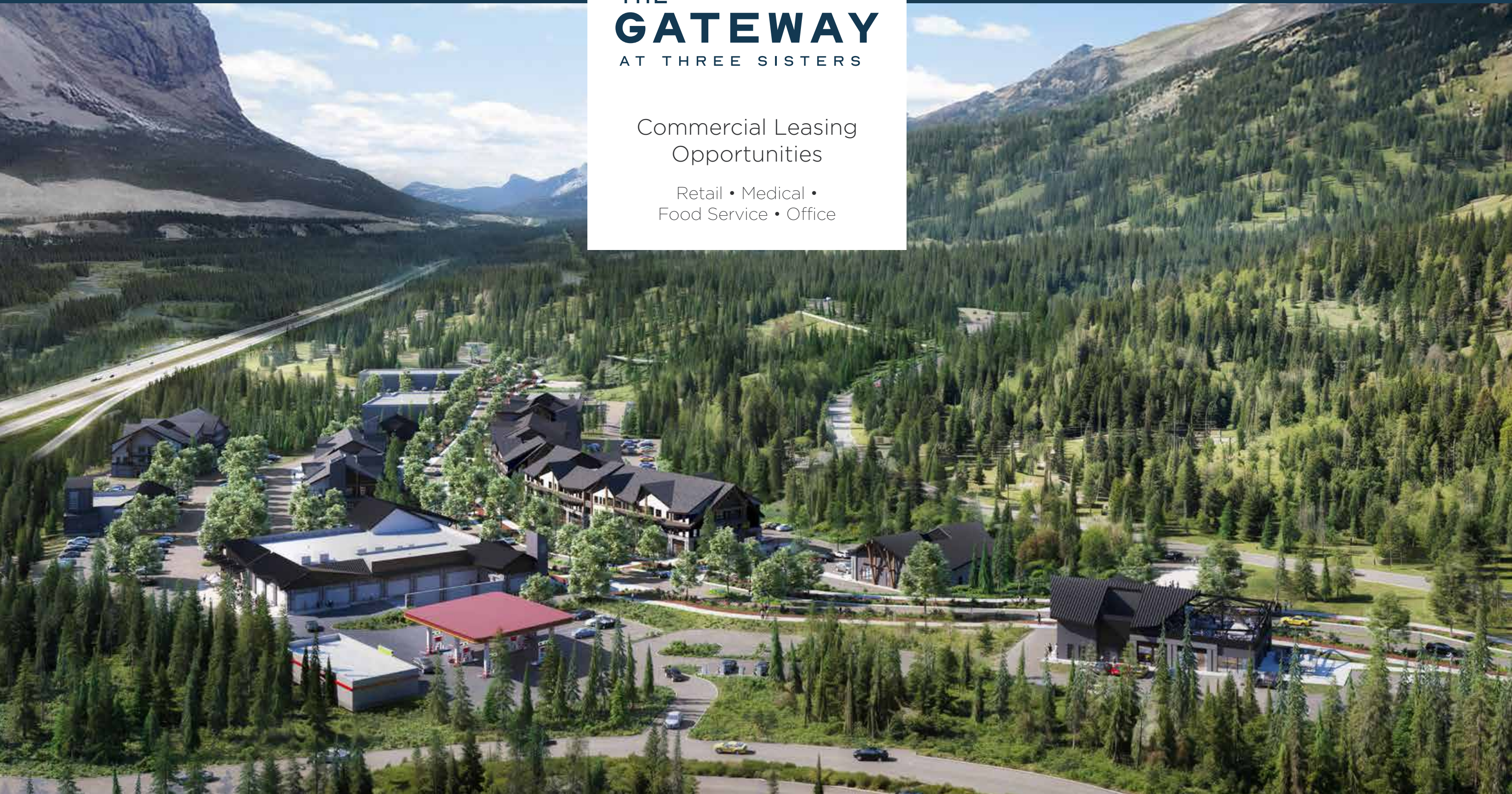




THE
GATEWAY
AT THREE SISTERS

Commercial Leasing
Opportunities

Retail • Medical •
Food Service • Office



Your Gateway to the Rockies



Envisioned since 1992 as a world-class resort and mixed-use community, The Gateway at Three Sisters will become home to a diverse population and known as a vibrant highway commercial destination, that houses retail, medical, food service, offices, and employee accommodations.



Conveniently located just off the Trans-Canada Highway, which serves over 6 million motorists annually, The Gateway at Three Sisters is situated approximately five kilometers southeast of Canmore, Alberta, at the base of the Three Sisters mountain.

Distance to Calgary: 1 hour 10 min
Distance to Banff: 19 min



The Gateway will serve as the foundation for the future development of greater Three Sisters Mountain Village, which spans over 800+ acres and is estimated to double Canmore's population.



NOW LEASING

PHASE I	PURPOSE	RENTABLE AREA*	EST. TIMING
Building 4	Retail	LEASED	Mid 2025
Building 8	Main Floor Retail	648 - 1,882 SF	
	2 nd Floor Office	1,813 - 3,862 SF	
Building 13	Main Floor Retail	CONDITIONALLY LEASED	
Building 14	Retail & Restaurant	3,122 - 3,394 SF + patio	
PHASE II	PURPOSE	RENTABLE AREA*	EST. TIMING
Building 1	Dine-in Restaurant	4,593 SF + patio + roof patio	Mid 2026
Building 2	Restaurant	LEASED (Unit 1)	
	Restaurant	1,447 SF remaining (Unit 2)	
Building 3	Gas Bar	CONDITIONALLY LEASED	
Building 5	Grocer	LEASED	
Building 6	Retail & Restaurant	739 - 2,042 SF	
Building 9	Retail	785 - 2,164 SF	
Building 10	Main Floor Retail	8,803 SF	
	2 nd & 3 rd Floor Office	1,579 - 3,578 SF	
Building 11	Daycare	6,782 SF	
PHASED III	PURPOSE	RENTABLE AREA*	EST. TIMING
Building 15	Mixed Use	1,277 - 2,971 SF	Mid 2027
Building 16	Mixed Use	2,184 - 2,778 SF	

