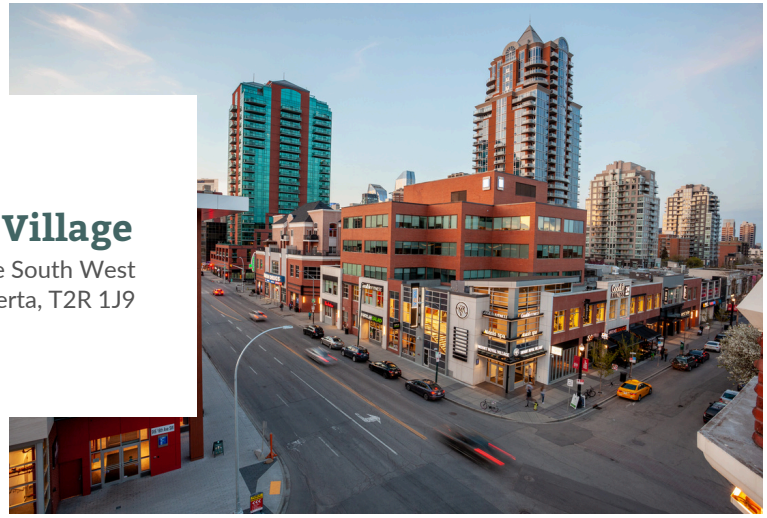
MRV
District
FIRST
CAPITAL

## Mount Royal Village

880 16th Avenue South West
Calgary, Alberta, T2R 1J9



## Mount Royal Block

815 17th Avenue South West
Calgary, Alberta, T2T 0A1

## The Devenish

908 17th Avenue South West
Calgary, Alberta, T2T 0A3

## Mount Royal East

1575 7th Street South West
Calgary, Alberta, T2R 1N5

## Mount Royal West

1515 8th Street South West
Calgary, Alberta, T2R 1C1

## Mount Royal Centre

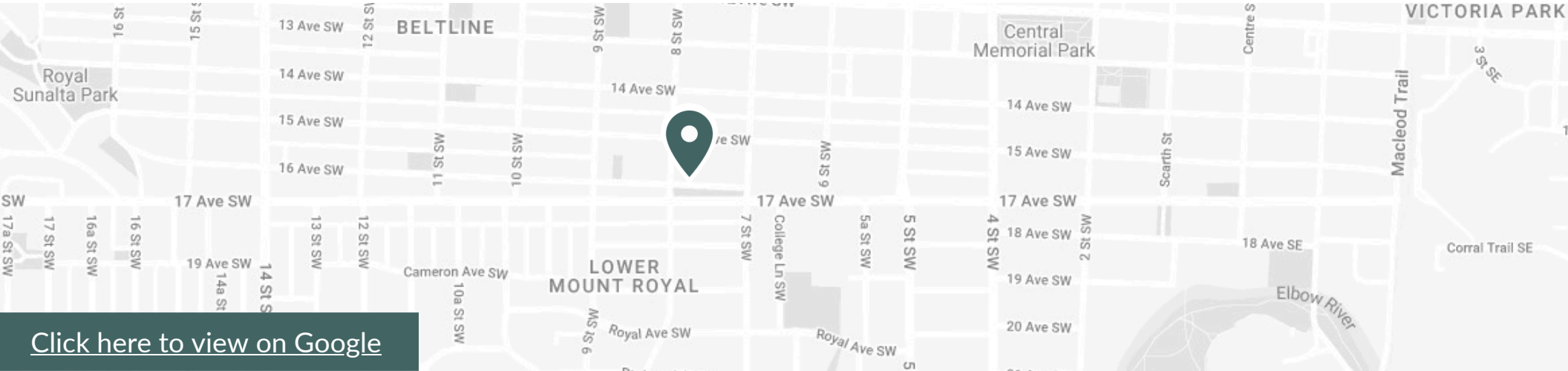
850 16th Avenue South West
Calgary, Alberta, T2R 0S9

## About the Neighbourhood

Located at the heart of Calgary's vibrant 17th Avenue retail and entertainment district, Mount Royal District is a bustling hub of activity. Situated in an upscale neighbourhood known for its fine dining, casual cuisine, trendy cafes, boutique shopping, and international retailers, Mount Royal Village perfectly blends in with its surroundings.

The area is home to a variety of retailers such as Kit and Ace, Fjällräven, West Elm, Oasis Spa, as well as several dining options including Browns Social House, Ollia Macarons & Tea, and Tim Hortons. In addition, the community has access to a range of services to cater to their lifestyle needs, such as Goodlife Fitness, Urban Fare, Canadian Tire, and Shoppers Drug Mart. With several bus stops and light rail stops located nearby, Mount Royal District is easily accessible by public transit.

Overall, the Mount Royal District is the perfect destination for anyone looking to experience an exciting and diverse mix of shopping, dining, and entertainment options in a convenient and accessible location.

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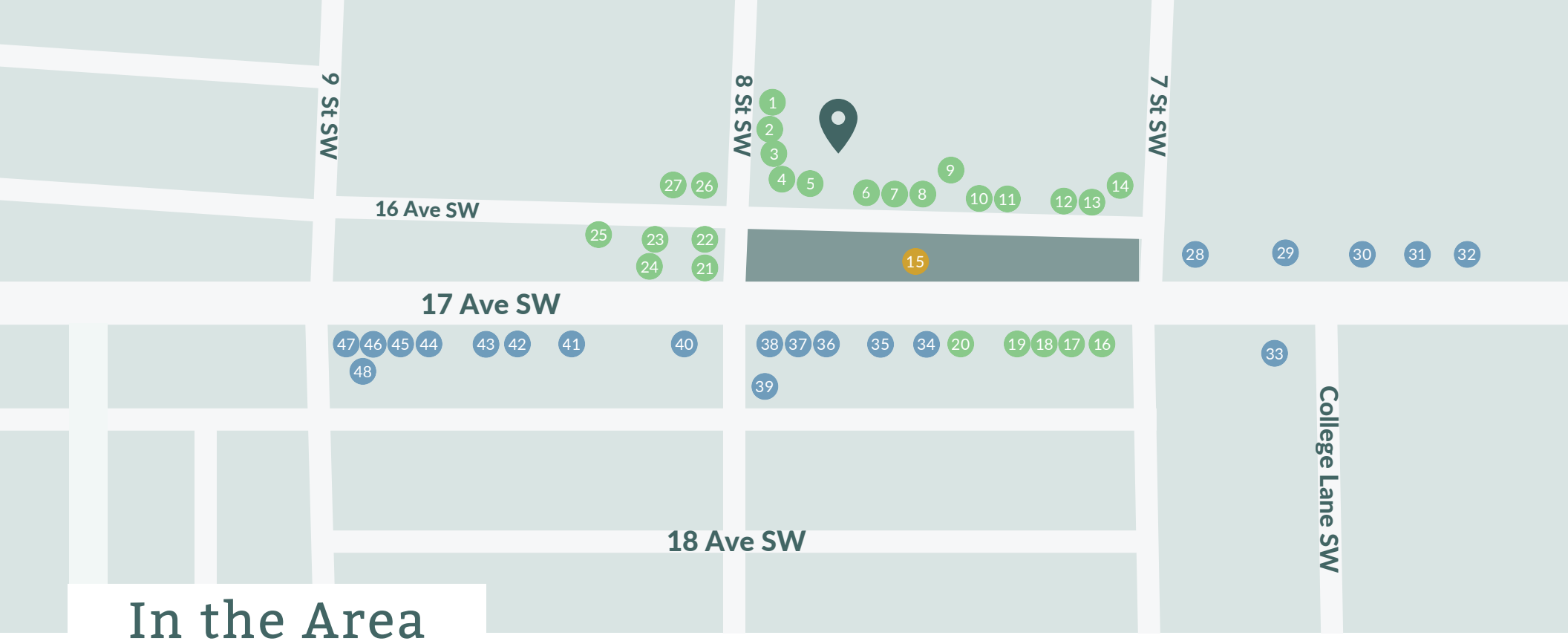



