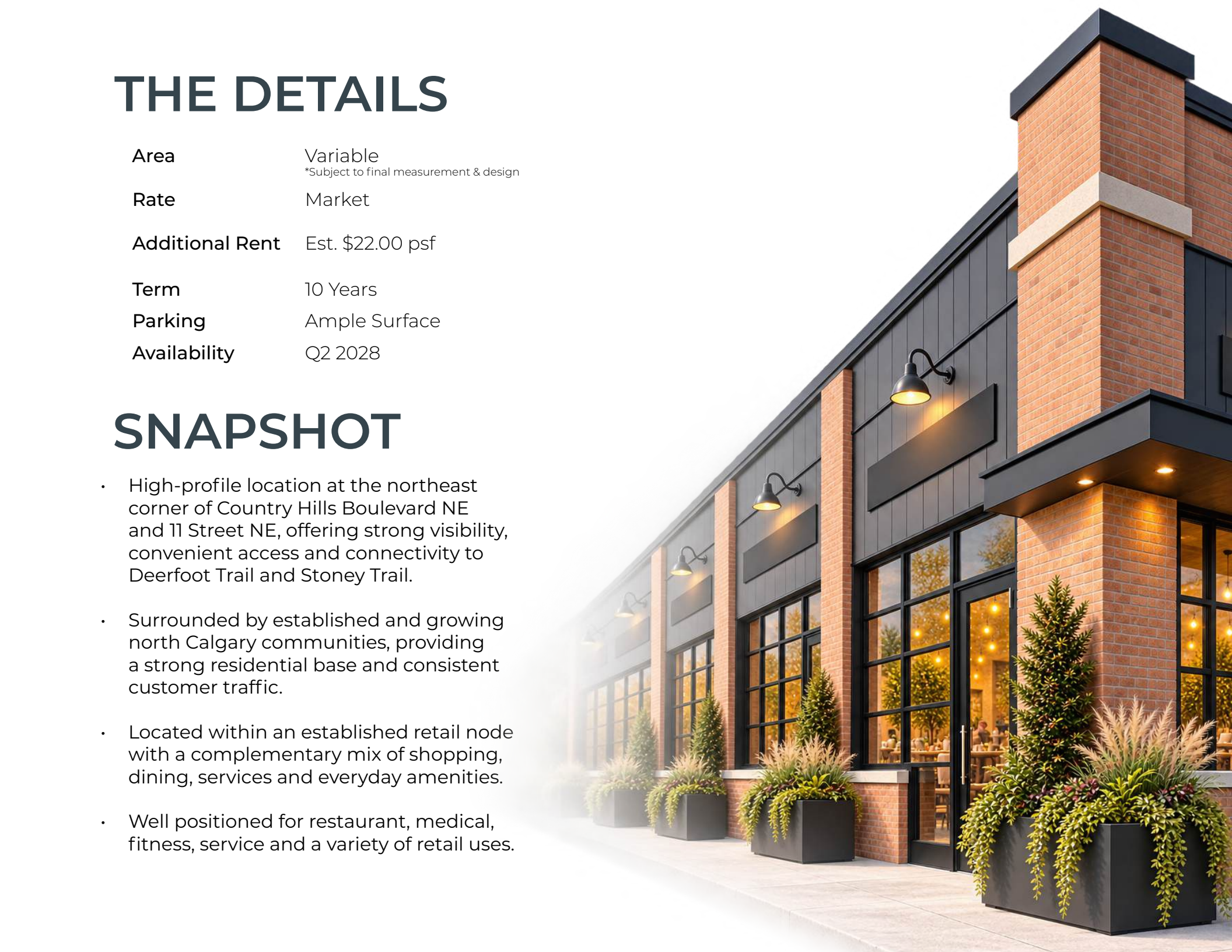

NORTH DISTRICT
Northeast Corner of Country Hills Blvd., and 11th Street NE
Calgary, Alberta
Calgary's Newest Development
For Pre-Lease
open
PROPERTY GROUP