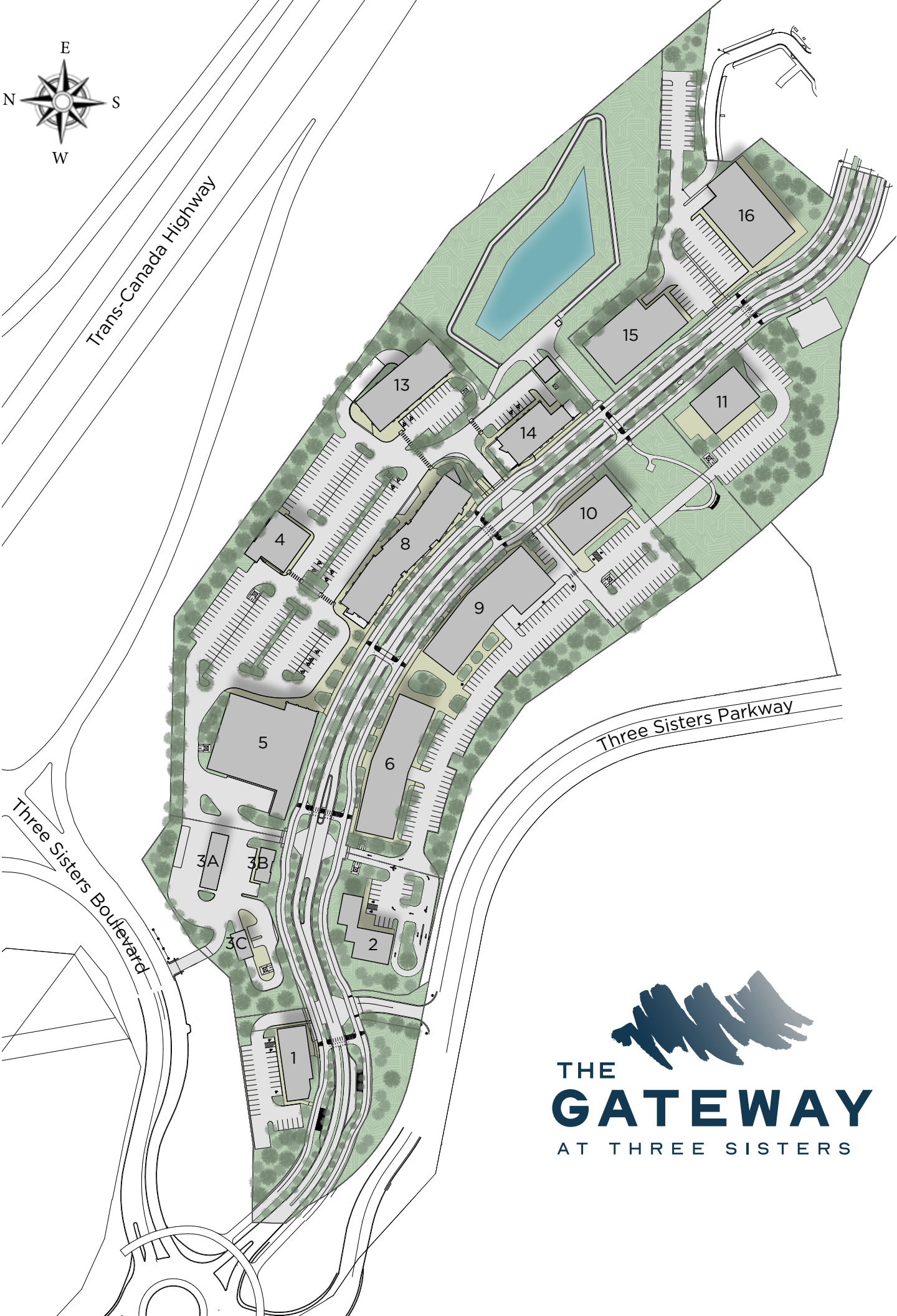
** All unit sizes are approximate and provided in base building condition. Rates and terms are available upon request.*

The Gateway is designed to celebrate the region’s coal mining history and reflect the natural beauty of the surrounding mountains. The development will feature over 300,000 sq. ft. of master-planned space released in three phases, with Phase I expected to open in 2025.

By 2046, the population of Canmore, Harvie Heights, Dead Man’s Flats, Lac

Des Arcs and Exshaw is estimated to reach roughly 32,000 residents, with an average household income of \$156,000.

The number of non-permanent residents, overnight visitors, and day trip tourists is estimated to more than double in this same time period. This potential growth will set The Gateway up to remain a vibrant landmark within the community for many years to come.



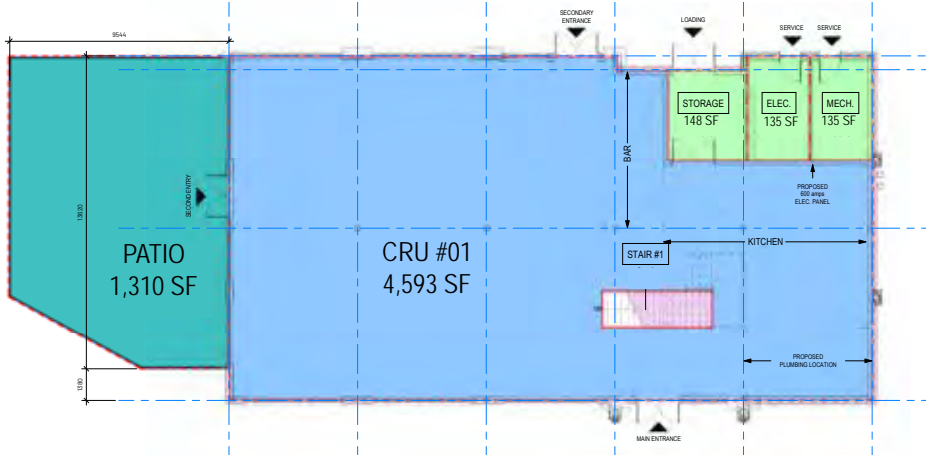


Building 1 - 100 Cascade Dr.

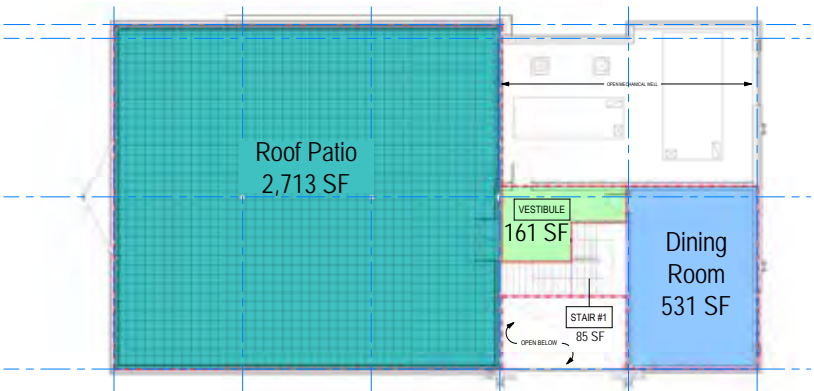
Proposed Use: Dine-in Restaurant

RENTABLE AREA LEGEND

- Building Common Area
- Exterior Area
- Major Vertical Penetration
- Store Area



1 MAIN FLOOR
SK1-00 1:100



2 ROOF PATIO
SK1-00 1:100



Building 2 - 255 Cascade Dr.