# In the Area

Shops/Food/Other Retailers  Non-FCR Retailers  Amenities  **Office Availabilities**

1.Tim Hortons
2. Goodlife Fitness
3. Oasis Wellness Centre & Spa
4. Browns Social House
5. West Elm
6. Fire N Ice Lounge
7. Uptown Liquor
8. Purr Tea
9. Mas Studio
10. Ollia Macarons & Tea
11. Leo Boutique
12. The Latest Scoop
13. Brass Monocle
14. Kit and Ace
15. Tomkins Park
16. Shoppers Drug Mart
17. Beyond Scarf
18. Vape World
19. Fjallraven
20. Arcteryx
21-22. Kate Hewko
23. Danielle's Consignment Boutique
24. Betty Lou's Library
25. Butter Block & Co
26. Urban Fare
27. Canadian Tire
28. Analog Coffee
29. Porch
30. Trolley 5 Brewpub
31. Rumble Boxing Studio
32. Sal's Pizza
33. Blanco Cantina
34. Buon Giorno Ristorante Italiano
35. Socality House
36. Panago Pizza
37. Ramen Taka
38. Subway
39. Freshii
40. Best Buy
41. TD Canada Trust
42. Era Style Loft
43. Move
44. Jerusalem Shawarma
45. Domino's Pizza
46. D Spot Dessert Cafe
47. BMO Bank of Montreal
48. Elevated Health