THE DETAILS

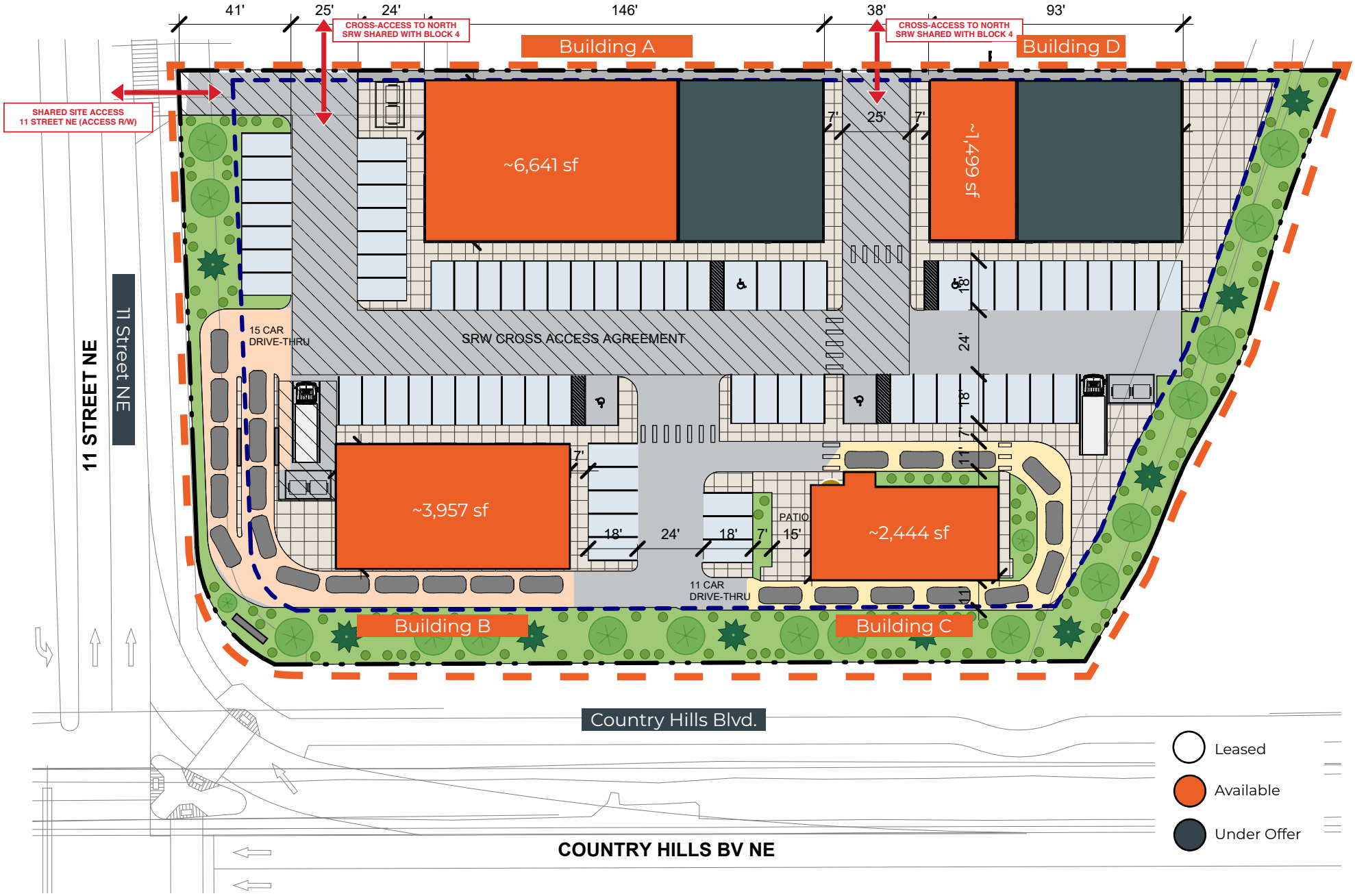
Area	Variable *Subject to final measurement & design
Rate	Market
Additional Rent	Est. $22.00 psf
Term	10 Years
Parking	Ample Surface
Availability	Q2 2028

