

Crossings Phase II | Fall 2024

Whoop-Up Drive & Mauretania Road West, Lethbridge, Alberta

MID-BOX, CRU AND DRIVE-THRU OPPORTUNITIES



SITE INFO

Envisioned as a fully integrated neighborhood, Crossings is the first mixed-use community in the heart of West Lethbridge and a 5 minute drive to the University of Lethbridge (9,000 students, 1,200 employees, Lethbridge's 2nd largest employer). Surrounded by two public high schools (approx. 1,700 students), The Crossings Branch Public Library, ATB Recreation Centre (\$110M, 125,000 sq. ft. twin ice and curling facility, aquatic centre, fitness centre, indoor field area, running track and gymnasium facilities), 55 acres of sports field and recreational areas, Crossings provides residents and visitors access to core amenities and services. Phase II is currently in preliminary municipal approval to include retail, office, multi-unit residential and senior's housing. The city of Lethbridge is Alberta's third largest city, with over 100,000 residents.

Pre-leasing has commenced with flexible space options up to 100,000 sq. ft. available to suit a wide variety of users including mid-box, CRU and drive-thru options.

- **Available Space:** Mid-box, CRU and Drive-thru opportunities
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$14.00 PSF (est. 2023) + Mgmt Fee
- **Zoning:** CCP-2014 DC
- **Parking:** 4.2 stalls per 1,000 SF

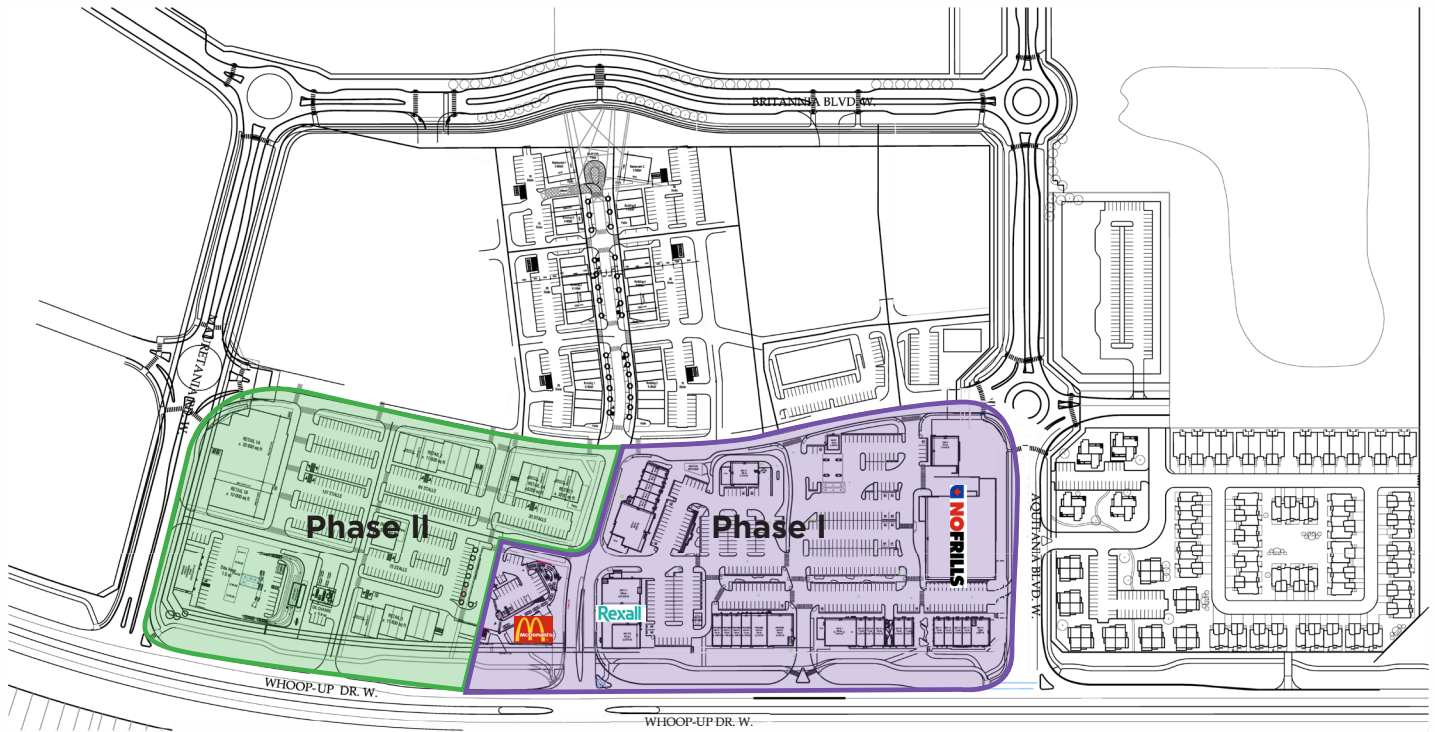
LEASING CONTACT

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SITE PLAN



ROYOP



Our rich history spans 60 years in Western Canada. Royop is a leader and expert in development and management. Our leasing strategy is proven to retain and attract best-in-class retailers to our centres. We develop and manage mixed use projects.