# Neighborhood Features

*3-MINUTE DRIVE TO EARL GREY PARK*

*6-MINUTE DRIVE TO CORE SHOPPING CENTRE*

*22-MINUTE DRIVE TO CALGARY INTERNATIONAL AIRPORT*

Nearest Bus line
**1-minute walk to 8th St SW Bus Stop**

Nearest Rail line
**14-minute walk to 8th Street SW Light Rail stop**

Population (5km)
**229,015**

Household Income (5km)
**$149,695**

Households (5km)
**110,750**

Bike Score
**96**

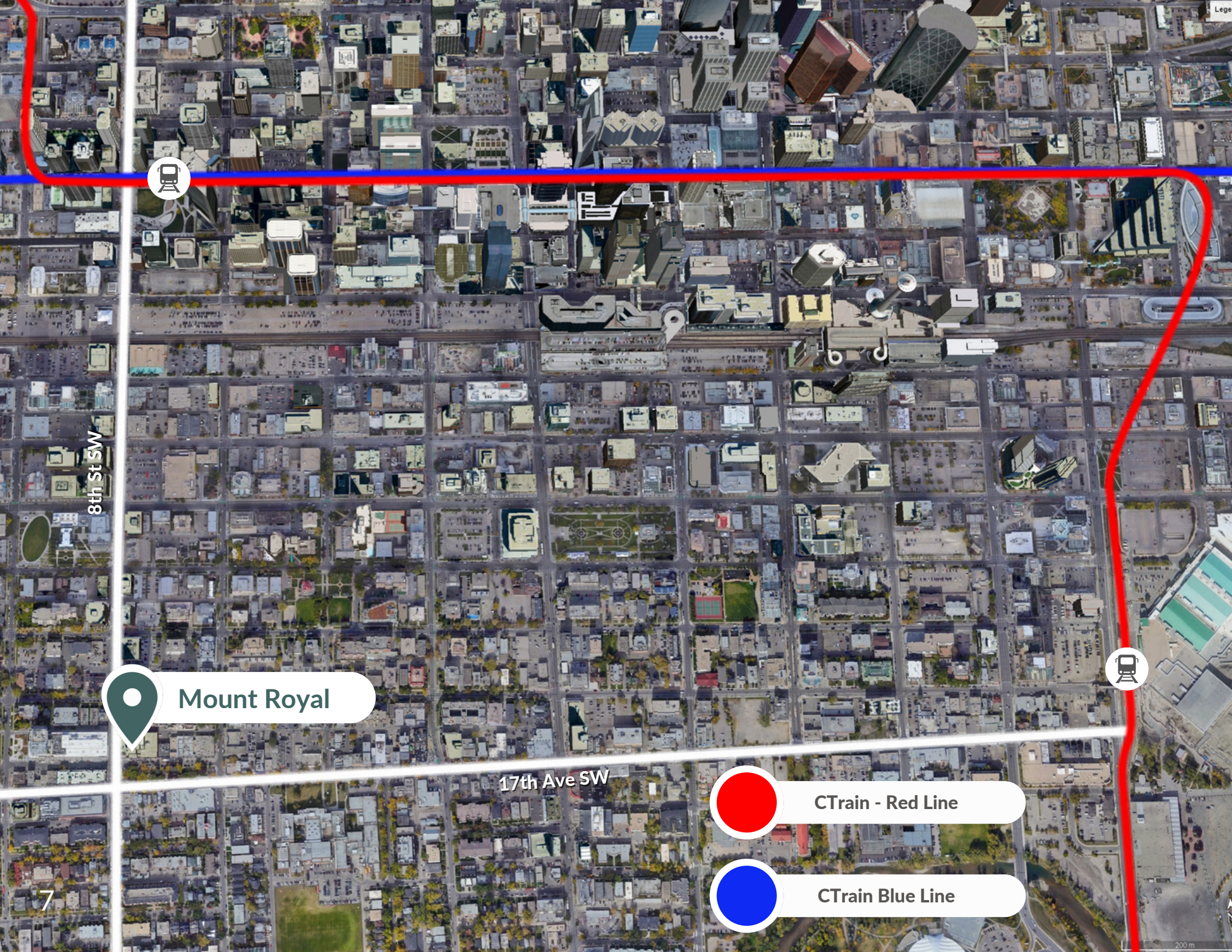
Walk Score
**97**

Transit Score
**73**

Traffic count
**27,000**

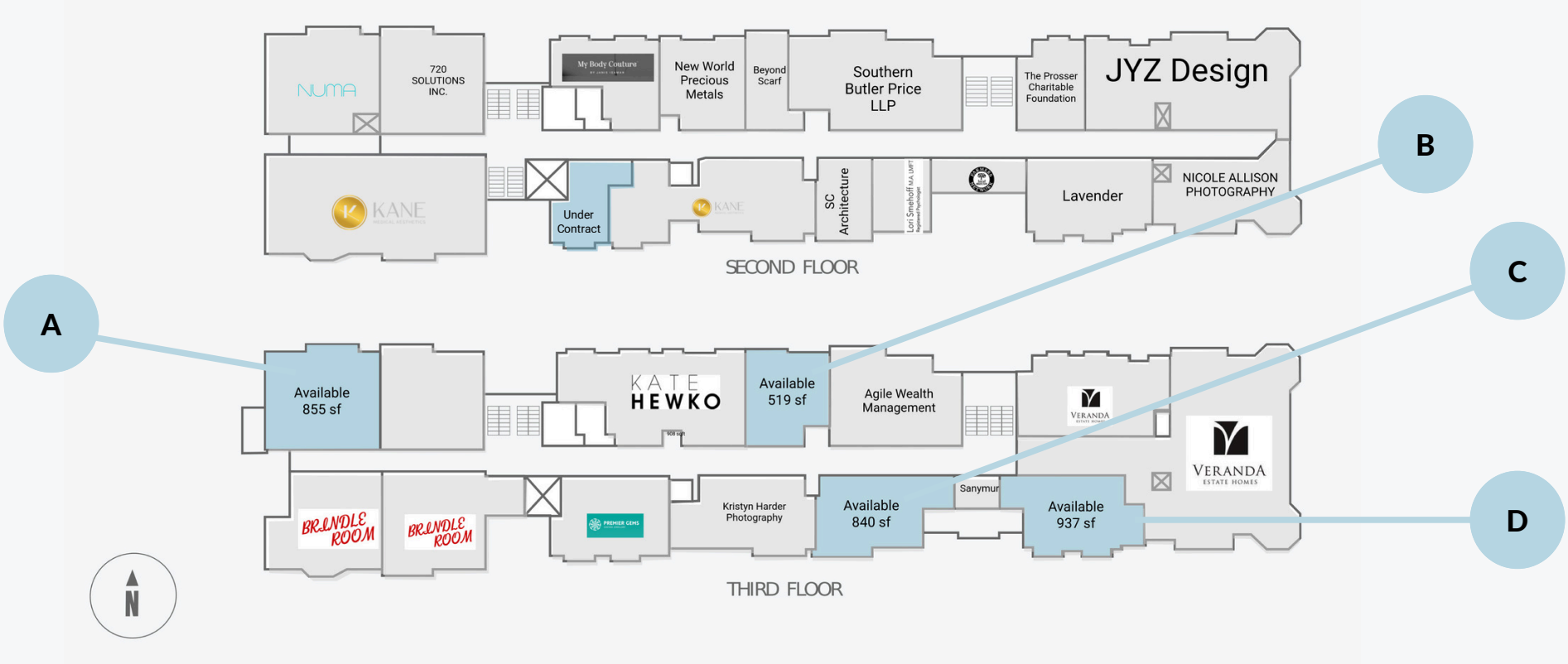
## Featured Amenities and Tenants

CANADIAN TIRE
west elm
FJÄLL RÄVEN
BROWNS SOCIALHOUSE restaurant . bar . socialize
GoodLife FITNESS
URBAN FARE
SHOPPERS DRUG MART
Tim Hortons
DOLLARAMA $1
oasis wellness centre & spa


8th St SW
Mount Royal
17th Ave SW
CTrain - Red Line
CTrain Blue Line

# The Devenish

# Leasing Opportunities



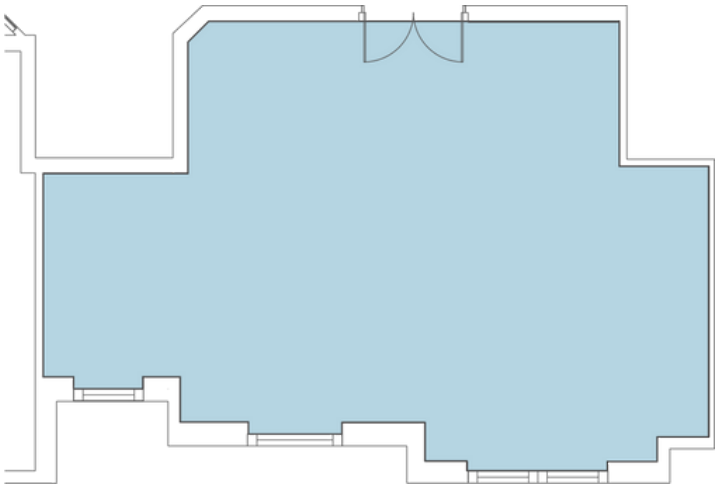
# Leasing Opportunities

| Unit | SF | *Additional Rent (PSF) | Availability |
|---|---|---|---|
| A | 885 SF | $21.12 | Q2 2026 |
| B | 519 SF | $21.12 | Q2 2026 |
| C | 840 SF | $21.12 | Q2 2026 |
| D | 937 SF | $21.12 | Q2 2026 |

# Leasing Opportunities

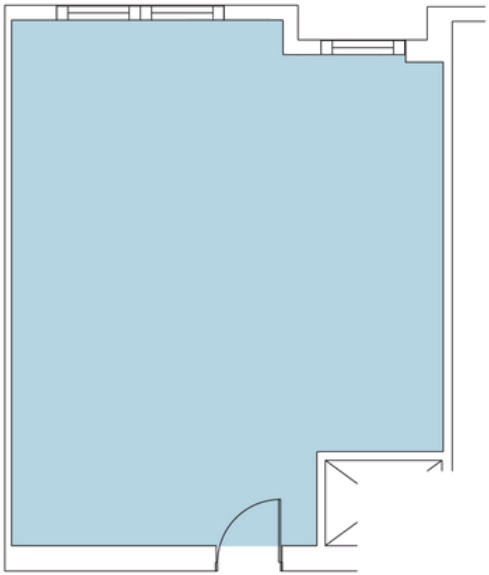
| | |
|---|---|
| **Size** | 885 SF |
| **Unit Number** | A01003B |
| **Availability** | Q2 2026 |
| **Additional Rent*** | $21.12 psf |

**2025 Estimates and rates are subject to change*



| | |
|---|---|
| **Size** | 519 SF |
| **Unit Number** | A03012B |
| **Availability** | Q2 2026 |
| **Additional Rent*** | $21.12 psf |

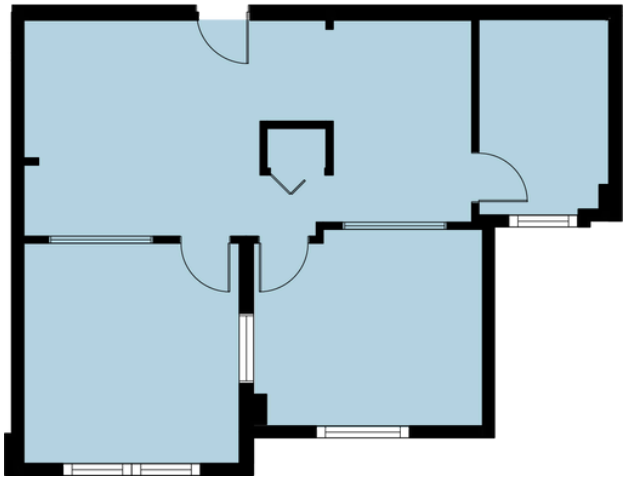
**2025 Estimates and rates are subject to change*