SNAPSHOT

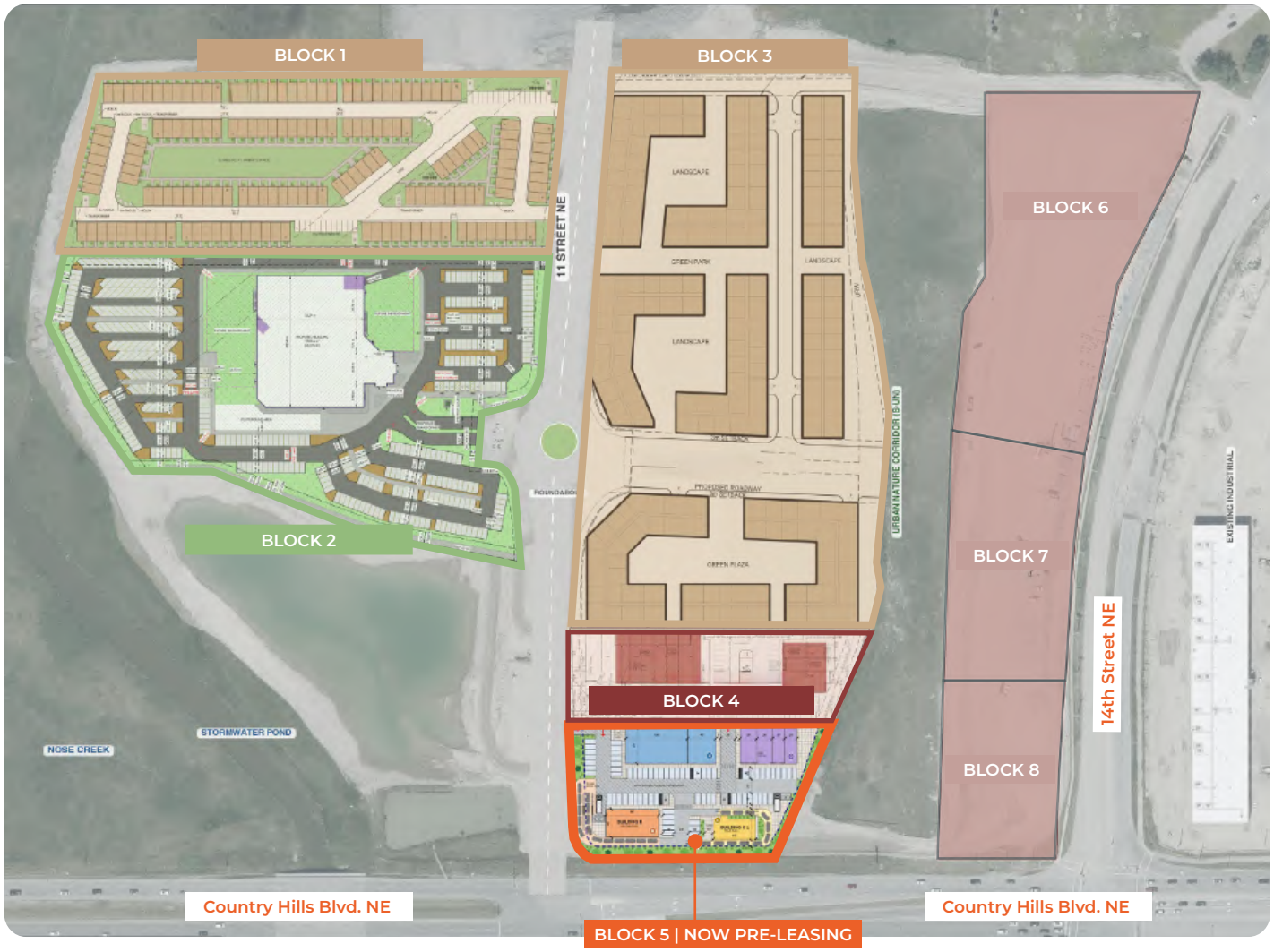
- High-profile location at the northeast corner of Country Hills Boulevard NE and 11 Street NE, offering strong visibility, convenient access and connectivity to Deerfoot Trail and Stoney Trail.
- Surrounded by established and growing north Calgary communities, providing a strong residential base and consistent customer traffic.
- Located within an established retail node with a complementary mix of shopping, dining, services and everyday amenities.
- Well positioned for restaurant, medical, fitness, service and a variety of retail uses.



