

302 CENTRE ST S

Prime Corner in Chinatown For Lease

certus open
PROPERTY GROUP



THE DETAILS

Area	CRU 1: 900 sf Lower Level: 3,485 sf
Rate	Market
Additional Rent	\$16.99 (2026)
Term	10 Years
Availability	Immediate

SNAPSHOT

- Surrounded by a dense mix of office towers, residential developments, hotels, and destination dining
- Steps from the Bow River pathway system and within walking distance to downtown's core
- Excellent connectivity to transit and major commuter routes
- Positioned within an evolving downtown node benefiting from continued revitalization and residential growth
- Ideal for restaurant, café, specialty retail, or experiential concepts seeking authentic urban presence



THE ARCHIVES

ONE OF
Calgary's finest
CHINESE RESTAURANTS

Open -
Weekdays
4:30 p.m. to 12:30 a.m.
Friday & Saturday
4:30 p.m. to 2 a.m.
Sunday
4 p.m. to 9 p.m.

THE JADE PALACE

CHINESE CUISINE

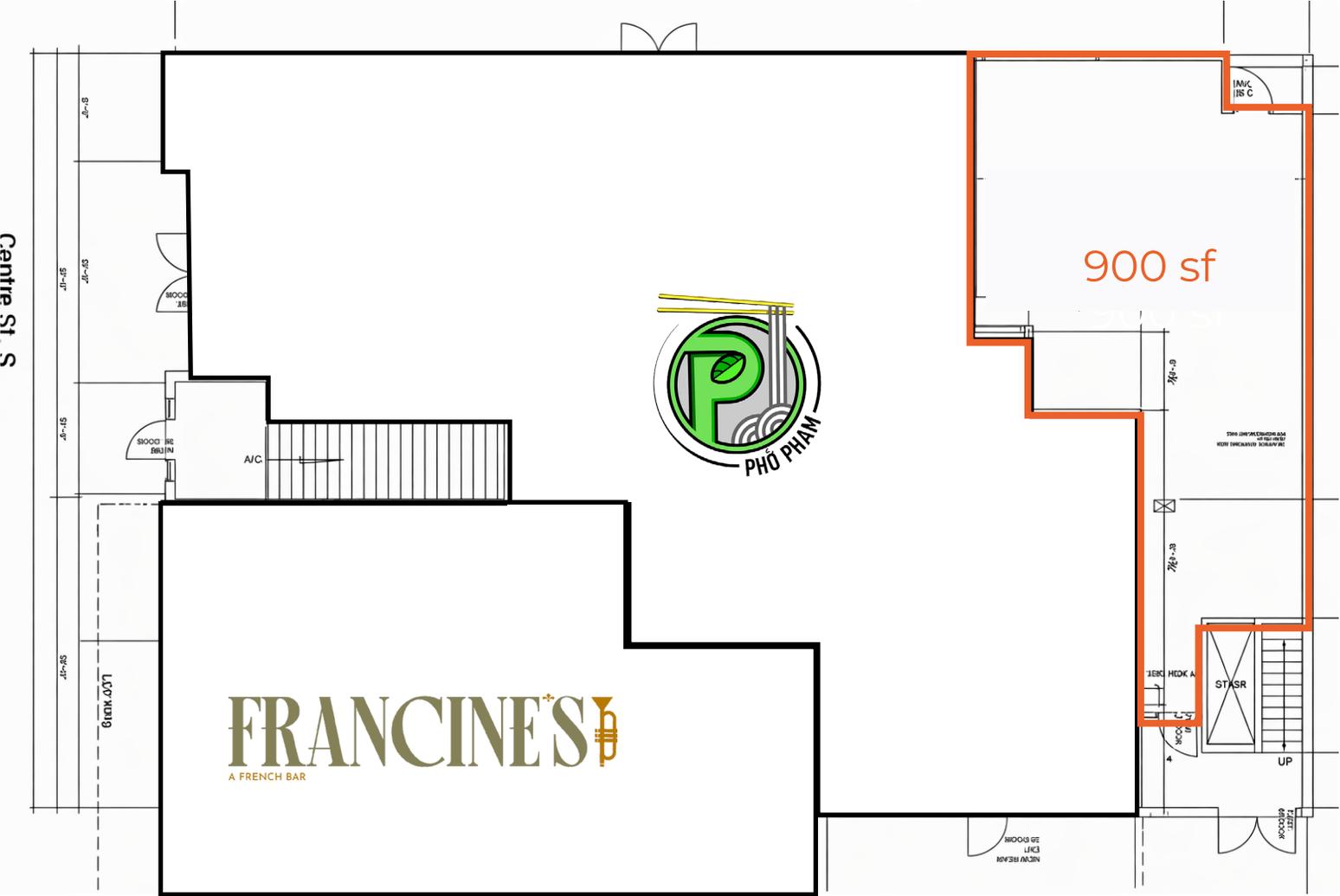