# Leasing Opportunities

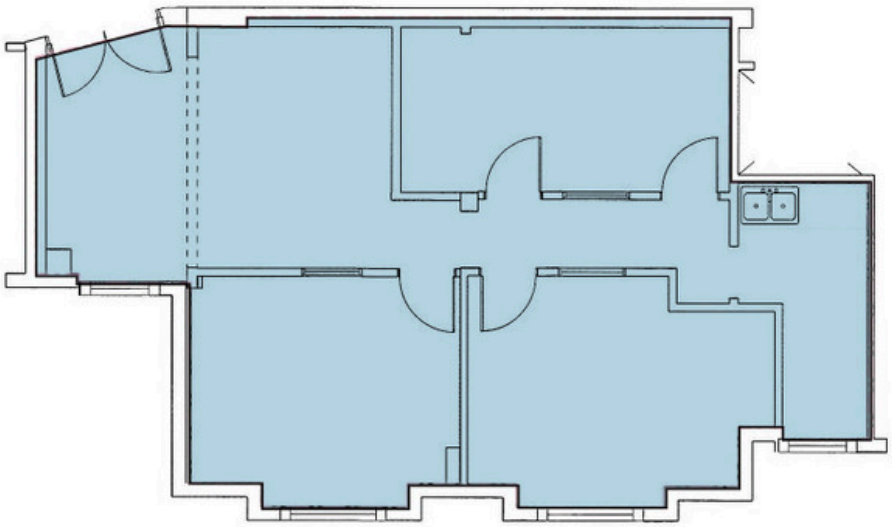
| | |
|---|---|
| **Size** | 840 SF |
| **Unit Number** | A03003A |
| **Availability** | Q2 2026 |
| **Additional Rent*** | $21.12 psf |

**2025 Estimates and rates are subject to change*

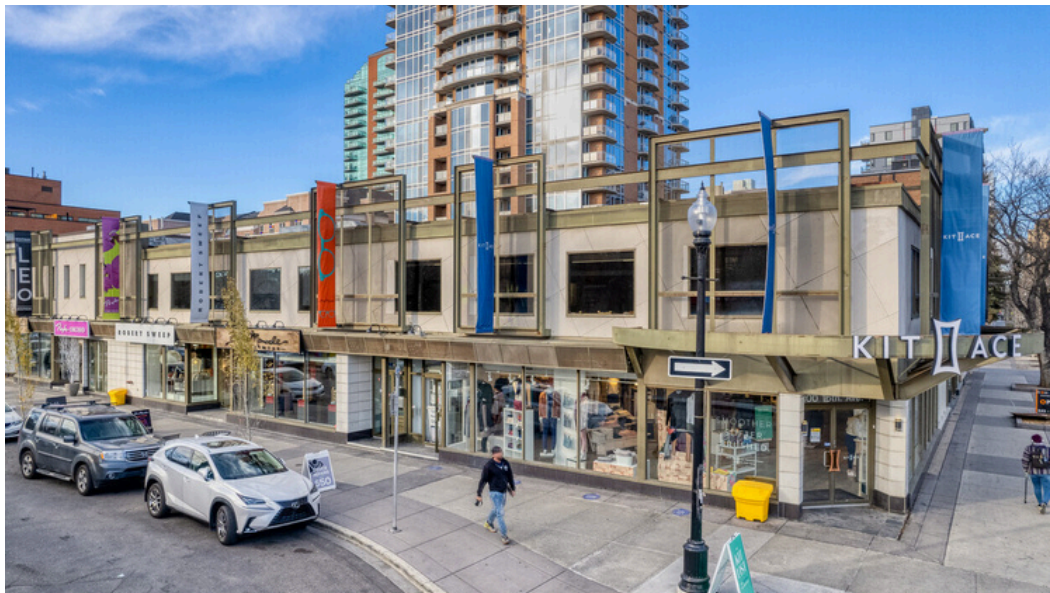


| | |
|---|---|
| **Size** | 937 SF |
| **Unit Number** | A03001B |
| **Availability** | Q2 2026 |
| **Additional Rent*** | $21.12 psf |

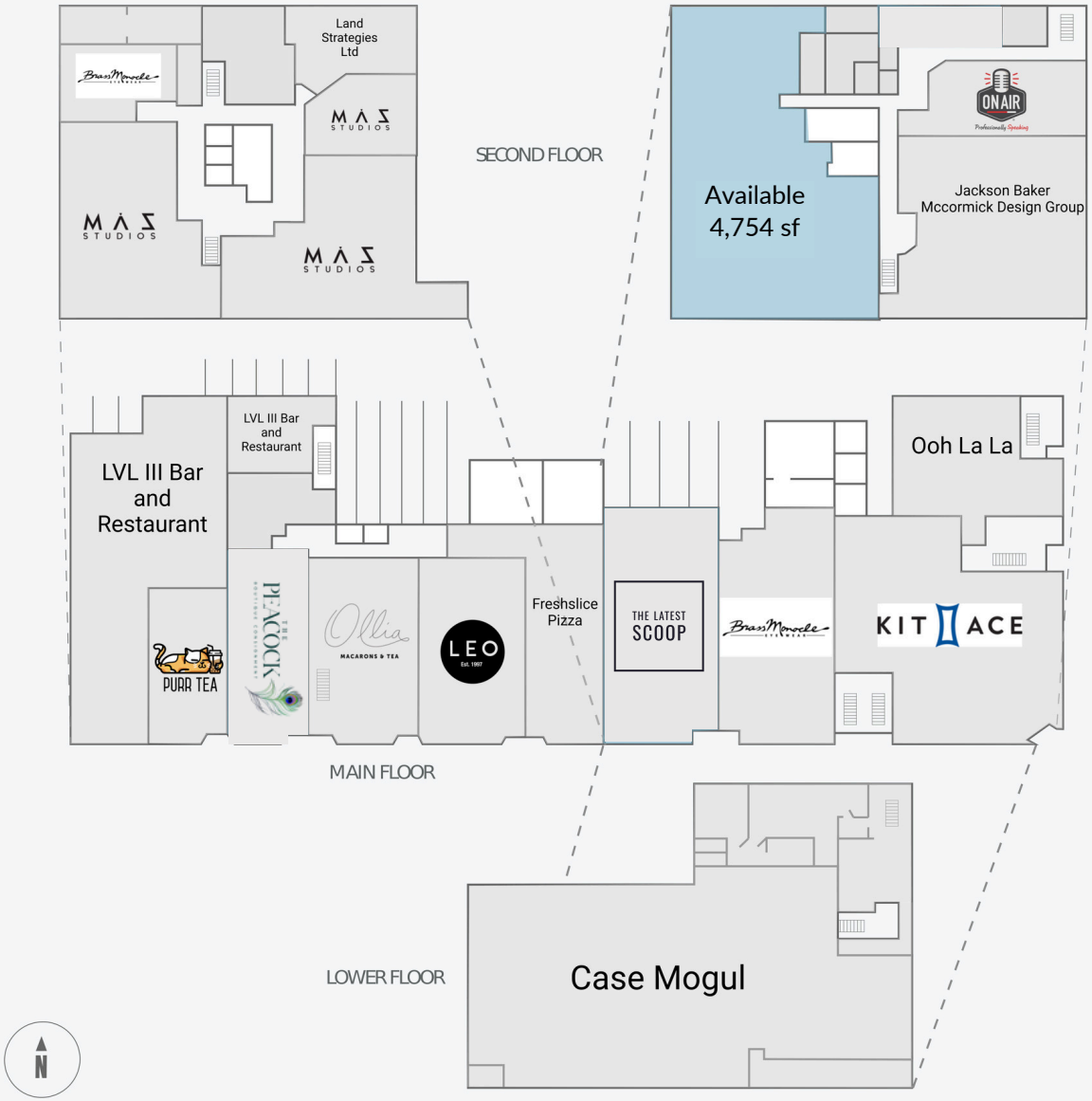
**2025 Estimates and rates are subject to change*