Proposed Use: Restaurant



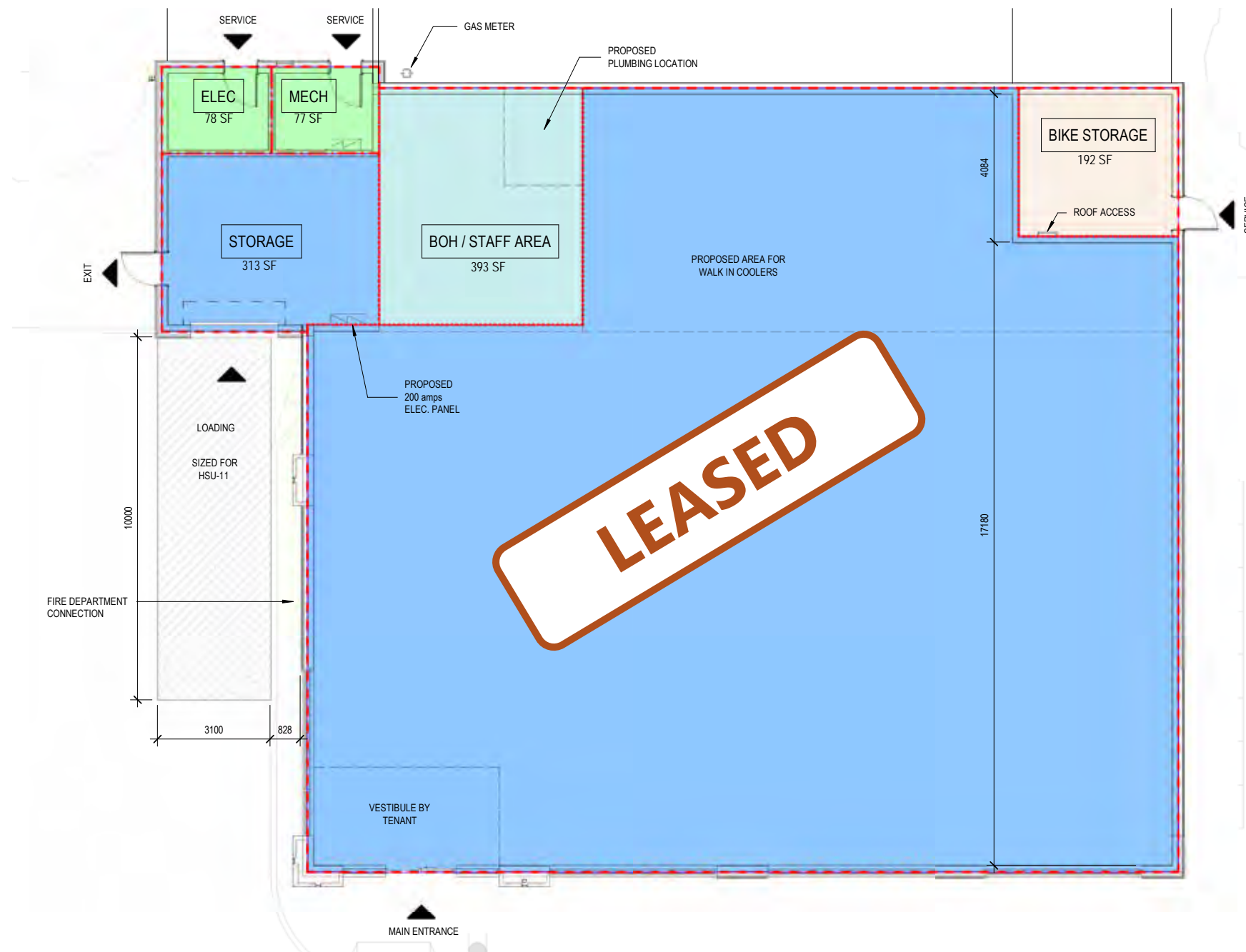
RENTABLE AREA LEGEND

- Building Common Area
- Store Area



Building 4 - 340 Cascade Dr.

Proposed Use: Retail



RENTABLE AREA LEGEND

- Building Common Area
- Floor Area
- Office Area
- Store Area



Building 5 - 300 Cascade Dr.

Main Floor

Proposed Use: Grocer + Mezzanine



RENTABLE AREA LEGEND

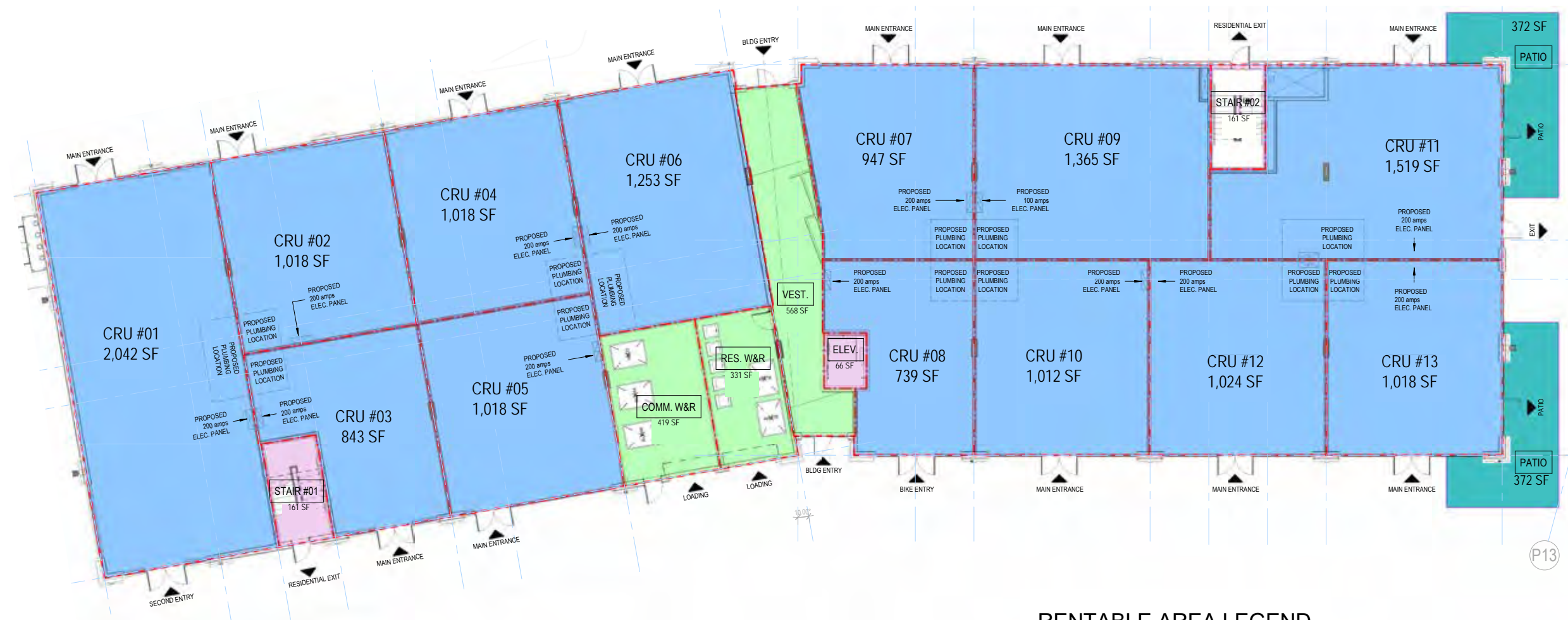
- Building Common Area
- Floor Area - Non-Retail Area
- Store Area



Building 6 - 355 Cascades Dr.

