

JULY 2025



AVAILABILITY REPORT

CANADA



CONTACTS



WESTERN REGION



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WESTERN REGION



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WESTERN REGION



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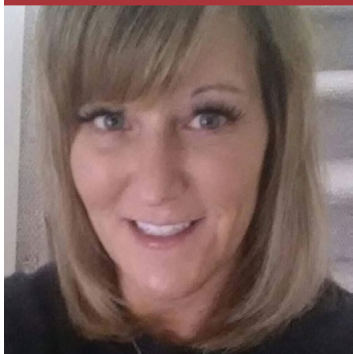
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WESTERN REGION



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CENTRAL REGION



CHRIS VODREY
Vice-President - Leasing - Central Region
(+1) 204-934-2798
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RETAIL SPACE FOR LEASE

ALBERTA



CROWFOOT VILLAGE

20 & 60 CROWFOOT CRESCENT NW
CALGARY, ALBERTA

LEASING CONTACT :



CHRISTOPHER BARADOY

Director - Leasing

(+1) 403-466-1091

cbaradoy@artisreit.com

Listed with CBRE: Alistair Corbett, Cory Miles
and Jayce Rogers

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
100 (former Starbucks)	2,033	Immediately
520	1,669	Oct 1, 2025
710	1,118	Oct 1, 2025

PROPERTY DETAILS

- Great access from Crowchild Trail, John Laurie Blvd and Nose Hill Drive in Calgary's prominent North West
- High visibility from Crowfoot Way and Nose Hill Drive
- Free standing retail unit available

[MORE INFO](#)

RETAIL SPACE FOR LEASE

ALBERTA



BOWER CENTRE

2319 TAYLOR DRIVE & 2310 GAETZ AVE
RED DEER, ALBERTA

LEASING CONTACT :



CHRISTOPHER BARADOY

Director - Leasing

(+1) 403-466-1091

cbaradoy@artisreit.com

Listed with JLL: Casey Stuart and
Ron Odagaki

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
A3	7,457	Immediately
B7	3,753	Immediately
B8 (potentially contiguous with B7)	7,471	Immediately
C3	11,181	Immediately
C6	3,723	Immediately

PROPERTY DETAILS

- Located on high traffic retail/industrial node of Red Deer's south side
- Access from both Gaetz Ave and Taylor Drive
- Anchored by Kal Tire, Anytime Fitness, Glass Masters, Cloverdale Paint, Lux Leaf, Bo's Restaurant and Pub

[MORE INFO](#)

RETAIL SPACE FOR LEASE

ALBERTA



PRAIRIE RIDGE POWER CENTRE

12429 – 99 ST
GRANDE PRAIRIE, ALBERTA

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
101	20,000	Immediately
105	14,000 SF contiguous with 107	Immediately
107	14,000 SF contiguous	Immediately
109	14,000 SF contiguous	Immediately
111	15,000 SF contiguous with 109	Immediately
103	13,000	LEASED
12419	1,372	Immediately
12417	1,020	Immediately
12415	1,020	Immediately
12414	2,348	Immediately
12413	1,336	Immediately
12405	3,924	Immediately
12401	9,223	CONDITIONALLY LEASED

LEASING CONTACT :



MARIKA CHEN
Senior Leasing Manager
(+1) 403-705-3518
mchen@artisreit.com

Listed with JLL: Ron Odagaki

PROPERTY DETAILS

- EXCITING NEW Retail Redevelopment – Move-in ready
- Located in Strategic and Highly Sought After North Central Retail Node
- Shadow anchored by the Real Canadian Superstore
- Join Tim Hortons, Dollar Tree and more!