# Mount Royal East



# Site Plan

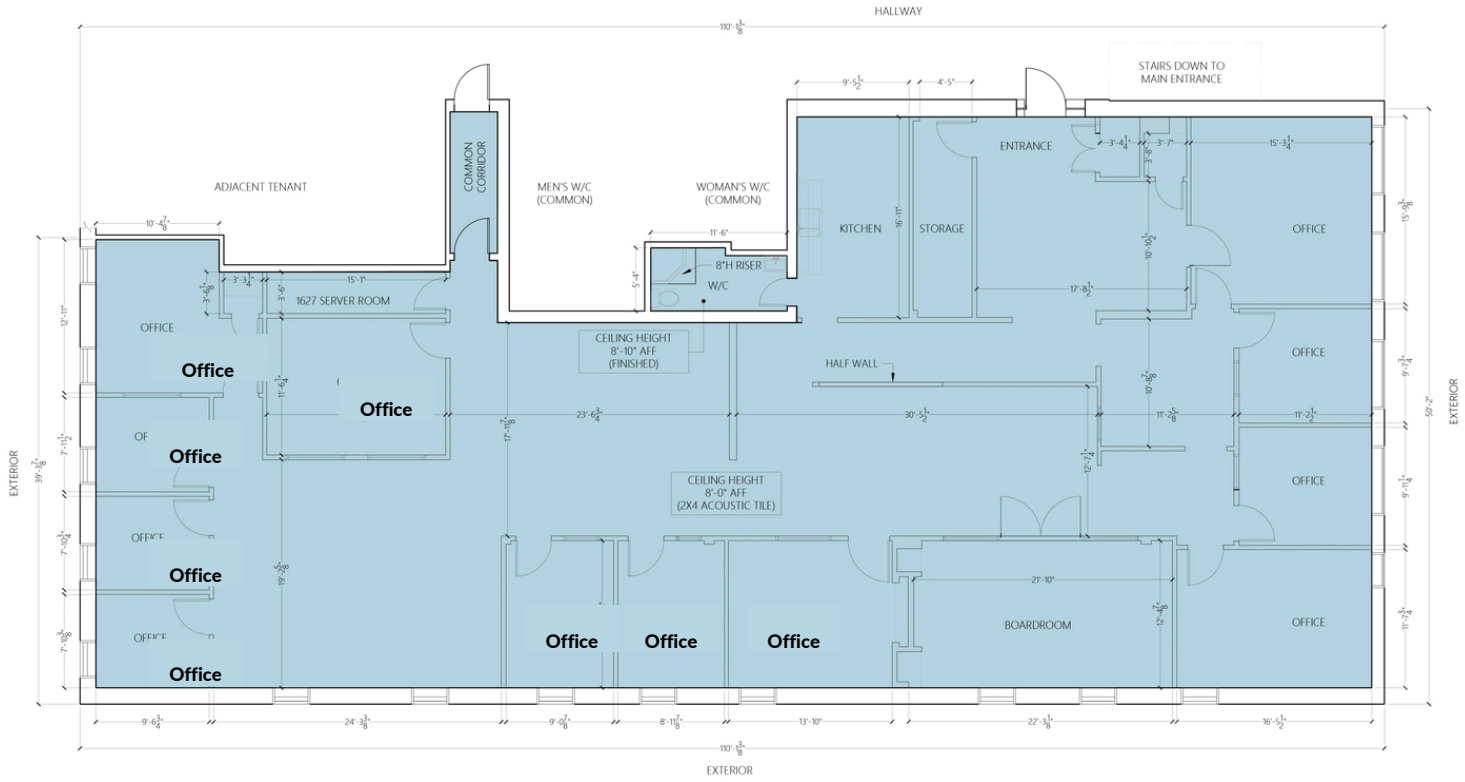



*2025 Estimates

# Leasing Opportunities

| | |
|---|---|
| **Size** | 4,754 SF |
| **Unit Number** | AO2005B |
| **Floor** | 2nd |
| **Availability** | **Immediate** |
| **Ideal Use** | Office |
| **Additional Rent*** | Gross deals available - $23.47 |

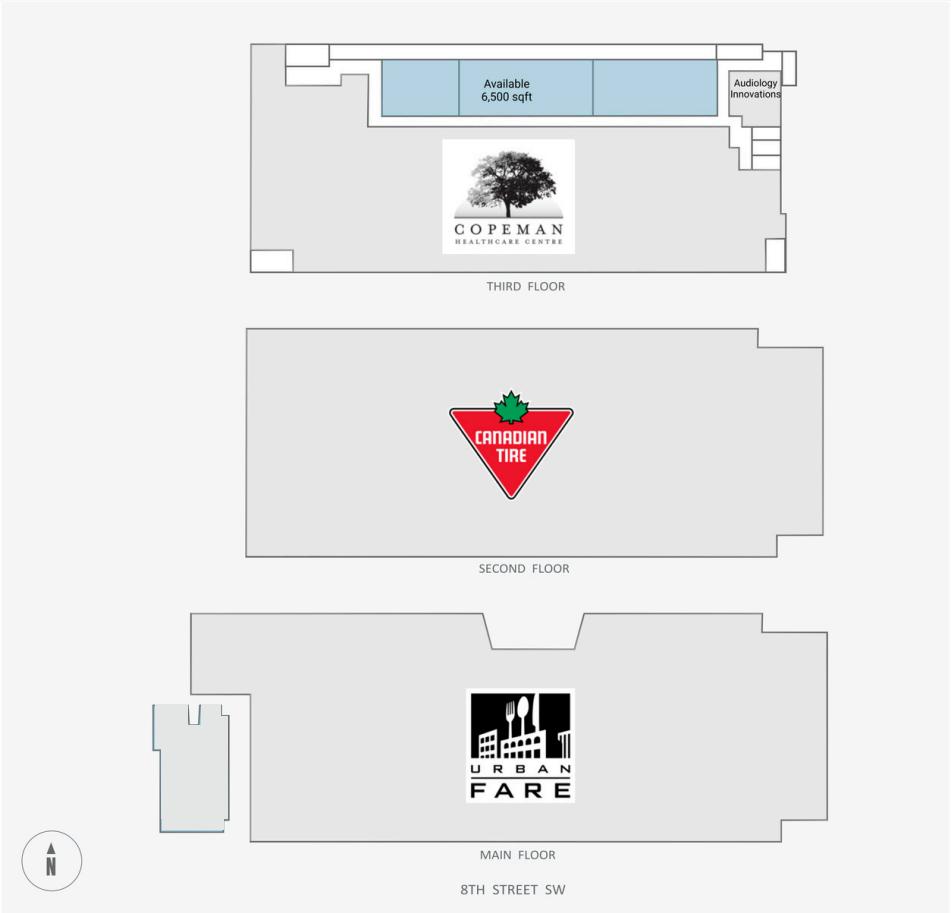
**2025 Estimates and rates are subject to change*