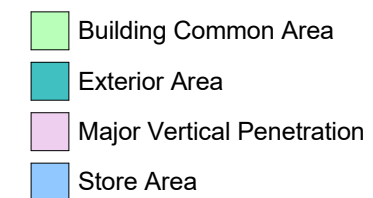
Main Floor

Proposed Use: Retail & Restaurant



RENTABLE AREA LEGEND

- Building Common Area
- Exterior Area
- Major Vertical Penetration
- Store Area

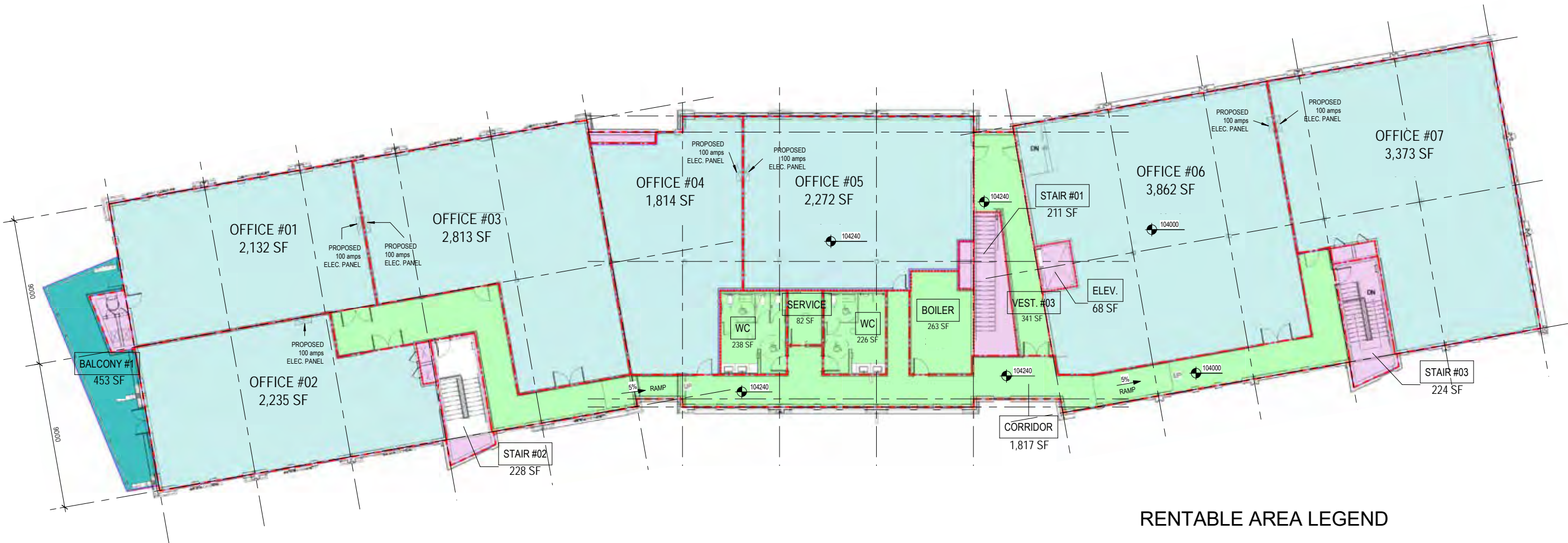




Building 8 - 320 Cascade Dr.

2nd Floor

Proposed Use: OFFICE



RENTABLE AREA LEGEND

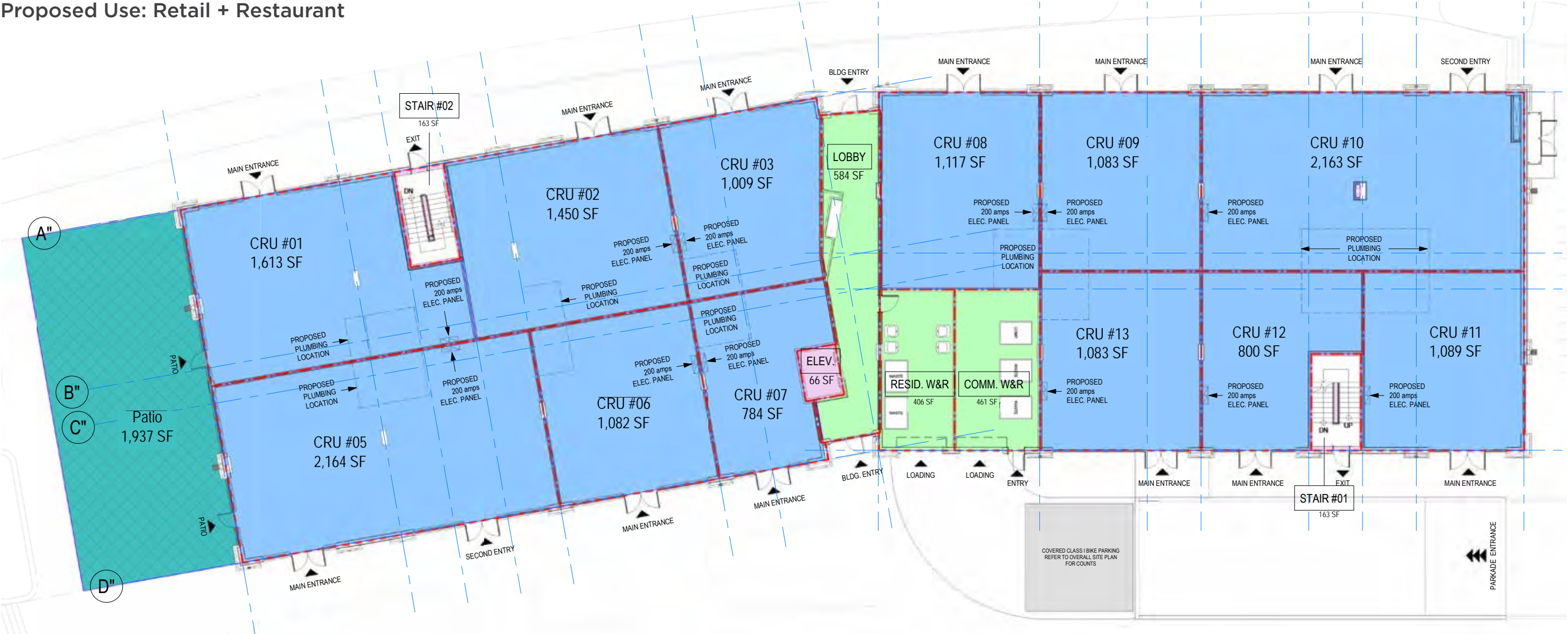
- Building Common Area
- Exterior Area
- Major Vertical Penetration
- Office Area



Building 9 - 375 Cascade Dr.