[MORE INFO](#)

RETAIL SPACE FOR LEASE

ALBERTA



GRANDE PRAIRIE POWER CENTRE

9801-116TH ST
GRANDE PRAIRIE, ALBERTA

LEASING CONTACT :



MARIKA CHEN
Senior Leasing Manager
(+1) 403-705-3518
mchen@artisreit.com

Listed with JLL: Ron Odagaki

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
Bldg B: Unit 9815	8,504	Immediately
Bldg C: Unit 9821	20,059	Immediately
Bldg D: Unit 103	953	CONDITIONALLY LEASED

PROPERTY DETAILS

- Located in Grande Prairie Central West Business Park
- Excellent exposure from Highway 43
- Anchored by Winners and Best Buy

[MORE INFO](#)

RETAIL SPACE FOR LEASE

ALBERTA



BRICK CENTRE II

11345 & 11349 - 104 AVE
GRANDE PRAIRIE, ALBERTA

LEASING CONTACT :



MARIKA CHEN

Senior Leasing Manager

(+1) 403-705-3518

mchen@artisreit.com

Listed with JLL: Ron Odagaki

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
11345	10,400	Immediately

PROPERTY DETAILS

- Located on the west boundary of Grande Prairie's Westgate Power Centre
- Occupied by the Brick
- In close proximity to national retailers such as Home Depot, Wal-Mart, London Drugs and Staples

[MORE INFO](#)

RETAIL SPACE FOR LEASE

ALBERTA



SUNRISE TOWNE SQUARE

175-187 HIGHWAY 16A
SPRUCE GROVE, ALBERTA

LEASING CONTACT :



MARIKA CHEN
Senior Leasing Manager
(+1) 403-705-3518
mchen@artisreit.com

Listed with Marcus & Millichap: Mike Hoffert

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
102 (187)	2,988	Immediately

PROPERTY DETAILS

- Multiple opportunities available in RONA anchored centre located on Highway 16A
- Join Dollarama, Lammle's, TacoTime, Medical and Dental services
- Shadow anchored by Walmart, Home Depot, and Superstore

[MORE INFO](#)

RETAIL SPACE FOR LEASE

ALBERTA



NORTHERN LIGHTS SHOPPING CENTRE II

9501-9521 FRANKLIN AVE
FORT MCMURRAY, ALBERTA

LEASING CONTACT :



CHRISTOPHER BARADOY

Director - Leasing

(+1) 403-466-1091

cbaradoy@artisreit.com

Listed with Avison Young: Ben Volorney

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
120	1,275	Immediately
140	2,381	Immediately

PROPERTY DETAILS

- Retail development located in the lower townsite of Fort McMurray
- Join Dollar Tree and Warehouse One, shadow anchored by FreshCo grocery

[MORE INFO](#)

RETAIL SPACE FOR LEASE

ALBERTA



TIDE CENTRE

9910, 9912 & 9914 KING ST
FORT MCMURRAY, ALBERTA

LEASING CONTACT :



CHRISTOPHER BARADOY

Director - Leasing

(+1) 403-466-1091

cbaradoy@artisreit.com

Listed with Avison Young: Ben Volorney

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
Bldg B: Unit 3	1,429	CONDITIONALLY LEASED
Bldg B: Unit 4	1,602	Immediately
Bldg B: Unit 6	2,027	Immediately
Bldg B: Unit 7	3,048	Immediately
Bldg C: Unit 6	2,081	Immediately

PROPERTY DETAILS

- Located in lower townsite of Fort McMurray, minutes from Keyano College
- Join a mix of national and local tenants including Cloverdale Paint, Mac's Convenience Store, and Panago Pizza

MORE INFO

RETAIL SPACE FOR LEASE

ALBERTA



NORTH CITY CENTRE

**13150 - 137 AVE
EDMONTON, ALBERTA**

LEASING CONTACT :



MARIKA CHEN

Senior Leasing Manager

(+1) 403-705-3518

mchen@artisreit.com

Listed with CBRE: Matt Hanson and James Young

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
13150	17,500	Q3 2025

PROPERTY DETAILS

- Great access from 137th Avenue and 132nd Street
- Exposure to 33,300 vehicles per day along 137th Avenue
- Join Staples, Old Navy, Albert's Family Restaurant, Work Authority

[MORE INFO](#)

