



RETAIL SPACE FOR LEASE

# BANKERS COURT

850 2 Street SW, Calgary, Alberta

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Unit 202 - 499 SF

VICTOR SOLORZANO

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TAURUS  
PROPERTY GROUP



ABOUT

# BUILDING HIGHLIGHTS

Located in the heart of downtown Calgary, Bankers Court is a 15-storey property with retail in the first two levels of the tower.

- > 100% Office Occupied
- > Direct connection to Bankers Hall shopping atrium, containing fashion, specialty and food service retailers, as well as professional health service providers
- > Café Alchemist recently opened early 2020

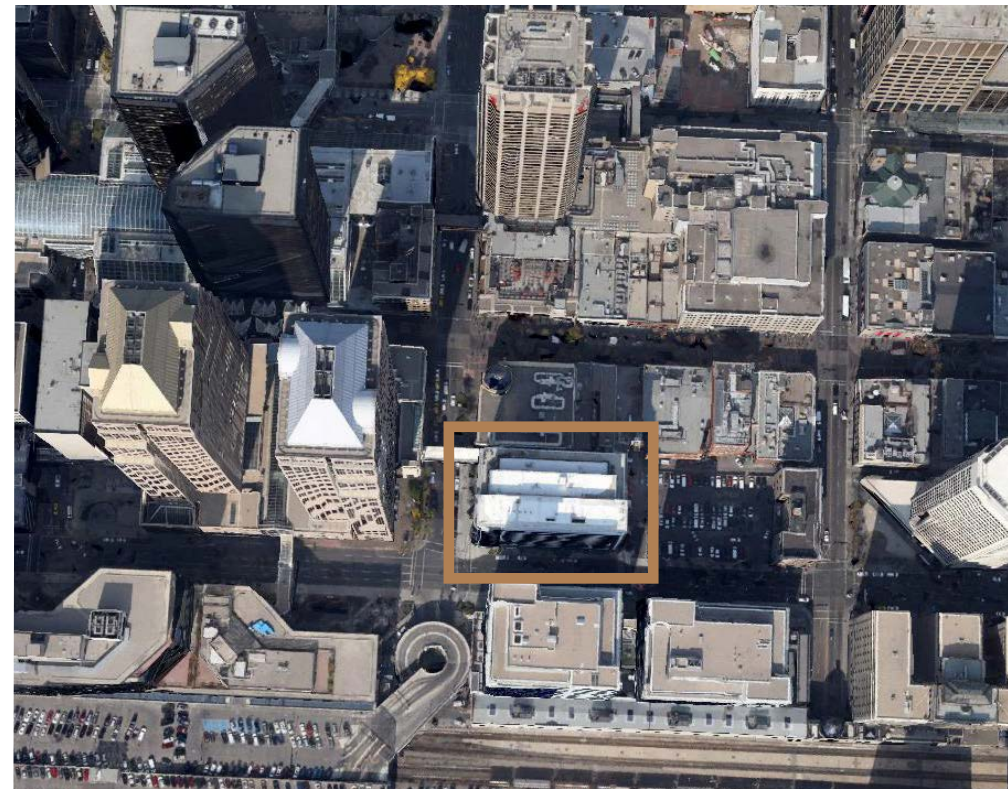
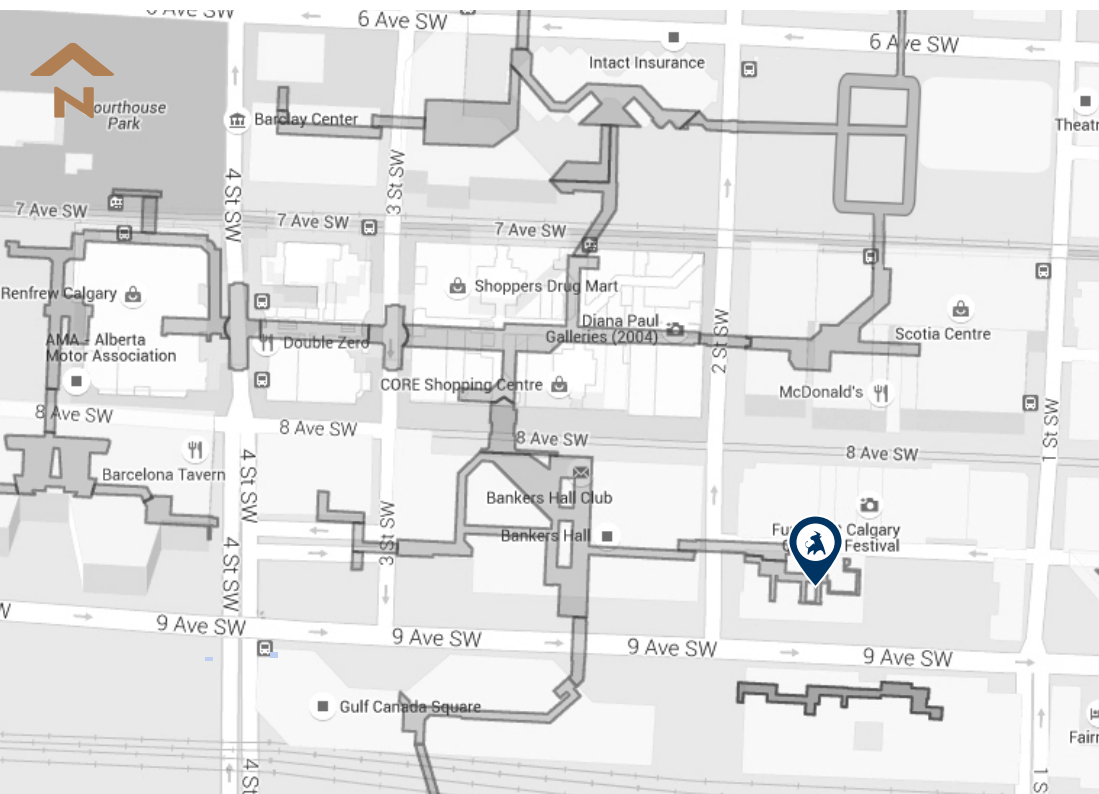