Main Floor

Proposed Use: Retail + Restaurant



RENTABLE AREA LEGEND

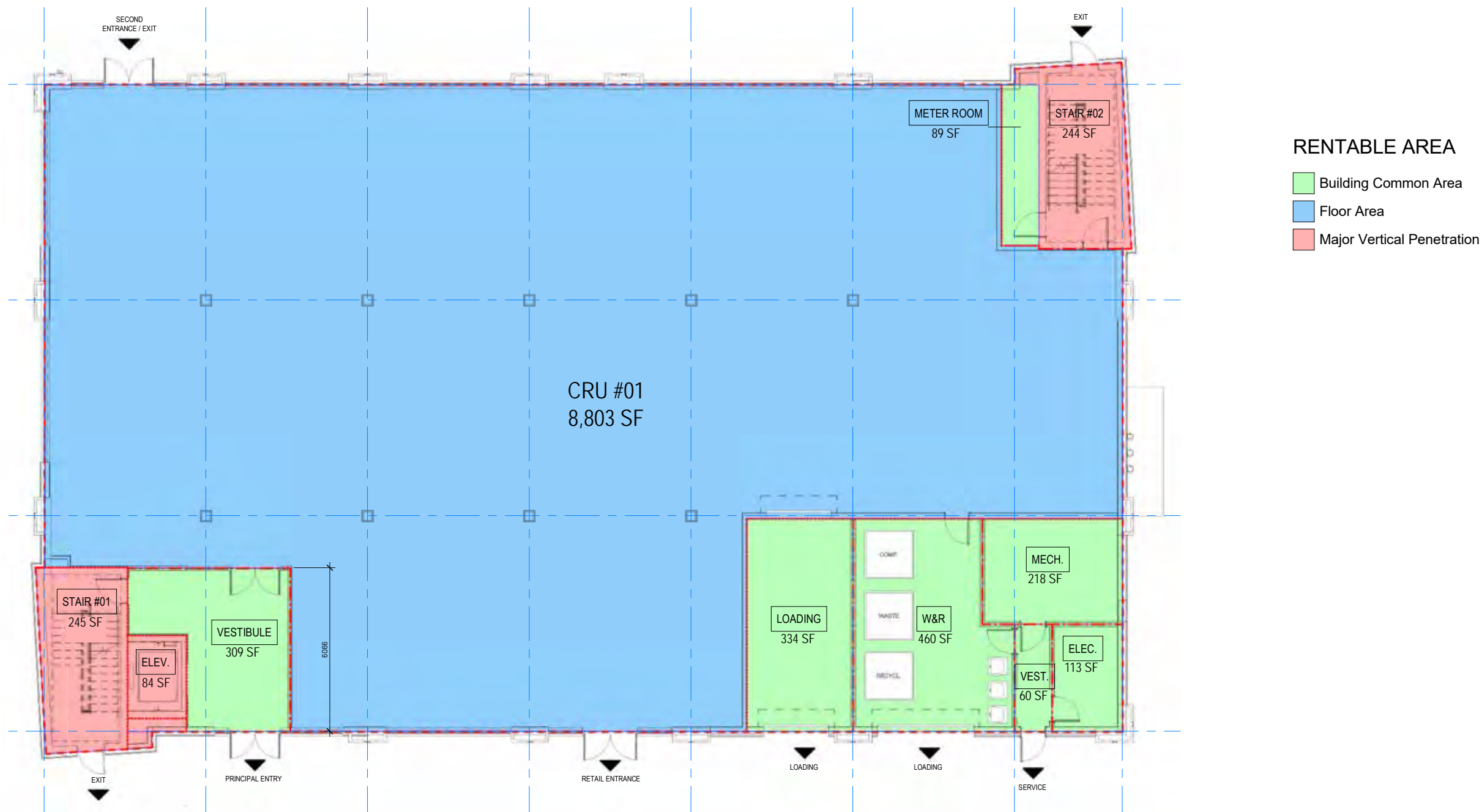
- Building Common Area
- Exterior Area
- Major Vertical Penetration
- Store Area



Building 10 - 391 Cascade Dr.

Main Floor

Proposed Use: Retail or Medical-Focused

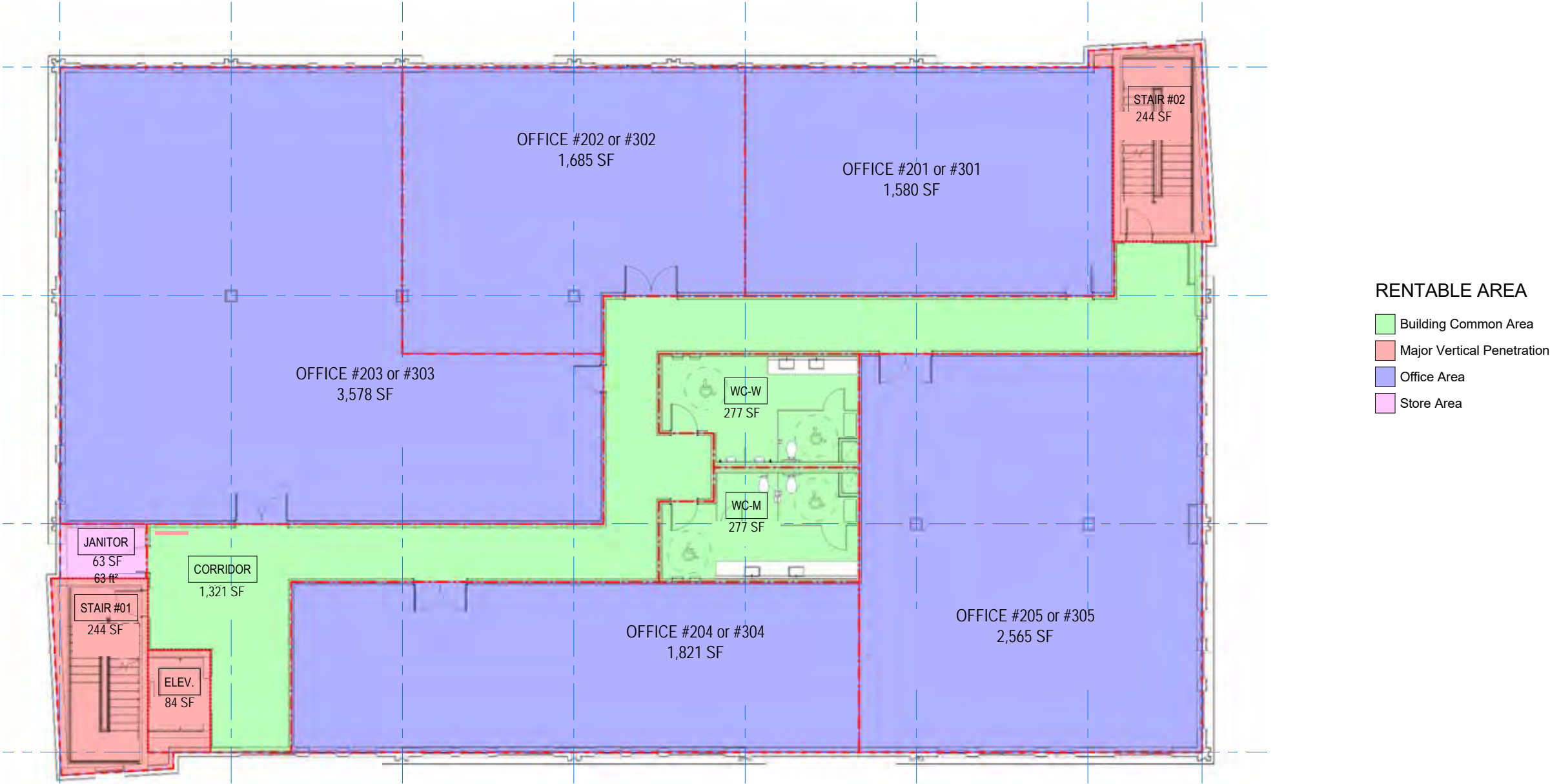




Building 10 - 391 Cascade Dr.

2nd & 3rd Floors (same floor plan on each floor)

