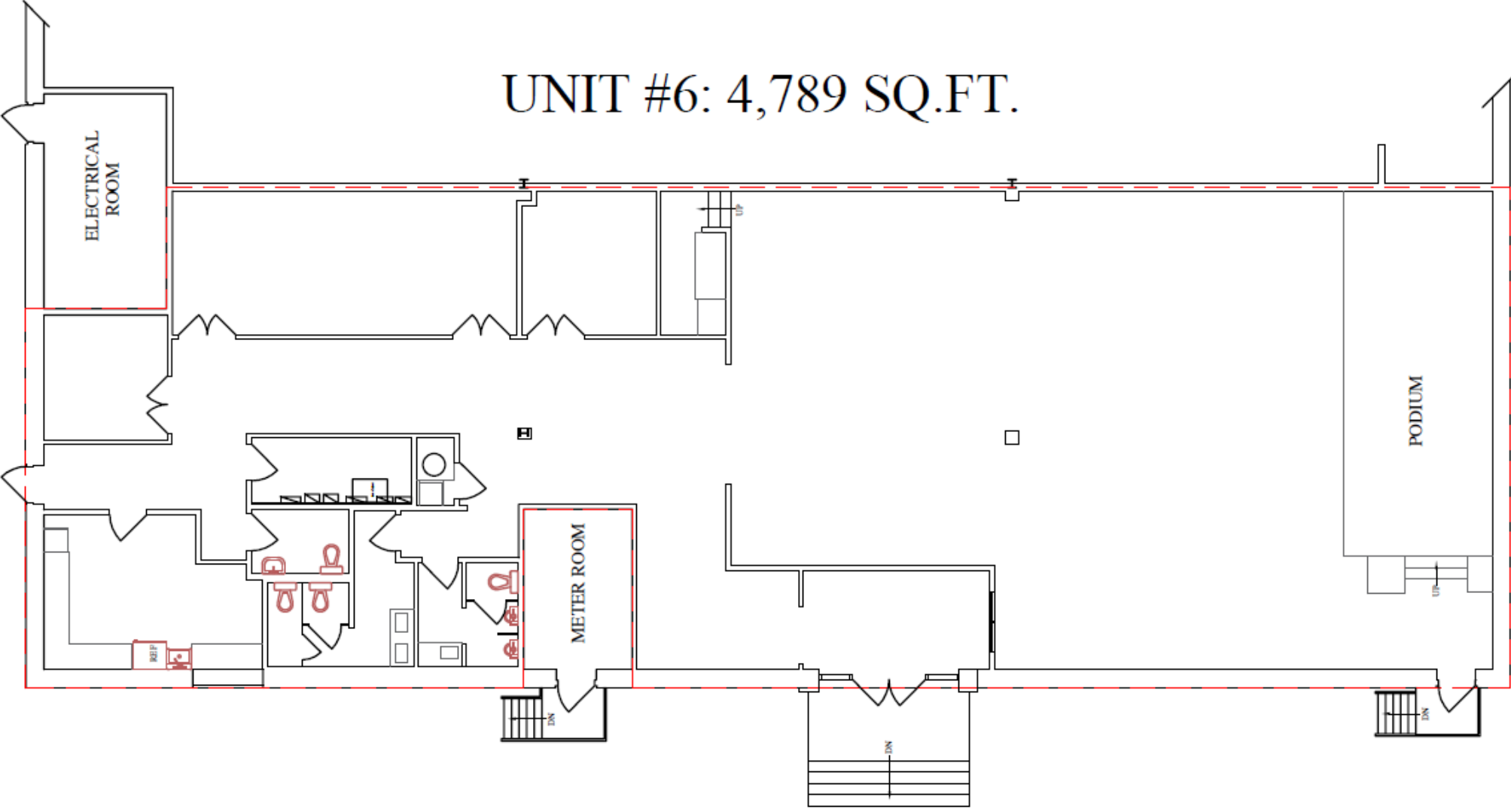
# UNIT #110: 1,563 SQ.FT.



