

Montgomery Square

4535 BOWNESS RD NW

Seeking thriving local businesses for exciting new mixed-use building in the heart of Montgomery.

Construction underway with many unique design elements in this Live+Work+Play environment.

Capitalize on daytime and evening traffic with nearby offices, residences, hotels and entertainment venues in this lively area.

Possession available as early as Q4 2021.

RETAIL · OFFICE · LIVE WORK SPACES FOR LEASE



TALHA NIAZI

Senior Associate | Retail Services

Barclay Street Real Estate LTD.

www.barclaystreet.com

tniazi@barclaystreet.com

587-228-8203



CENTURY 21.
Bamber Realty Ltd.

FARRAH KHOJA, MBA, BComm

CENTURY 21 BAMBER REALTY LTD.

www.kbrealstategroup.ca

farrah@kbrealstategroup.ca

403-923-9445

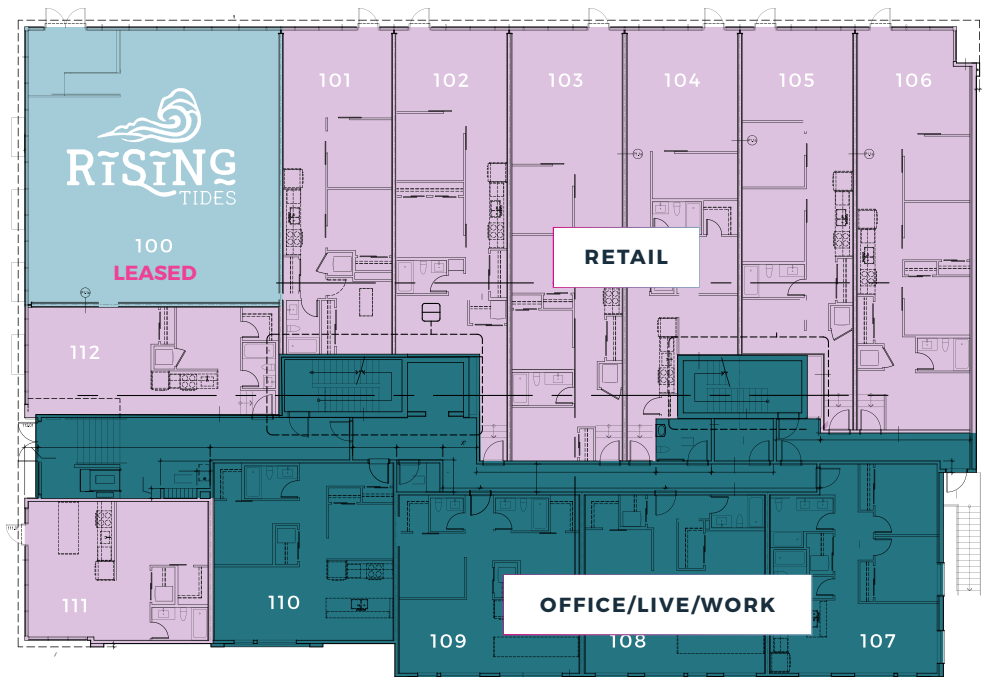
Mixed -Use Development

Our vision was to create a natural gathering place for the community of Montgomery. A location anyone would be proud to live and a destination for the community to connect. Montgomery Square is a mixed-use development with an open and transparent commercial base and sensitively articulated residential massing above. Being on a new Main Street, Montgomery Square is establishing the groundwork for future projects. The strong Commercial Corner anchors into the upgraded public realm, allowing activity and accessibility along all edges on the sloped site. The Massing responded to various shadow studies in order to allow access to light at the street corner, creating a dynamic layering of the upper floors. The project includes a strategy for laneway activation with large units opening to the lane that are envisioned as flexible commercial/residential units.

48 residential and 13 retail/livework units, panoramic rooftop patio, parking are some of the many features Montgomery Square has to offer.



UNIT #	SQ.FT	TYPE
100	1064	LEASED
101	861	RETAIL
102	956	RETAIL
103	1162	RETAIL
104	999	RETAIL
105	942	RETAIL
106	1120	RETAIL
107	838	OFFICE/ LIVE WORK
108	789	OFFICE/ LIVE WORK
109	792	OFFICE/ LIVE WORK
110	785	OFFICE/ LIVE WORK
111	618	RETAIL
112	663	RETAIL