DINING LOUNGE
LICENSED

262-9219
262-4220
Jade Palace Restaurant
302 Centre St. South, Calgary



SITE PLAN

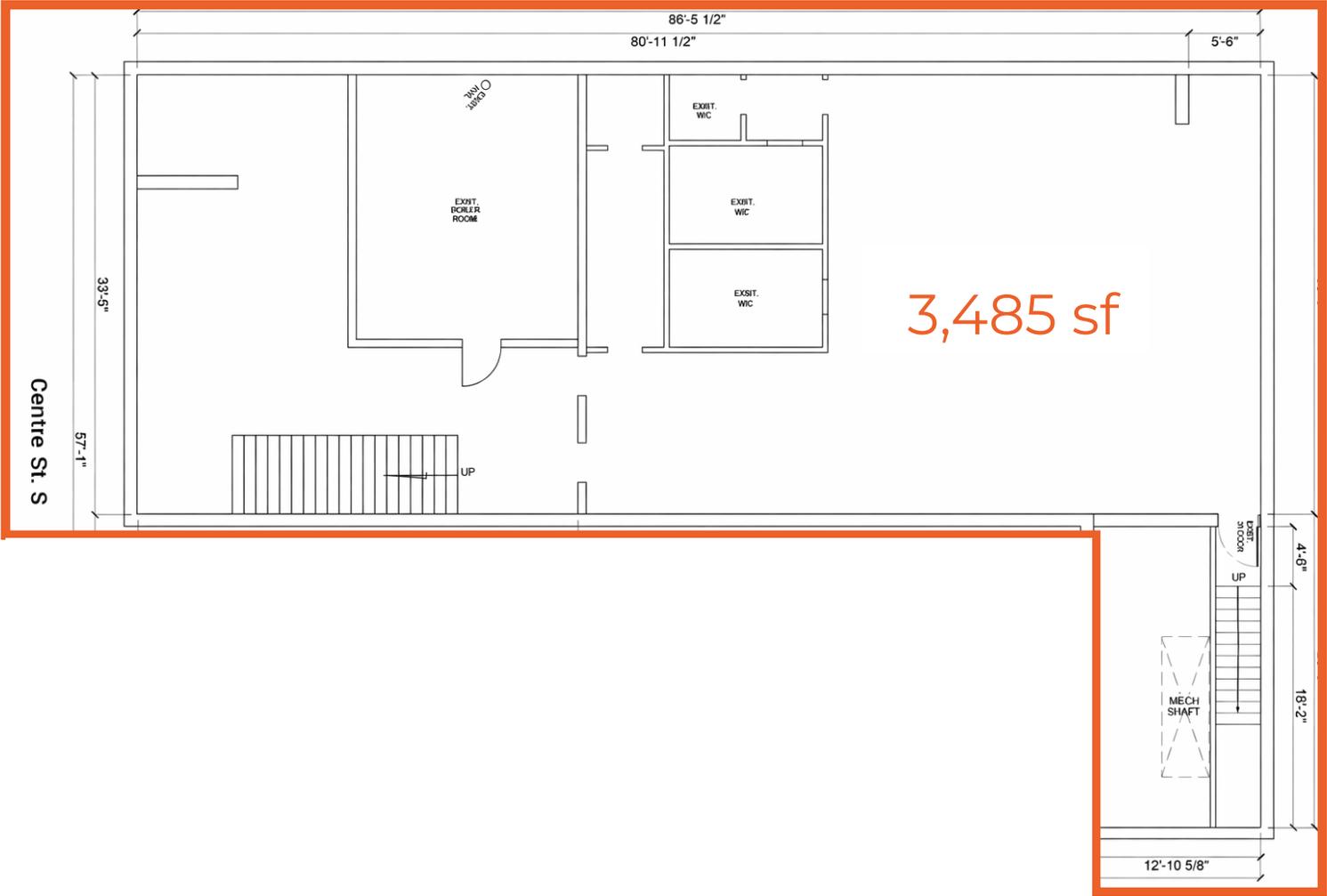
Main Level



- Leased
- Available
- Under Offer

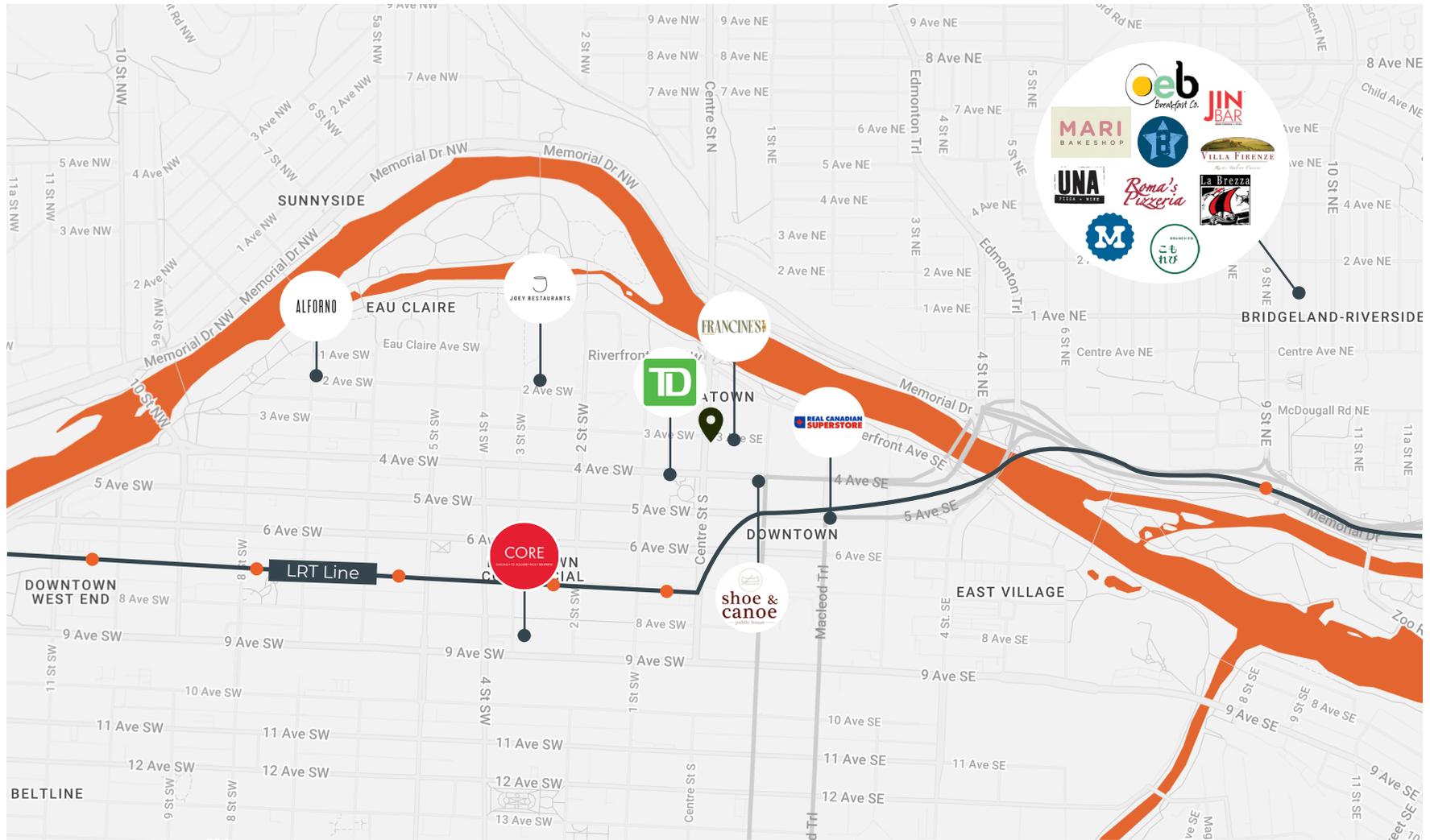
SITE PLAN

Lower Level



- Leased
- Available
- Under Offer

PERKS



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OPEN BY NATURE. CONNECTED BY DESIGN.

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