ABOUT

# LOCATION HIGHLIGHTS

- > Located on 9th Avenue, with over 21,000 vehicles per day
- > The complex is in Calgary's downtown core which encompasses 40,000,000 square feet of office space and over 200 corporate head offices
- > Located near Stephen Avenue Walk which is one of Canada's most prominent pedestrian retail malls



COMMUNITY

# DEMOGRAPHIC DATA



## POPULATION

Downtown: 15,150  
 1 Block Radius: 396  
 Calgary: 1,239,220



## DAYTIME POPULATION

Downtown: 165,937  
 1 Block Radius: 20,366



## HOUSEHOLD SIZE

Downtown: 1.7  
 1 Block Radius: 1.4  
 Calgary: 2.4



## AVERAGE AGE

Downtown: 40.8  
 1 Block Radius: 30.9  
 Calgary: 37.6



## HOUSEHOLD INCOME

Downtown: \$102,223  
 1 Block Radius: \$63,809  
 Calgary: \$137,333



\*EST. OCCUPANCY BASED ON 1 EMPLOYEE PER 250 SQ FT ON A FULLY OCCUPIED BASIS

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## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Building Size: 323,925 sq ft  
Retail Size: 6,563 sq ft

## LANDLORD

Brookfield Properties

## ZONING

DC (Direct Control)