Proposed Use: Medical-Focused

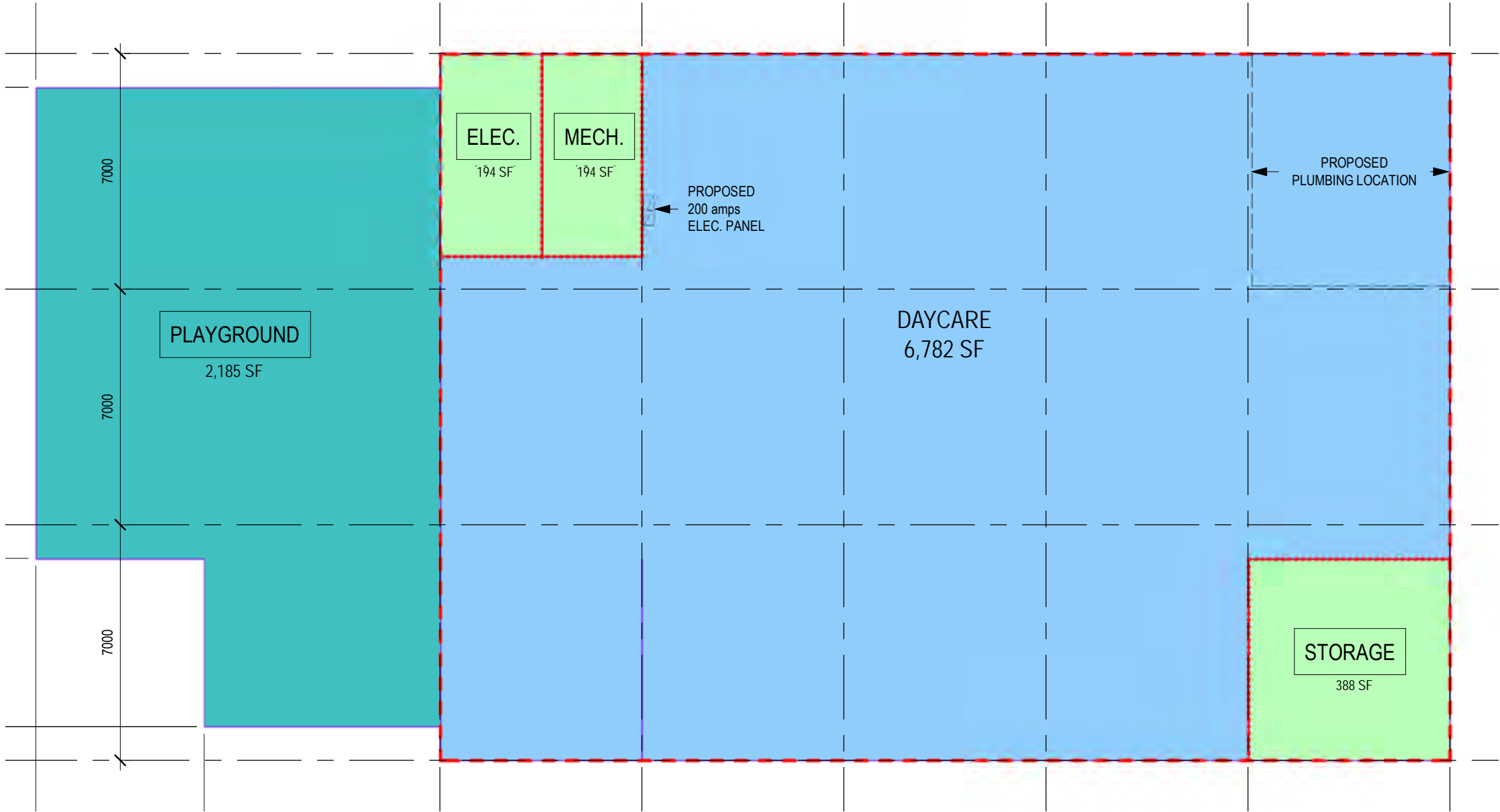




Building 11 - 1400 Cascade Dr.

Main Floor

Proposed Use: Daycare
Multiple Storeys Available



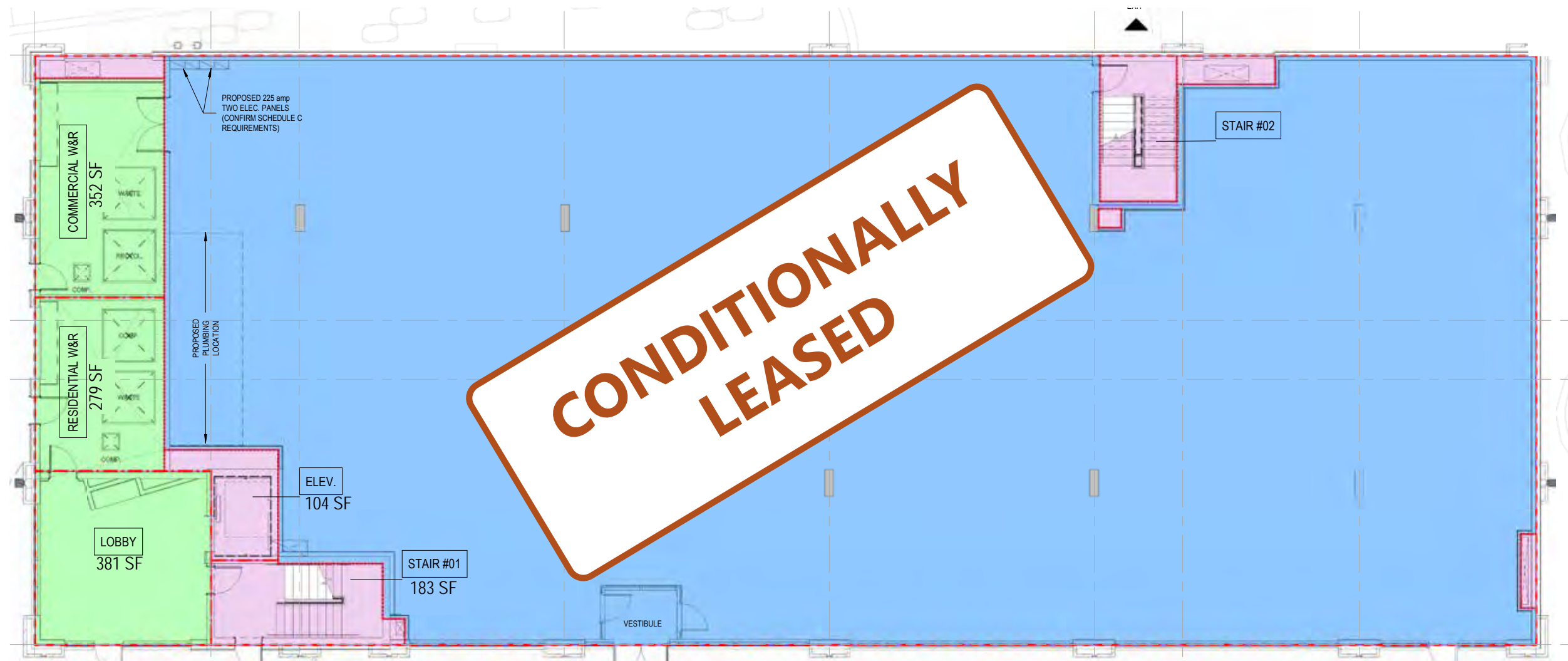
- RENTABLE AREA
- Building Common Area
 - Exterior Area
 - Floor Area



Building 13 - 360 Cascade Dr.