OFFICE SPACE FOR LEASE

ALBERTA



FRANKLIN PROFESSIONAL CENTRE

9401 FRANKLIN AVE
FORT MCMURRAY, ALBERTA

LEASING CONTACT :



MARIKA CHEN
Senior Leasing Manager
(+1) 403-705-3518
mchen@artisreit.com

Listed with LORE Group: Susan Lore

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
100	7,523	Immediately
110	2,985	Immediately
120	2,117	Aug 1, 2025
208	2,700	Immediately

PROPERTY DETAILS

- Two-storey office and quasi-retail opportunity on Franklin Avenue
- Welcoming medical professional tenants to join Alberta Precision Labs
- Close to Scotiabank, Pizza 73, Pet Valu, Dollar Tree, and shadow anchored by FreshCo grocery

MORE INFO

OFFICE SPACE FOR LEASE

ALBERTA



NORTH CITY CENTRE

**13245 - 140 AVE NW
EDMONTON, ALBERTA**

LEASING CONTACT :



MARIKA CHEN
Senior Leasing Manager
(+1) 403-705-3518
mchen@artisreit.com

UNIT	SPACE AVAILABLE (SF)	ADDITIONAL RENT (PSF)
105	1,556	Immediately
205	1,047	Immediately

PROPERTY DETAILS

- High quality North side office building
- Exposure to 33,300 vehicles per day along 137th Avenue

[MORE INFO](#)

INDUSTRIAL SPACE FOR LEASE

ALBERTA



MCCALL LAKE INDUSTRIAL

**1338 - 36 AVENUE NE
CALGARY, ALBERTA**

LEASING CONTACT :



CHRISTOPHER BARADOY

Director - Leasing

(+1) 403-466-1091

cbaradoy@artisreit.com

Listed with Avison Young: Alexi Olcheski

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
222	5,295 Office configuration	Immediately

PROPERTY DETAILS

- I-G Industrial building close to major thoroughfares of Deerfoot Trail and 32nd Ave;
- 2nd floor office space

[MORE INFO](#)

INDUSTRIAL SPACE FOR LEASE

ALBERTA



BOWER CENTRE

2319 TAYLOR DRIVE & 2310 GAETZ AVE
RED DEER, ALBERTA

LEASING CONTACT :



CHRISTOPHER BARADOY

Director - Leasing

(+1) 403-466-1091

cbaradoy@artisreit.com

Listed with JLL: Casey Stuart and
Ron Odagaki

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
B7	3,753	Immediately
B8 (potentially contiguous with B7)	7,471	Immediately
C3	11,181	Immediately
C6	3,723	Immediately

*see retail section for additional retail
leasing opportunities at Bower Centre

PROPERTY DETAILS

- Located on high traffic retail/industrial node of Red Deer's south side
- Access from both Gaetz Ave and Taylor Drive
- Anchored by Kal Tire, Anytime Fitness, Glass Masters, Cloverdale Paint, Lux Leaf, Bo's Restaurant and Pub

MORE INFO

INDUSTRIAL SPACE FOR LEASE

ALBERTA



MAYNARD TECHNOLOGY CENTRE

1930 MAYNARD ROAD SE
CALGARY, ALBERTA

LEASING CONTACT :



CHRISTOPHER BARADOY
Director - Leasing
(+1) 403-466-1091
cbaradoy@artisreit.com

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
Unit 24	28,891	Dec 1, 2025

PROPERTY DETAILS

- Industrial Technology centre with superior power and fiber for data servers
- Anchored by Bell, Equinix, and Seimens
- High ceiling office buildout

[MORE INFO](#)

FULLY LEASED

ALBERTA



RETAIL



BRICK CENTRE
11226 - 100 AVE
GRANDE PRAIRIE, ALBERTA

[MORE INFO](#)



CENTURY CROSSING III
151 CENTURY CROSSING
SPRUCE GROVE, ALBERTA

[MORE INFO](#)



