

FOR LEASE

EXCLUSIVE LEASING AGENT



ONE OF A KIND CAFÉ OPPORTUNITY - 1,200 - 1,700 SF END CAP

STATE OF THE ART MEDICAL CENTRE - 100% LEASED



OPENING JULY 2026

LOCATED IN THE
RIVER CREE MEDICAL CENTRE

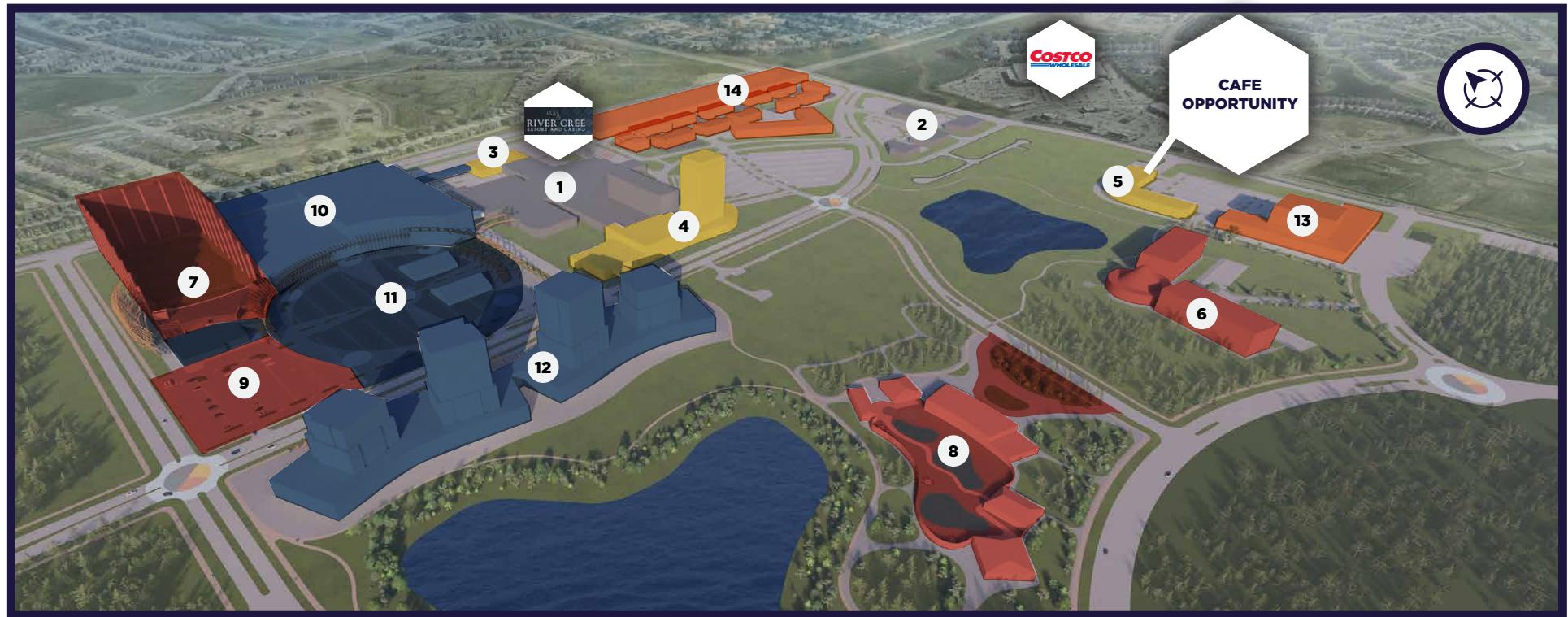


DRONE
FOOTAGE

RIVER CREE CURRENT & FUTURE DEVELOPMENTS



RIVER CREE CURRENT & FUTURE DEVELOPMENTS



EXISTING

1-2 River Cree Resort

UNDER CONSTRUCTION

3 Embers Expansion
Opening Early 2026

4 Hotel Expansion
Opening 2027

5 River Cree Medical Centre -
Cafe Opportunity
Opening July 2026

APPROVED FOR CONSTRUCTION

6 Elders Lodge

7, 9 Golf Games & Experience