# Mount Royal West

# Leasing Opportunities

| Unit Number | Floor | SF | *Additional Rent (PSF) | Availability |
|---|---|---|---|---|
| AO3002A | 3 | 6,500 | $19.40 | Immediate |




*2025 Estimates

# Leasing Opportunities

| | |
|---|---|
| **Size** | 6,500 SF |
| **Unit Number** | AO3002A |
| **Floor** | 3rd |
| **Available** | **Immediate** |
| **Ideal Use** | Office |
| **Additional Rent*** | $19.40 psf |
| **Notes** | This 3rd floor space provides a blank canvas for a new office space with a private balcony, plenty of natural light and the opportunity to demise. |

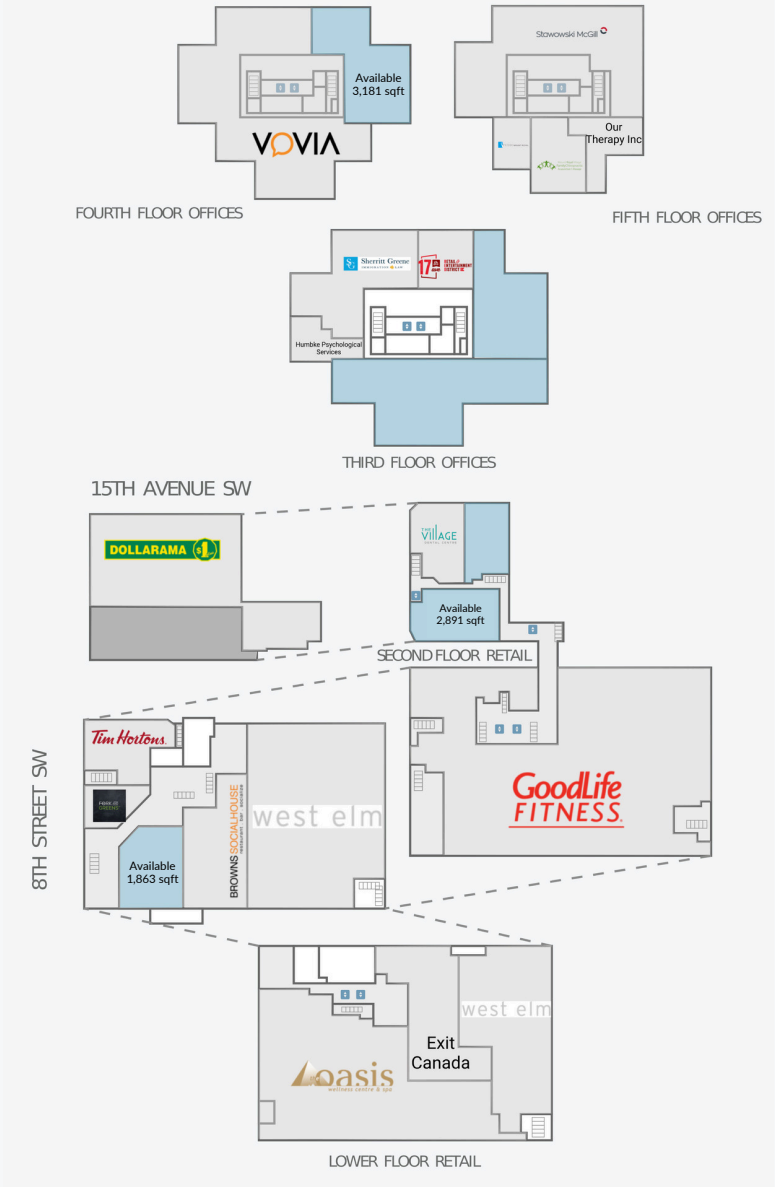
**2025 Estimates and rates are subject to change*

# Mount Royal Village

# Leasing Opportunities

| Unit Number | Floor | SF | *Additional Rent (PSF) | Availability |
|---|---|---|---|---|
| B02001A | 2 | 2,891 | $20.60 | Available Q4 2025 |
| B02003A | 2 | 1,651 | $20.60 | Immediate |
| A03003A | 3 | 3,728 | $24.12 | Immediate |
| A03003B | 3 | 2,196 | $24.12 | Immediate |
| A03001A | 3 | 2,447 | $24.12 | Available Q2 2025 |
| A04002B | 4 | 3,181 | $24.12 | Immediate |

# Leasing Opportunities



# Leasing Opportunities

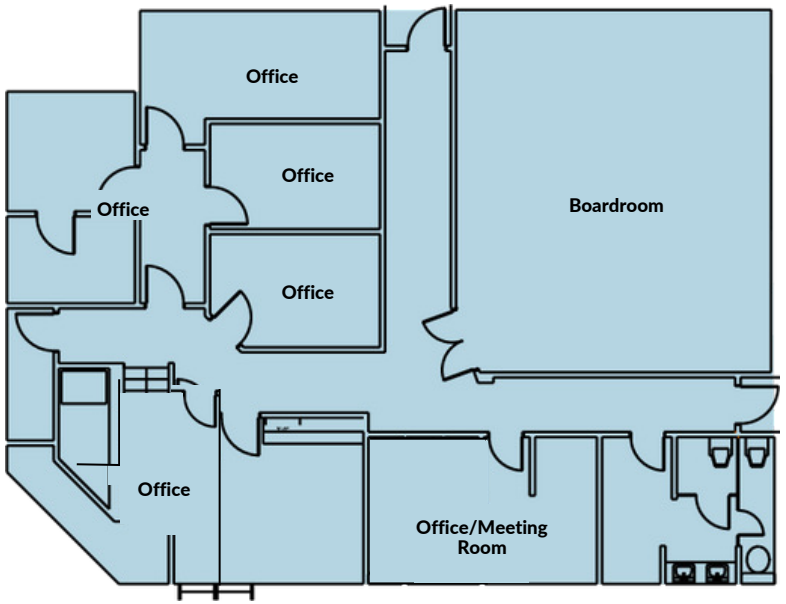
| | |
|---|---|
| **Size** | 2,891 SF |
| **Unit Number** | B02001A |
| **Floor** | 2nd |
| **Availability** | Available Q4 2025 |
| **Ideal Use** | Office |
| **Additional Rent*** | $20.60 psf |

**2025 Estimates and rates are subject to change*

This brand new second-floor office space is located along 8th street and is located above Dollarama and Tim Hortons.