WOODLANDS CENTRE
300 THICKWOOD BLVD
FORT MCMURRAY, ALBERTA

[MORE INFO](#)



NORTHERN LIGHTS SHOPPING CENTRE I
9531-9623 FRANKLIN AVE
FORT MCMURRAY, ALBERTA

[MORE INFO](#)



100 SIGNAL RD
100 SIGNAL RD
FORT MCMURRAY, ALBERTA

[MORE INFO](#)



EAGLE RIDGE CORNER
151 LOUIT RD
FORT MCMURRAY, ALBERTA

[MORE INFO](#)

FULLY LEASED

ALBERTA



INDUSTRIAL



WSP BUILDING
405 -18 ST SE
CALGARY, ALBERTA

[MORE INFO](#)



CIVEO BUILDING
53021 RANGE RD 263A
ACHESON, ALBERTA

[MORE INFO](#)

OFFICE SPACE FOR LEASE

BRITISH COLUMBIA



BROKER INCENTIVE



KINCAID BUILDING

4225 KINCAID ST
BURNABY, BRITISH COLUMBIA

LEASING CONTACT :



LEC MROCZEK

Vice-President - Leasing - Central Region

(+1) 480-663-9129

lmroczek@artisreit.com

Listed with Colliers: Rob Chasmar

SUITE	SPACE AVAILABLE (SF)	AVAILABILITY
500B	6,130	Immediately

PROPERTY DETAILS

- Turnkey vacancies coming soon
- Located in the geographical centre of Metro Vancouver
- Offers excellent vehicular access to all local municipalities including the downtown core & Metrotown
- The Gilmore Skytrain station is a short walk from the building
- Abundant onsite parking

[MORE INFO](#)

FULLY LEASED

BRITISH COLUMBIA



INDUSTRIAL



CLIVEDEN BUILDING
1608 CLIVEDEN AVE
DELTA, BRITISH COLUMBIA

[MORE INFO](#)

RETAIL SPACE FOR LEASE

MANITOBA



WINNIPEG SQUARE

360 MAIN ST
WINNIPEG, MB

LEASING CONTACT :



CHRIS VODREY

Vice-President - Leasing - Central Region

(+1) 204-934-2798

cvodrey@artisreit.com

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
A01 FLOOR PLAN	6,502	Immediately
A05	1,339	Immediately
A06	1,151	Immediately
A-8B - NEW!	278	Immediately
A11A FLOOR PLAN	936	Immediately
A16 FLOOR PLAN	904	Immediately
A17 FLOOR PLAN	1,464	Immediately
A19	501	Immediately
B04 FLOOR PLAN	1,441	Immediately
B06 FLOOR PLAN	4,043	Immediately
B08 FLOOR PLAN	2,217	Immediately
B09	2,743	Immediately
B11 - NEW!	2,743	Immediately
B14	773	Immediately
F08	331	Immediately*
F10 FLOOR PLAN	202	Immediately*
F11 FLOOR PLAN	267	Immediately*

*Additional Rent: \$92.34*Food Court, includes utilities

PROPERTY DETAILS

- Underground retail concourse connected to 360 Main Street and the skywalk system
- Underground heated parking available
- Attracts over 85,000 patrons per week
- Join TD Bank, Shoppers Drug Mart, Earls Restaurant, OEB Restaurant and GoodLife Fitness
- Management fee is included in Additional Rent

PDF BROCHURE

RETAIL SPACE FOR LEASE

MANITOBA



330 MAIN

**330 MAIN ST
WINNIPEG, MB**

LEASING CONTACT :



CHRIS VODREY

Vice-President - Leasing - Central Region

(+1) 204-934-2798

cvodrey@artisreit.com

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
140	1,626	Immediately

PROPERTY DETAILS

- Main floor unit servicing Downtown Winnipeg
- Exterior signage facing Portage & Main

[MORE INFO](#)

OFFICE SPACE FOR LEASE

MANITOBA



360 MAIN

360 MAIN ST
WINNIPEG, MB

LEASING CONTACT :