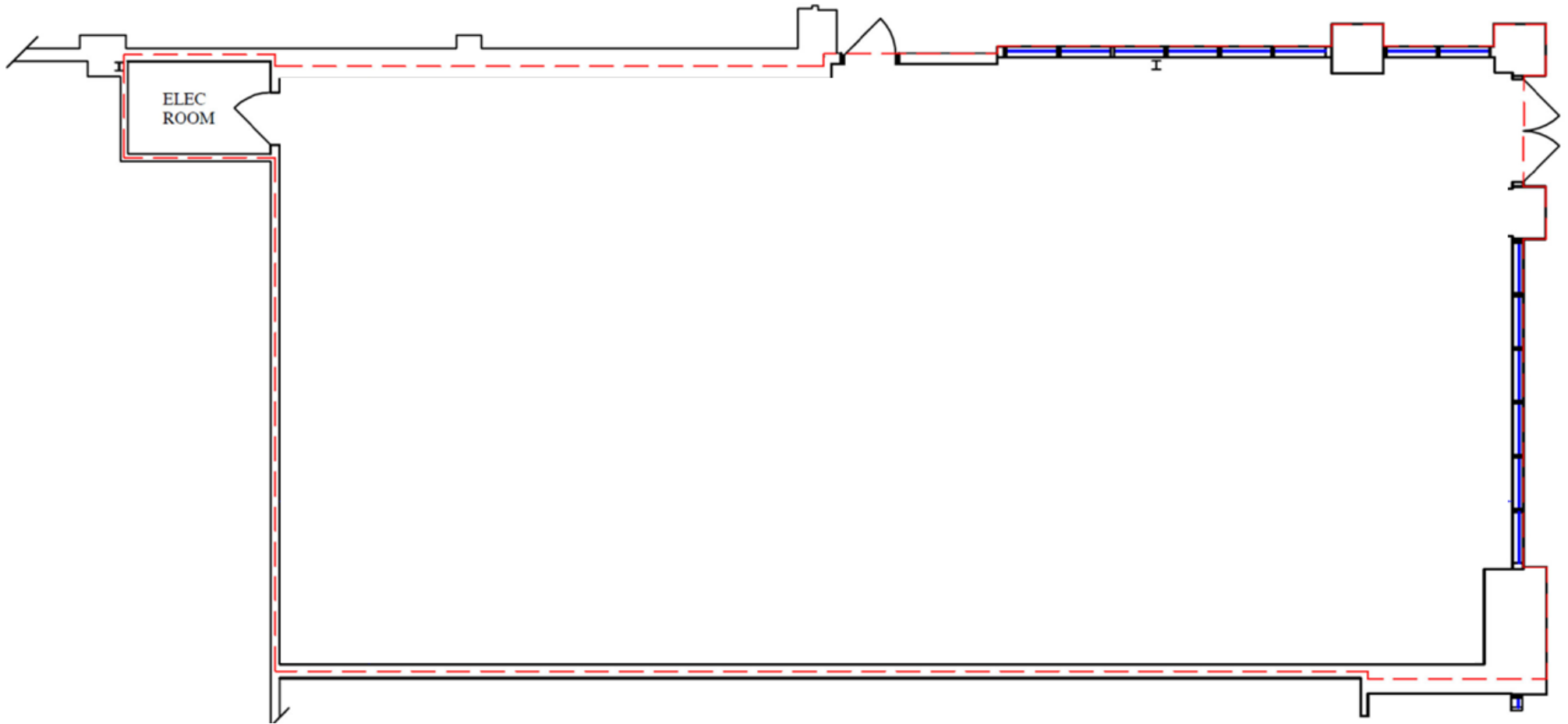
# UNIT #140: 2,246 SQ.FT.



UNIT #6: 4,789 SQ.FT.



# UNIT #90: 2,651 SF



**FOR MORE INFORMATION, PLEASE  
CONTACT:**

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