**This space is currently in shell condition.**

Possible layout



*Renderings

# Leasing Opportunities

| | |
|---|---|
| **Size** | 1,651 SF |
| **Unit Number** | B02003A |
| **Floor** | 2nd |
| **Availability** | **Immediate** |
| **Ideal Use** | Office/Retail |
| **Additional Rent*** | $20.60 psf |

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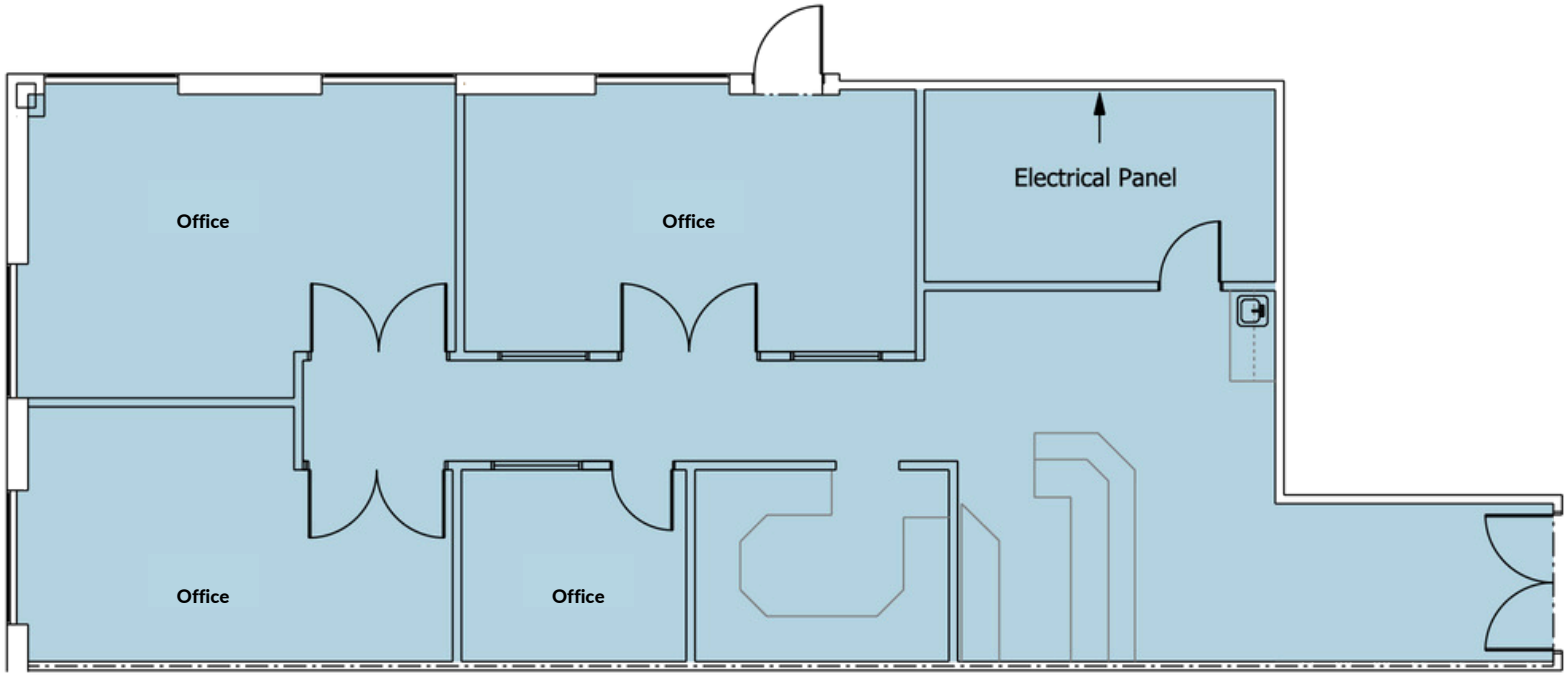
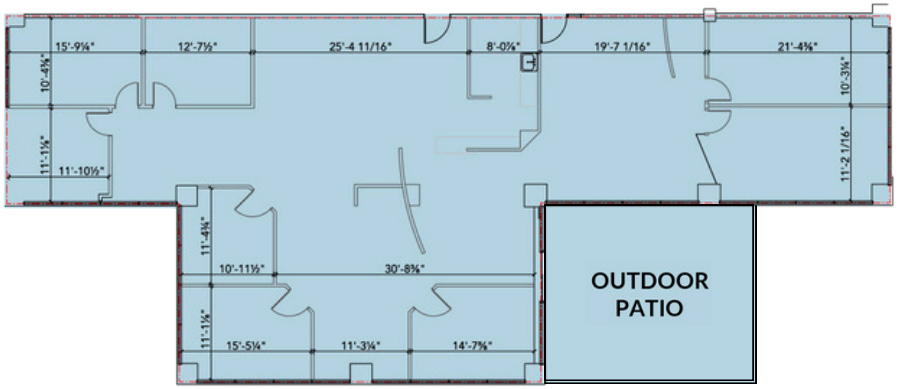


# Leasing Opportunities

| | |
|---|---|
| **Size** | 3,728 SF |
| **Unit Number** | A03003A |
| **Floor** | 3rd |
| **Availability** | **Immediate** |
| **Ideal Use** | Office |
| **Additional Rent*** | $24.12 psf |
| **Notes** | Comes with an outdoor patio |

**2025 Estimates and rates are subject to change*

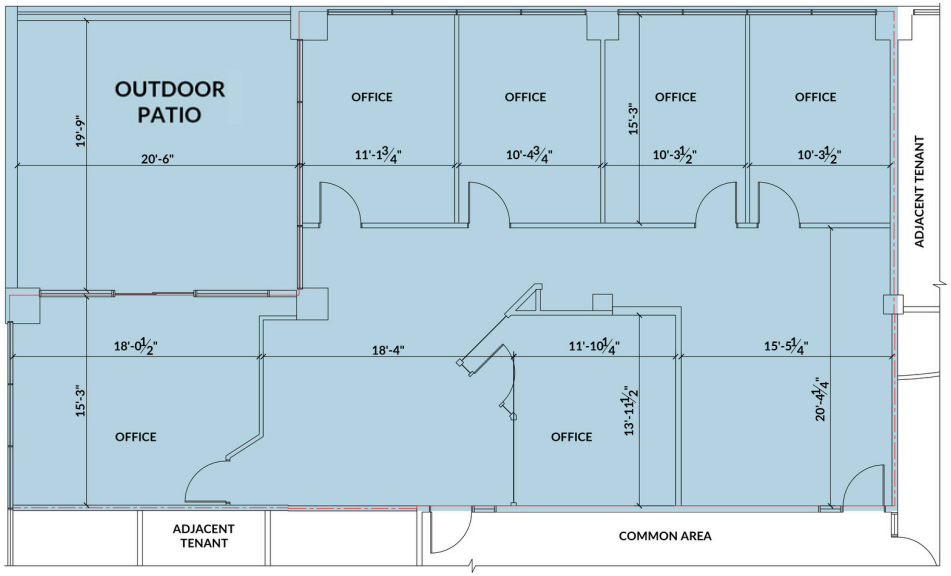


Renderings

# Leasing Opportunities

| | |
|---|---|
| **Size** | 2,196 SF |
| **Unit Number** | A03003B |
| **Floor** | 3rd |
| **Availability** | **Immediate** |
| **Ideal Use** | Office |
| **Additional Rent*** | $24.12 psf |
| **Notes** | Comes with an outdoor patio |