Under Construction - Opening 2028

8 Spa
Construction Commencing Spring 2026

APPROVED FOR CONSTRUCTION

10-11 Field House / Event Venue

12 Office Towers
Pre-Leasing

FUTURE

13 Future Medical
Pre-Leasing

14 Future Expansion



DEMOGRAPHICS



POPULATION

1km	3km	5km
3,456	52,445	124,545



HOUSEHOLDS

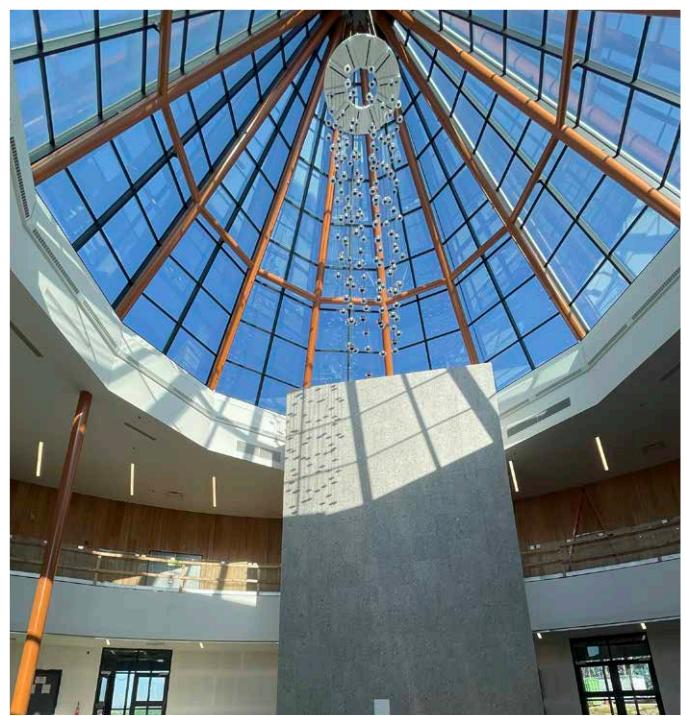
1km	3km	5km
963	17,343	42,542



AVERAGE HOUSEHOLD INCOME

1km	3km	5km
\$167,901	\$150,841	\$140,216



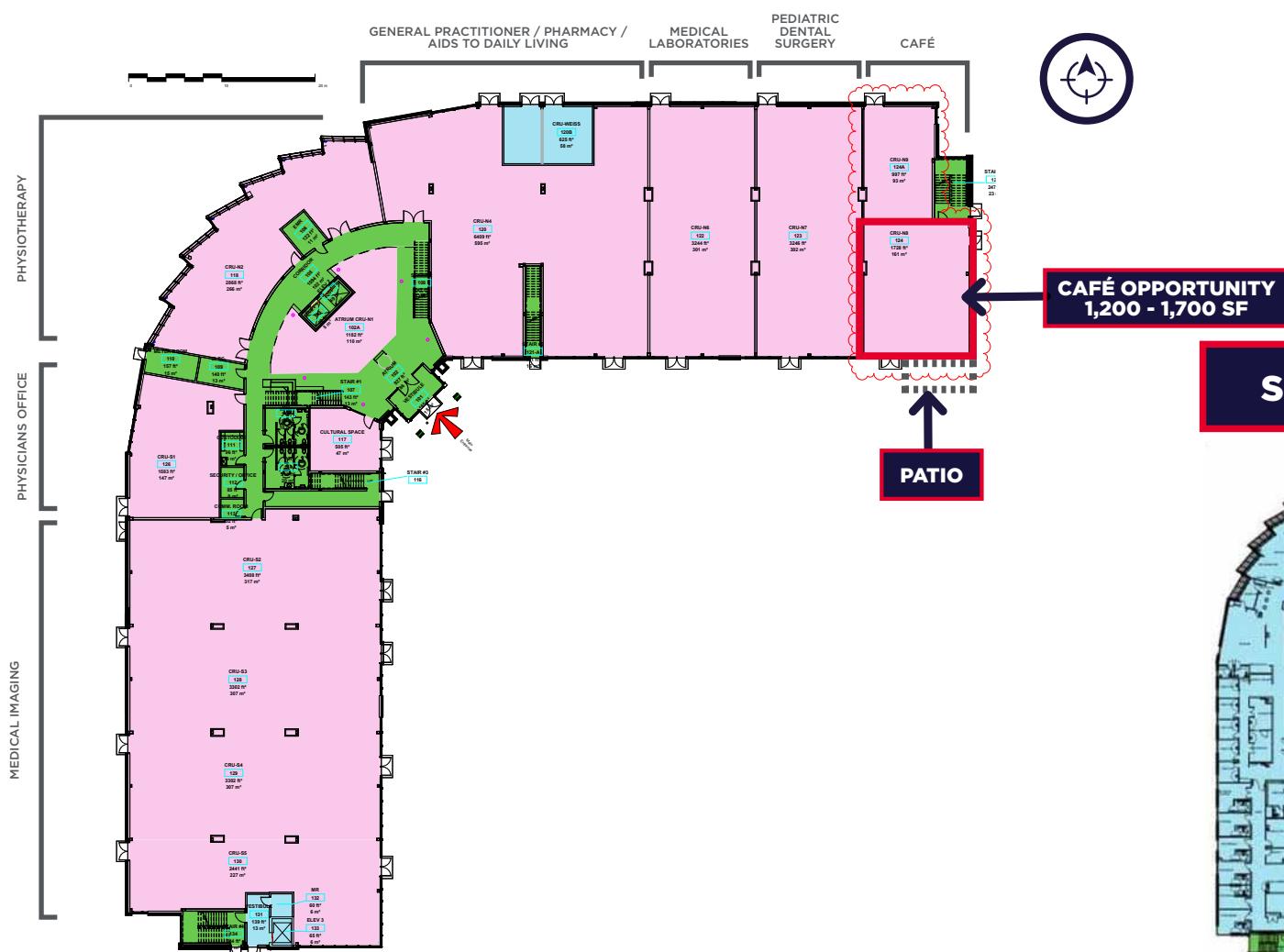


EXCLUSIVE CAFÉ IN RIVER CREE MEDICAL CENTRE

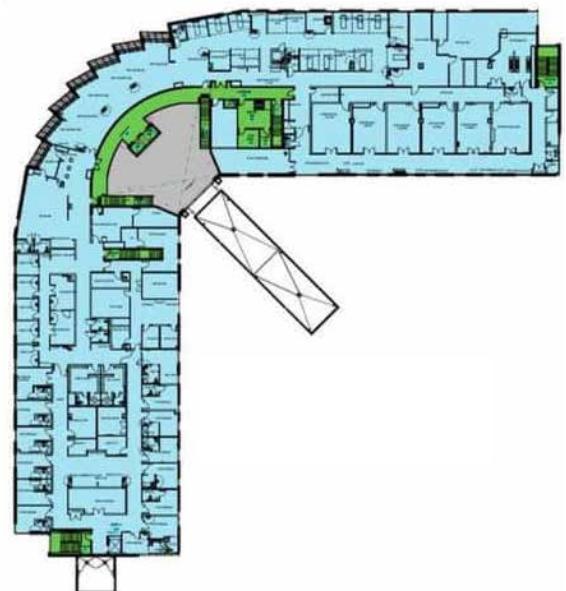