CHRIS VODREY

Vice-President - Leasing - Central Region

(+1) 204-934-2798

cvodrey@artisreit.com

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
110 FLOOR PLAN	1,082	Immediately
120 FLOOR PLAN	981	Immediately
1120	3,764	Immediately
1150	11,772	Immediately
1200 FLOOR PLAN	19,136	Immediately
1400 FLOOR PLAN	19,151	Immediately
1500 FLOOR PLAN	19,151	Immediately
1800 FLOOR PLAN	19,181	Immediately
2720 FLOOR PLAN VIRTUAL TOUR	1,956	Immediately

PROPERTY DETAILS

- Located on the corner of Portage Avenue and Main Street
- On site conference centre
- Underground heated parking for 954 vehicles
- Connected to Winnipeg Square and the indoor walkway system
- Management fee is included in Additional Rent



OFFICE SPACE FOR LEASE

MANITOBA



GRAIN EXCHANGE

167 LOMBARD AVE
WINNIPEG, MB

LEASING CONTACT :

**AVISON
YOUNG**

STEVEN LUK PAT

Associate

(+1) 204-560-1512

steven.lukpat@avisonyoung.com

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
110 FLOOR PLAN	6,880	Immediately
140 FLOOR PLAN	987	Immediately
200 FLOOR PLAN VIRTUAL TOUR	24,934	Immediately
428 FLOOR PLAN	1,478	Immediately
476*	1,155	Immediately
510 FLOOR PLAN	2,247	Immediately
523 FLOOR PLAN	1,076	Immediately
635 FLOOR PLAN	526	Immediately
653*	221	Immediately
665*	1,635	Immediately
806*	275	Immediately
878* FLOOR PLAN	696	Immediately
884* FLOOR PLAN	2,885	Immediately
910*	760	Immediately
920*	670	Immediately
950*	1,375	Immediately
960* FLOOR PLAN	568	Immediately
965*	795	Immediately

*Fully built out office space, ready for occupancy

PROPERTY DETAILS

- Located on Lombard Avenue in the Exchange District
- Heated and surface parking available in the adjacent parkade
- Connected to the indoor walkway system and Winnipeg Square
- Management fee is included in Additional Rent



INDUSTRIAL SPACE FOR LEASE

MANITOBA



1717 DUBLIN AVE

**1717 DUBLIN AVE
WINNIPEG, MB**

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
2B	2,478	Immediately

LEASING CONTACT :

CBRE

CAM HILDEBRAND
Vice President—CBRE Limited
(+1) 204-797-2565
cam.hildebrand@cbre.com

PROPERTY DETAILS

- Conveniently located just off Route 90, creating great access to all other major routes across the city
- 12' clear ceilings
- 1 grade door
- 5% Management fee on Gross Rent



INDUSTRIAL SPACE FOR LEASE

MANITOBA



1832 KING EDWARD ST

**1832 KING EDWARD ST
WINNIPEG, MB**

LEASING CONTACT :

CBRE

CAM HILDEBRAND
Vice President—CBRE Limited
(+1) 204-797-2565
cam.hildebrand@cbre.com

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
4	9,056	Immediately

PROPERTY DETAILS

- Conveniently located right on Route 90, creating great access to all other major routes across the city
- 18' clear ceilings
- 3—8'x8' dock level doors
- 5% Management fee on Gross Rent



INDUSTRIAL SPACE FOR LEASE

MANITOBA



951-977 POWELL AVE

951-977 POWELL AVE
WINNIPEG, MB

LEASING CONTACT :



CAM HILDEBRAND
Vice President—CBRE Limited
(+1) 204-797-2565
cam.hildebrand@cbre.com

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
951	14,825	December 2025 or sooner

PROPERTY DETAILS

- Conveniently located in the Northwest quadrant of Winnipeg
- 18' clear ceilings
- 8 dock doors
- 1 grade door
- 5% Management fee on Gross Rent