Main Floor

Proposed Use: Retail



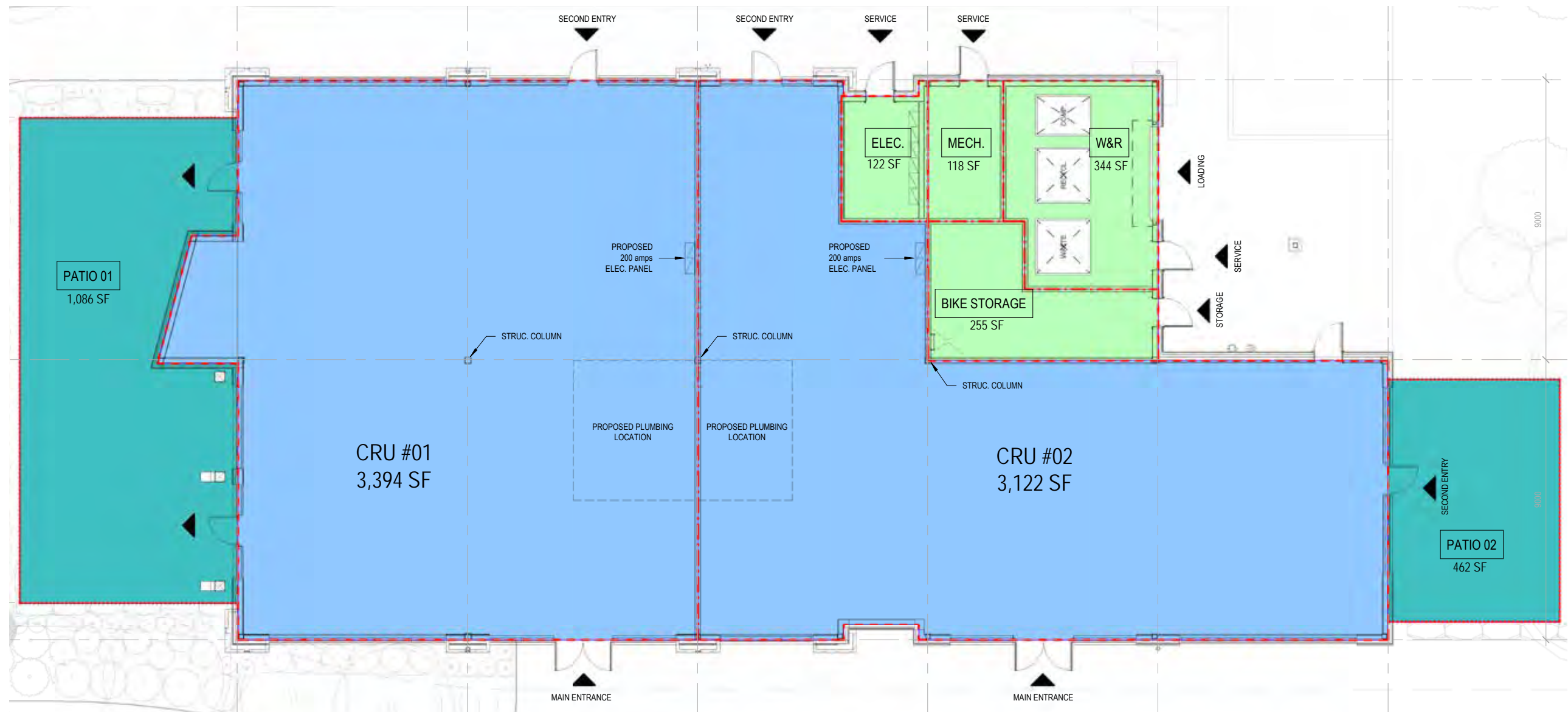
- AREA LEGEND
- Store Area
 - Building Common Area
 - Major Vertical Penetration



Building 14 - 380 Cascade Dr.

Main Floor

Proposed Use: Retail and Restaurant + Patios



RENTABLE AREA LEGEND

- Building Common Area
- Exterior Area
- Store Area

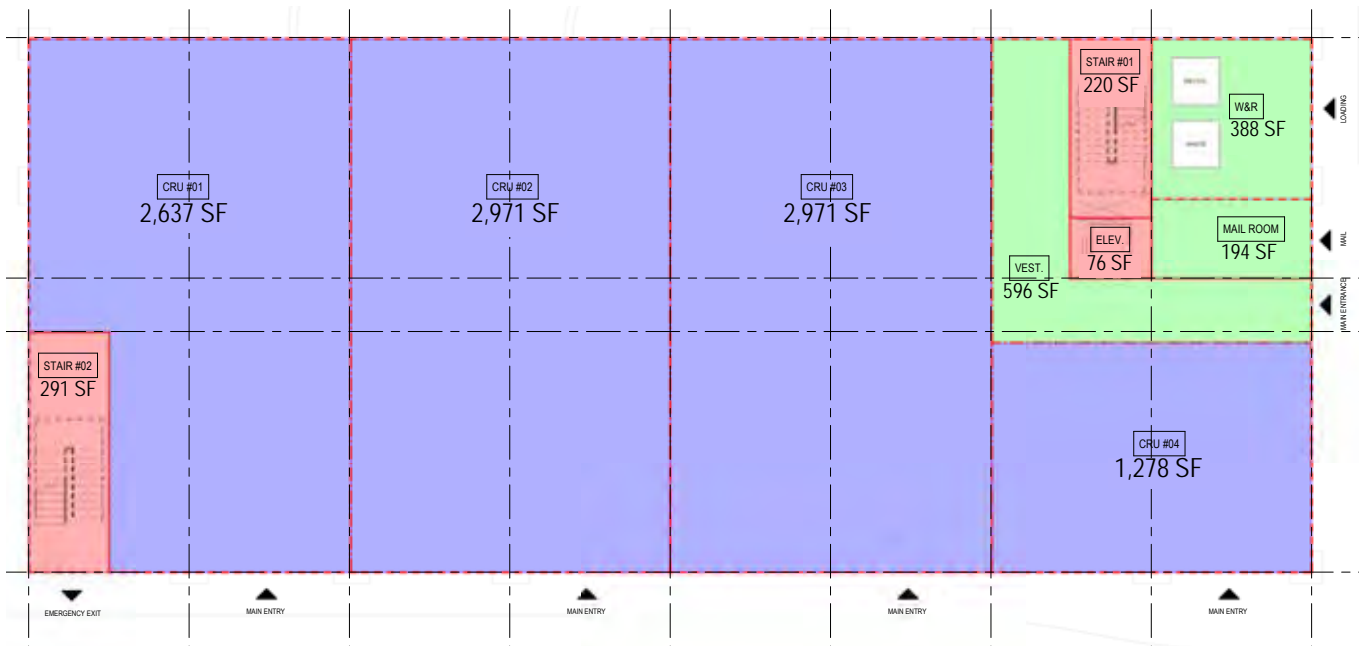


Building 15 - 1500 Cascade Dr.

Main Floor

Proposed Use: Mixed Use

Phase III - Build to suit options available.
Contact leasinggateway@tsmv.ca for details.