The River Cree Medical Centre introduces a rare opportunity for a café operator to be part of a landmark two-storey healthcare development.

Strategically located on an end cap of the main floor, the café space features exceptional visibility, great parking, and a steady flow of activity. This fully integrated medical complex is estimated to have a daily draw of 1,000 staff, patients and guests with the café becoming an integral part of the building's daily experience.

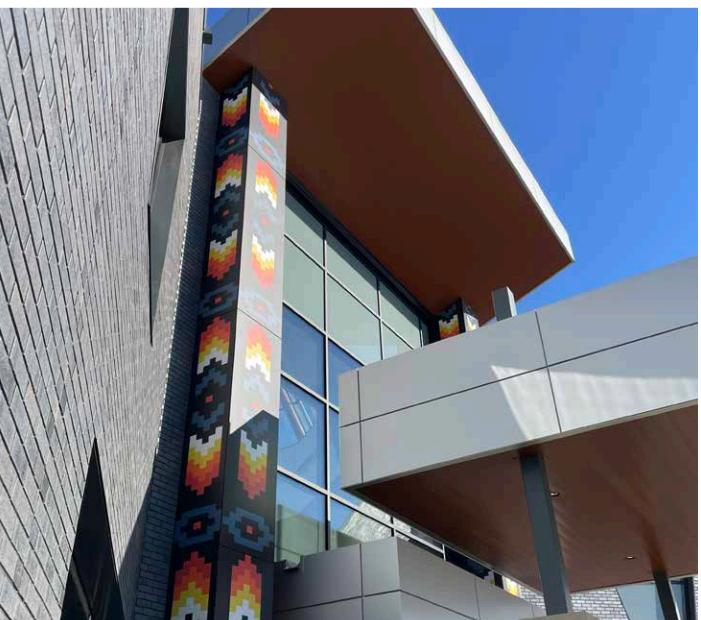
MAIN FLOOR PLAN - 100% LEASED!



SECOND FLOOR PLAN



EXTERIOR BUILDING PHOTOS





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