INDUSTRIAL SPACE FOR LEASE

MANITOBA



1681-1703 DUBLIN AVE

**1681-1703 DUBLIN AVE
WINNIPEG, MB**

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
1681	4,000	September 2025

LEASING CONTACT :

CBRE

CAM HILDEBRAND
Vice President—CBRE Limited
(+1) 204-797-2565
cam.hildebrand@cbre.com

PROPERTY DETAILS

- Located in St. James Industrial Park
- 18' ceiling height
- Dock loading
- 5% Management fee on Gross Rent



FULLY LEASED

MANITOBA



INDUSTRIAL



KEEWATIN DISTRIBUTION CENTER

959-989 KEEWATIN ST
WINNIPEG, MB



PDF BROCHURE



1595 BUFFALO PL

1595 BUFFALO PL
WINNIPEG, MB



PDF BROCHURE



INKSTER BUSINESS CENTRE

1740-1750 INKSTER BLVD &
165-175 PLYMOUTH ST
WINNIPEG, MB

MORE INFO



2110-2130 NOTRE DAME AVE

2110-2130 NOTRE DAME AVE
WINNIPEG, MB

MORE INFO



27-81 PLYMOUTH ST

27-81 PLYMOUTH ST
WINNIPEG, MB



PDF BROCHURE



850 EMPRESS ST

850 EMPRESS ST
WINNIPEG, MB

MORE INFO

FULLY LEASED

MANITOBA



INDUSTRIAL



PRUDENTIAL PARK 1
117 KING EDWARD ST
WINNIPEG, MB



PRUDENTIAL PARK 2
530 CENTURY ST
WINNIPEG, MB



PRUDENTIAL PARK 3
550 CENTURY ST
WINNIPEG, MB



801 CENTURY ST
801 CENTURY ST
WINNIPEG, MB



120-144 BANNISTER RD
120-144 BANNISTER RD
WINNIPEG, MB



2061 & 2065 LOGAN AVE
2061 & 2065 LOGAN AVE
WINNIPEG, MB



FULLY LEASED

MANITOBA



INDUSTRIAL



WEST LOGAN PLACE
2073 LOGAN AVE
WINNIPEG, MB

PDF BROCHURE



NATIONAL ENERGY BLDG
1431 CHURCH AVE
WINNIPEG, MB

PDF BROCHURE



1658-1680 CHURCH AVE
1658-1680 CHURCH AVE
WINNIPEG, MB

PDF BROCHURE



8-30 PLYMOUTH ST
8-30 PLYMOUTH ST
WINNIPEG, MB

MORE INFO



POPLAR INDUSTRIAL PARK
1249 - 1253 CLARENCE AVE
WINNIPEG, MB

MORE INFO



1420 CLARENCE RD
1420 CLARENCE RD
WINNIPEG, MB

PDF BROCHURE

RETAIL SPACE FOR LEASE

S A S K A T C H E W A N



CANARAMA MALL

7 ASSINIBOINE DRIVE
SASKATOON, SASKATCHEWAN

LEASING CONTACT :



CHRISTOPHER BARADOY

Director - Leasing

(+1) 403-466-1091

cbaradoy@artisreit.com

UNIT	SPACE AVAILABLE (SF)	AVAILABILITY
Unit 7	928	Immediately

PROPERTY DETAILS

- Located on a highly visible corner, the property provides convenient access to three major arterials
- Canarama Mall is anchored by a new grocery store and Shoppers Drug Mart
- Open retail setting with large front windows
- Tenant Improvement Allowance available for qualified tenant

[MORE INFO](#)

FULLY LEASED

S A S K A T C H E W A N



RETAIL



CIRCLE WEST
301 CONFEDERATION DRIVE
SASKATOON, SK

[MORE INFO](#)

INDUSTRIAL



201 EDSON ST
201 EDSON ST
SASKATOON, SASKATCHEWAN

[MORE INFO](#)



MAPLE LEAF BUILDING
53021 RANGE ROAD 263A
SASKATOON, SASKATCHEWAN

[MORE INFO](#)