PROPOSED SITE PLAN



DEVELOPMENT PLAN



DEVELOPMENT KEY

1&3 Residential Development

Block 1 | Up to 164 three-storey townhomes. Proposed M-G rezoning.

Block 3 | Proposed six-storey multi-family development. M-H1 rezoning, with a proposed daycare component on a portion of the site.

2 Beddington Pentecostal Church

Block 2 | Proposed 40,574 SF place of worship. 356 parking stalls.

4 Retail by Ivory Homes

Block 4 | Two retail and consumer service buildings.

5 NOW PRE-LEASING

Block 5

6-8 Future Commercial

Blocks 6-8 | Future commercial development.

20,542
SF of Retail Space

72
Parking Stalls

Strategically positioned along Country Hills Boulevard NE, Block 5 offers a prime retail opportunity within a growing commercial district. Surrounded by planned residential, commercial, and institutional developments, the site is well-positioned to benefit from an expanding customer base, strong exposure, and convenient access.

Surrounding developments are conceptual and subject to change, municipal approvals, and third-party development timelines. Illustrative purposes only.

BIRD'S EYE VIEW



CONNECTED TO CALGARY'S GROWTH



PROPOSED RENDERINGS









FROM FIRST COFFEE TO LAST STOP



7 AM - 11 AM



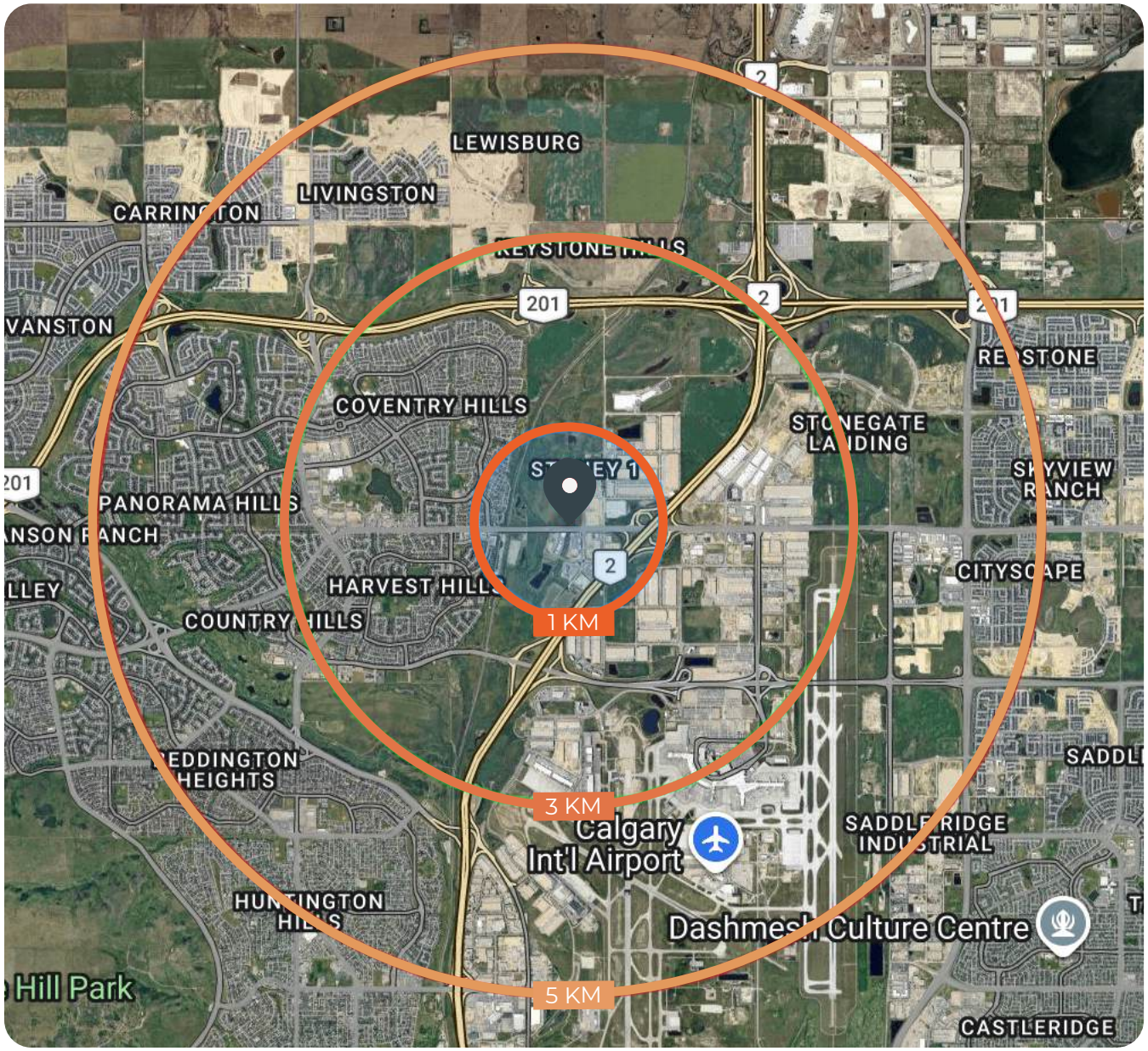
12 PM - 4 PM



5 PM - 10 PM

Daily traffic on Country Hills Boulevard keeps North District connected to customers from the morning commute through the evening rush.