RENTABLE AREA

- Building Common Area
- Major Vertical Penetration
- Office Area

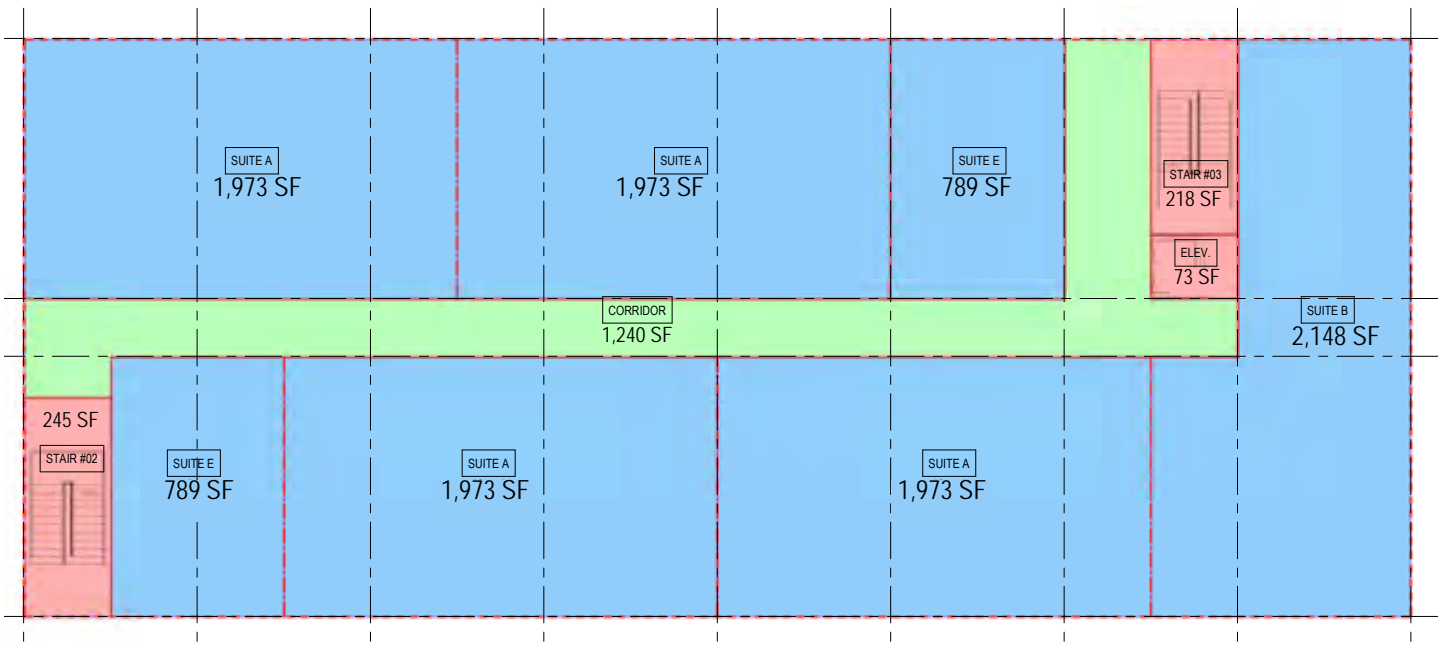


Building 15 - 1500 Cascade Dr.

2nd & 3rd Floors (same floor plan on each floor)

Proposed Use: Mixed Use

Phase III - Build to suit options available.
Contact leasinggateway@tsmv.ca for details.



RENTABLE AREA

- Building Common Area
- Floor Area
- Major Vertical Penetration

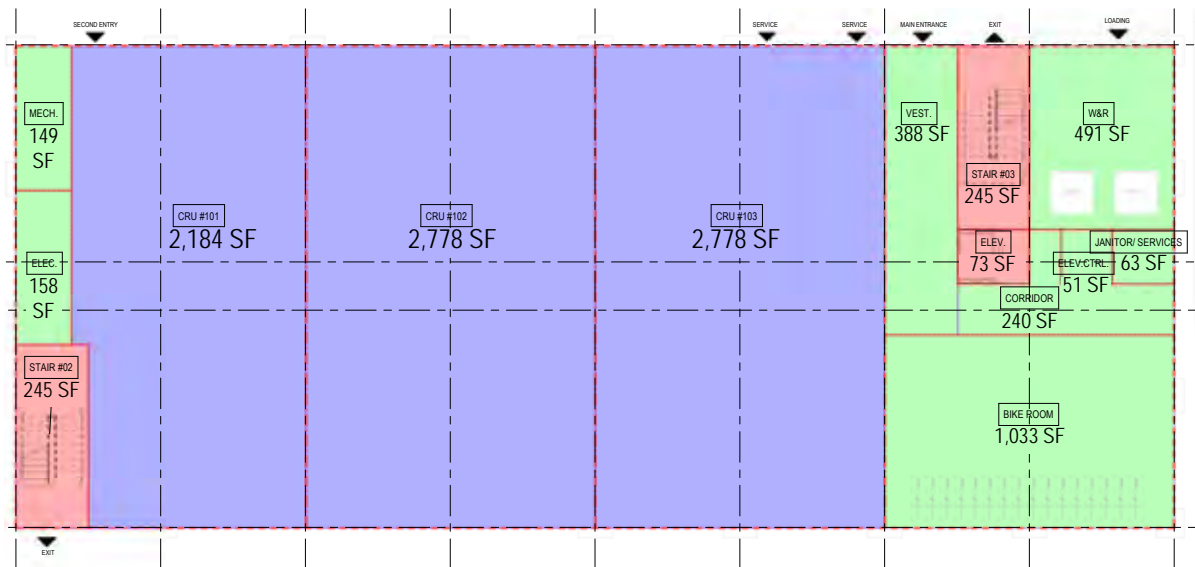


Building 16 - 1600 Cascade Dr.

Main Floor

Proposed Use: Mixed Use

Phase III - Build to suit options available.
Contact leasinggateway@tsmv.ca for details.



RENTABLE AREA

- Building Common Area
- Major Vertical Penetration
- Office Area

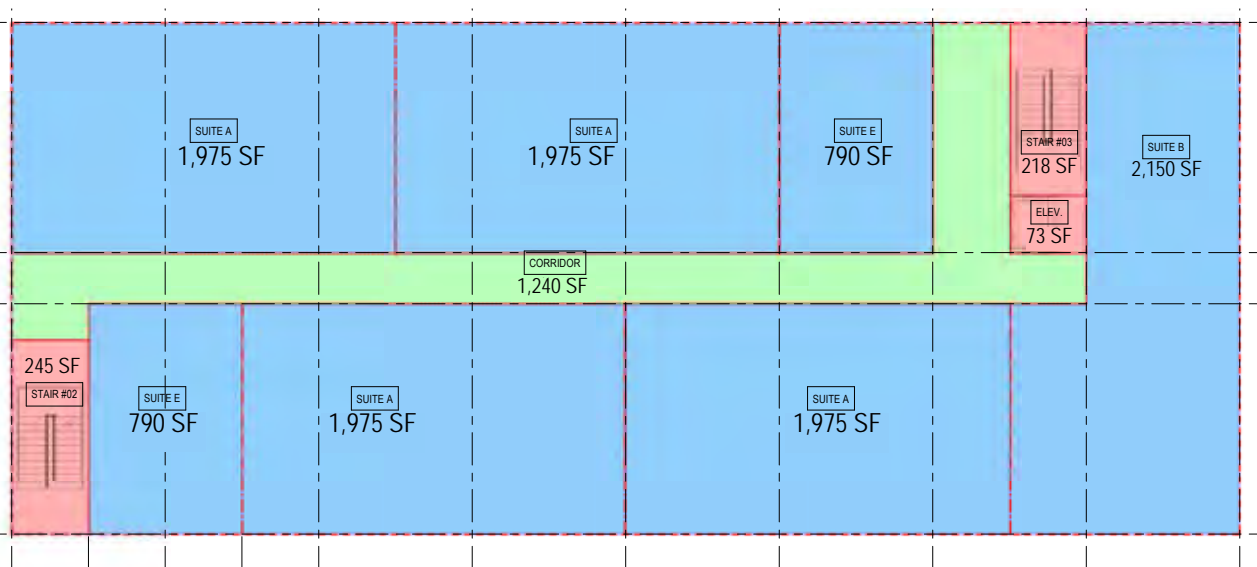


Building 16 - 1600 Cascade Dr.

2nd & 3rd Floors (same floor plan on each floor)

Proposed Use: Mixed Use

Phase III - Build to suit options available.
Contact leasinggateway@tsmv.ca for details.



RENTABLE AREA

- Building Common Area
- Floor Area
- Major Vertical Penetration



THE GATEWAY

AT THREE SISTERS

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403.597.8768 | leasinggateway@tsmv.ca

thegatewayatthreesisters.ca