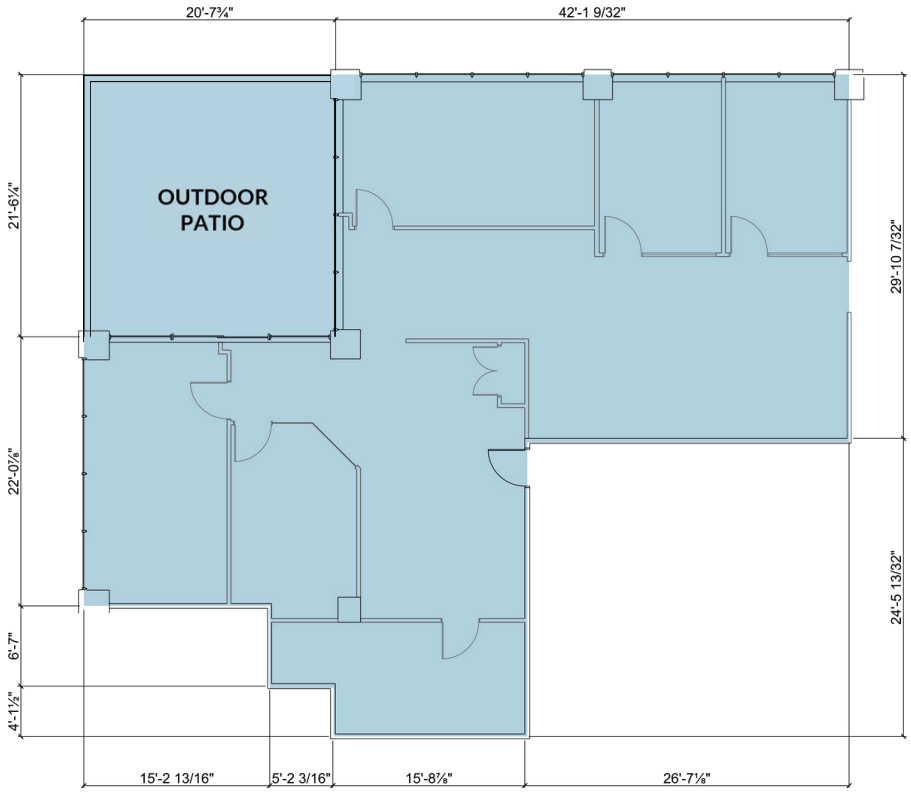
**2025 Estimates and rates are subject to change*



# Leasing Opportunities

| | |
|---|---|
| **Size** | 2,447 SF |
| **Unit Number** | A03001A |
| **Floor** | 3rd |
| **Availability** | Q2 2025 |
| **Ideal Use** | Office |
| **Additional Rent*** | $24.12 psf |
| **Notes** | Comes with an outdoor patio |

**2025 Estimates and rates are subject to change*



# Leasing Opportunities

| | |
|---|---|
| **Size** | 3,181 SF |
| **Unit Number** | A04002B |
| **Floor** | 4th |
| **Availability** | Immediate |
| **Ideal Use** | Office |
| **Additional Rent*** | $24.12 psf |

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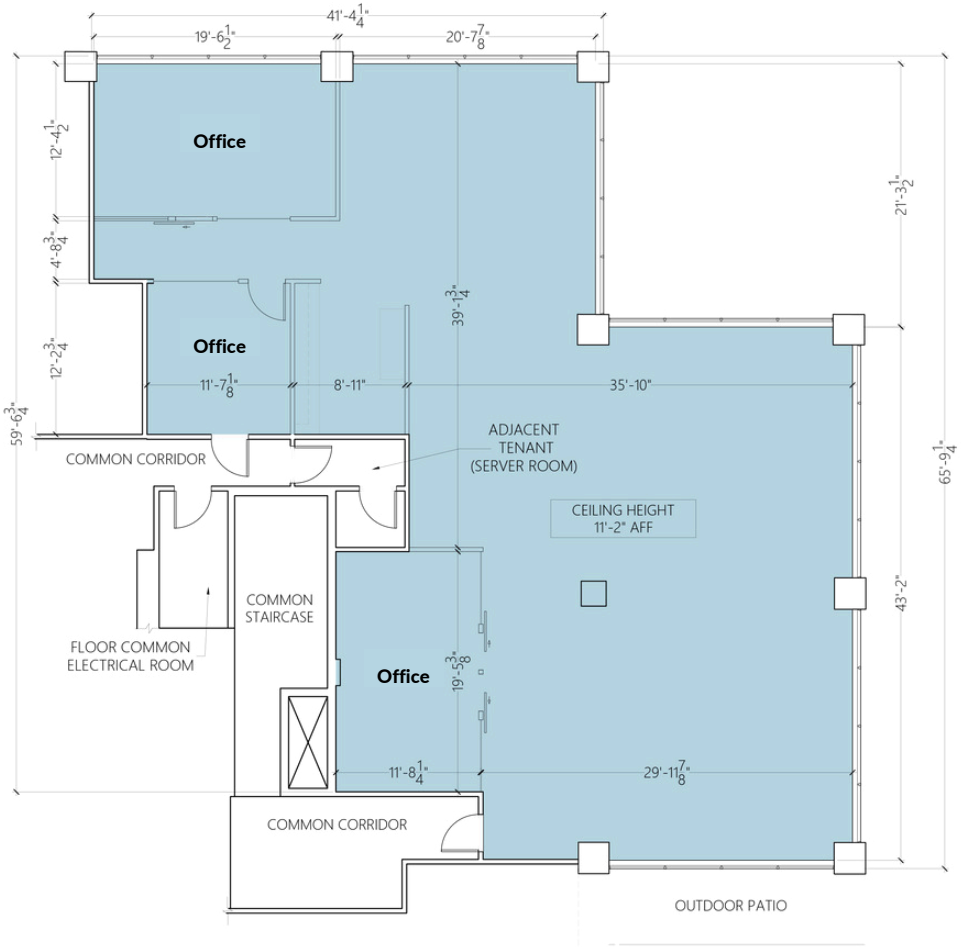

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