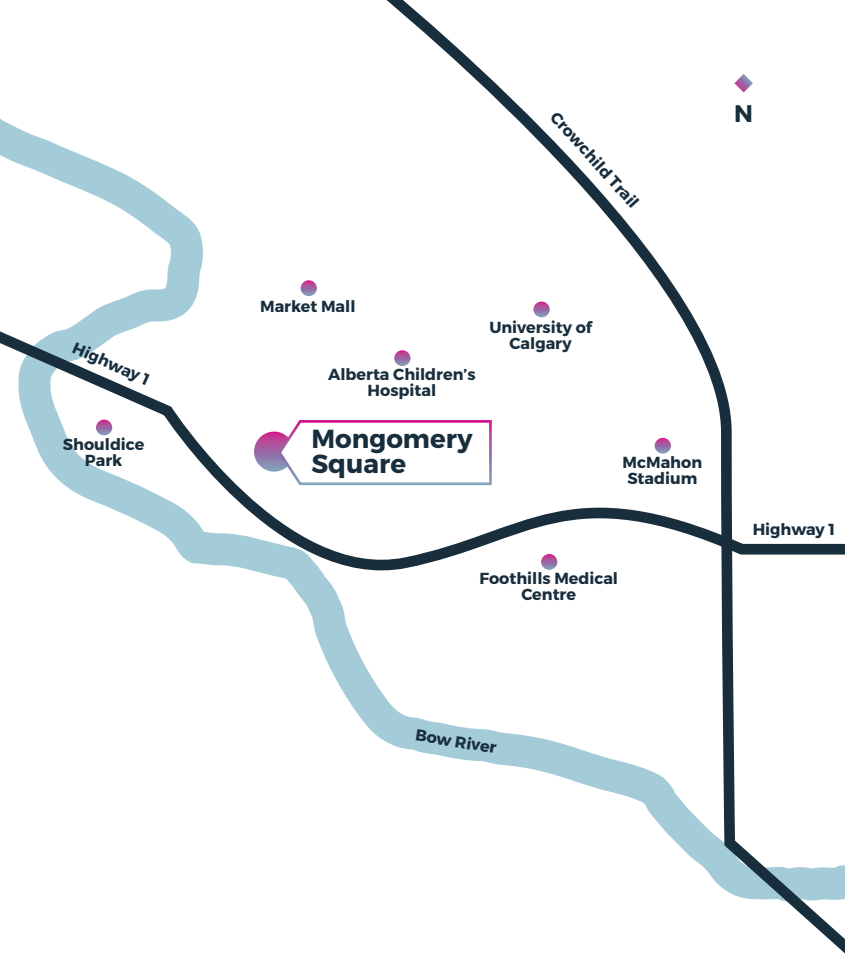
FEATURED TENANT

Rising Tides Taproom

More than just a taproom, Rising Tides is a west coast inspired space designed for people to gather and connect. It is central to the revitalization of a community in a growing area. Guests will sip on local craft beverages, with a focus on amplifying BIPOC, LGBTQ2S+ and Women operations across Canada. Snacking on cheese plates, baked goods and sandwiches from iconic and innovative Calgary food partners will make each visit to Rising Tides an opportunity to explore the city in your own neighbourhood. We are also in the business of making drinking feel good!

Beyond creating a physical space for Craft Beer Lovers and LGBTQ+ people to mix and mingle, Rising Tides creates a community through events of many types - from classes, trivia, drag competitions, to live music and entertainment.

We are stoked to be bringing a taproom + bottleshop to NW Calgary with a focus on great beer, a fun coastal ambiance and above all else, a commitment to creating a visibly inclusive space. Rising Tides Taproom serves as a neighbourhood hub and a safe space for gathering, conversation, exceptional local beverages and community. As we support the flourishing fauna of craft breweries and distilleries, we will embody that Rising Tides really do lift all boats.



FAAS



The Montgomery Area Redevelopment Plan was approved in 2008 and encourages the success and growth of the commercial areas along both Bowness Road NW and 16 Avenue NW. This includes pedestrian focused commercial access within mixed use buildings along Bowness Road and a gateway commercial area of high quality along 16 Avenue NW. Furthermore, this is bringing improvements to sidewalks, a better overall pedestrian experience and have a variety of retail and small businesses.

ARCHITECT

FAAS is a full service architectural firm that can provide complete design, technical and construction services. Our firm has extensive knowledge in a variety of sectors, with special attention paid to infrastructure, residential, and pre-design work.

FAAS utilizes a creative design process tailored to each project that comes through the office. Regular collaboration, team discussion, and research result in innovative, fresh, and exciting design solutions.

DEVELOPER

Eagle Crest Construction is a Calgary based, midsize company in which design, safety and craftsmanship are at the cornerstone of the decision-making process. At Eagle Crest Construction we build better by creating unique spaces with care and precision. Our goal is to deliver well-engineered construction projects that are both beautiful and functional. In doing so customer satisfaction remains a top priority.

EXCLUSIVE LEASING FIRMS

TALHA NIAZI
Senior Associate | Retail Services
Barclay Street Real Estate LTD.
www.barclaystreet.com
tniazi@barclaystreet.com
587-228-8203

FARRAH KHOJA, MBA, BComm
CENTURY 21 BAMBER REALTY LTD.
www.kbrealstategroup.ca
farrah@kbrealstategroup.ca
403-923-9445