DEMOGRAPHICS



*5 km

37,000+
VPD
along Country Hills Blvd NE

111,887
Population

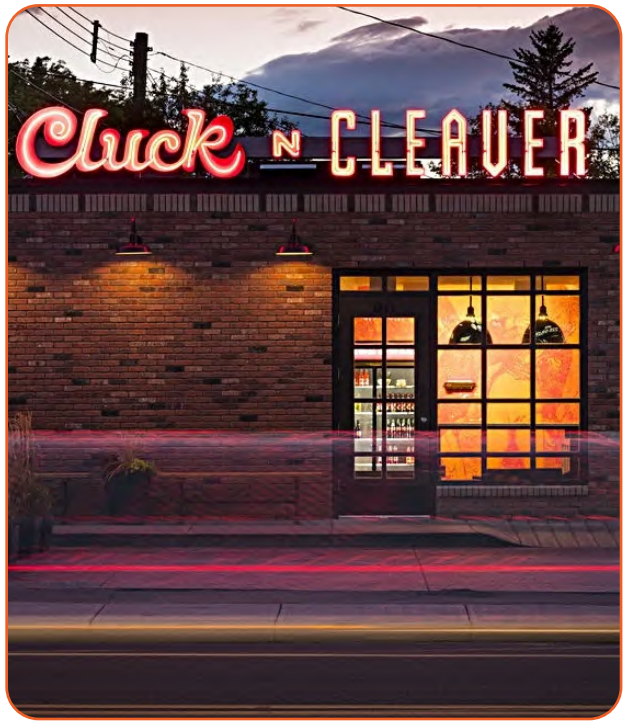
38
Avg. Age

$104,212
Median Household $

BUILT WITH PURPOSE





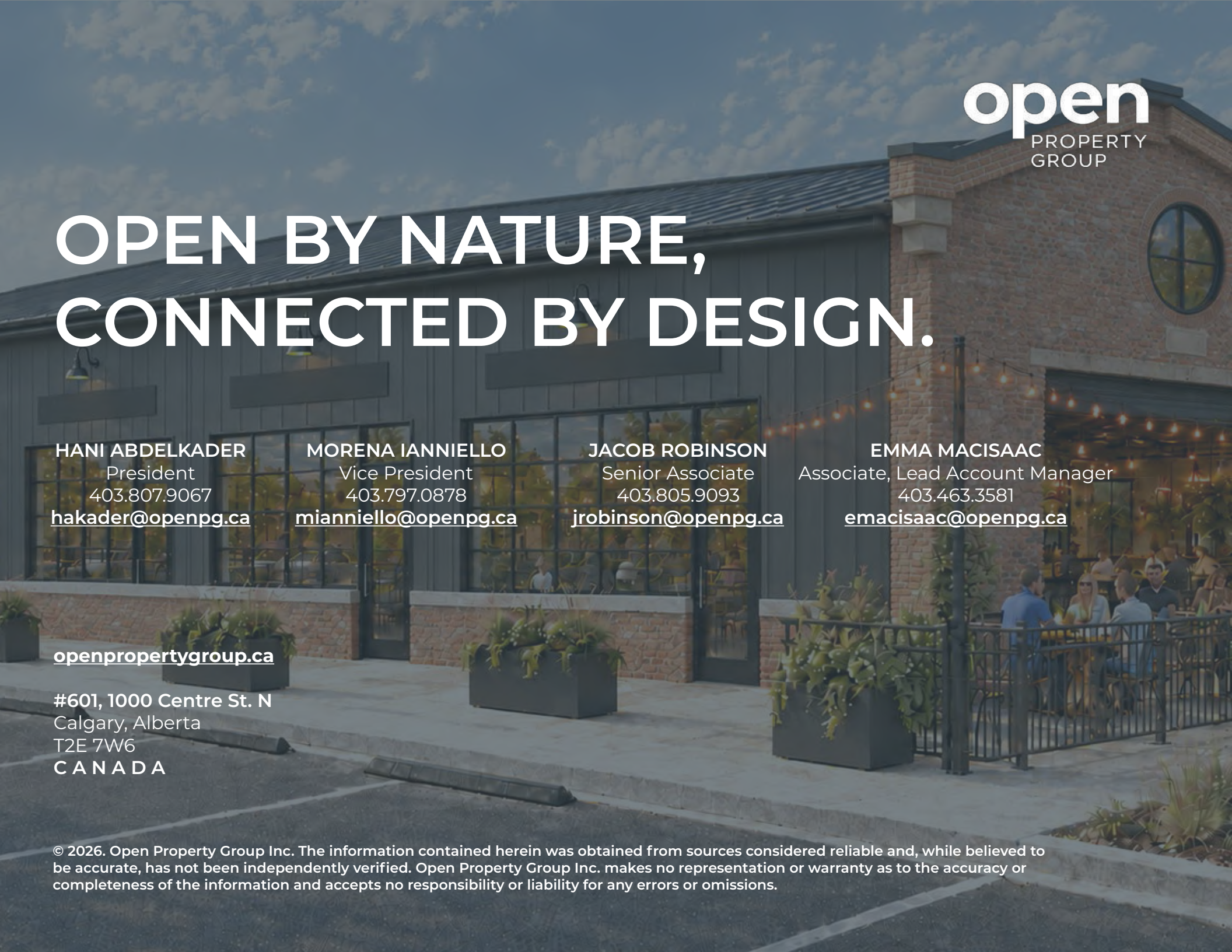


MORE THAN DEVELOPING SPACES FOR PEOPLE TO SHOP, WORK, AND LIVE.

Certus empowers forward-thinking companies and leaders to grow, create, and achieve their goals. Through a tenant-focused approach, Certus creates destinations that are welcoming, connected and built to support long-term success. By thoughtfully curating businesses and experiences, Certus strives to create vibrant places that serve their communities and provide an environment where tenants can grow and thrive.

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OPEN BY NATURE, CONNECTED BY DESIGN.

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