## PARKING

179 underground stalls

## MUNICIPAL ADDRESS

850 2 Street SW, Calgary, Alberta

## YEAR BUILT

2008

## LEGAL DESCRIPTION

Plan: 0010312  
Block: 34  
Lot: 43



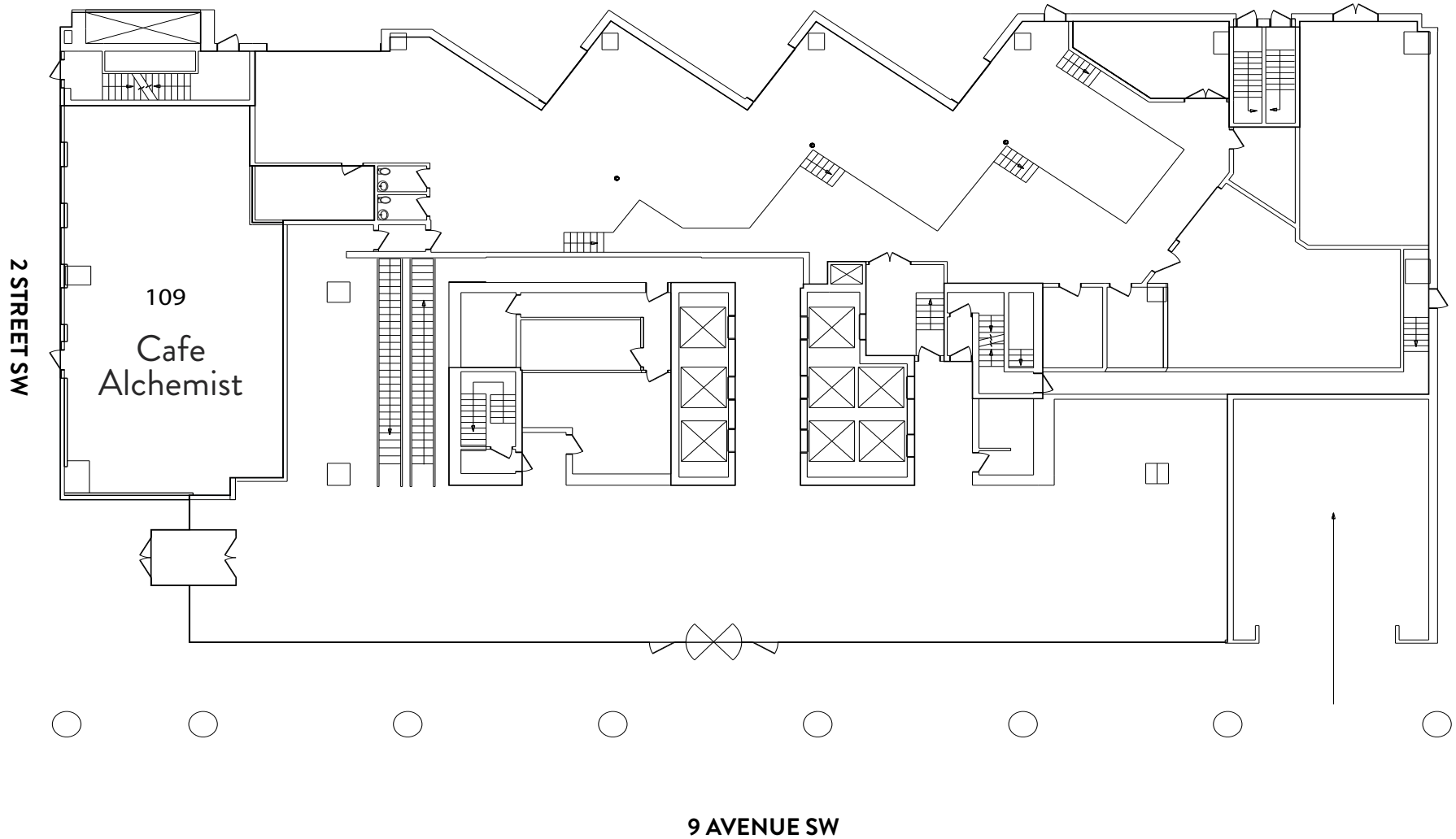
## ADDITIONAL RENT 2022 ESTIMATES

Operating Costs	\$15.91 PSF
Property Tax	\$ 3.81 PSF
<b>Total</b>	<b>\$ 19.72 PSF</b>
Premises Utilities Management Fee	Separately Metered Included

## TENANTS

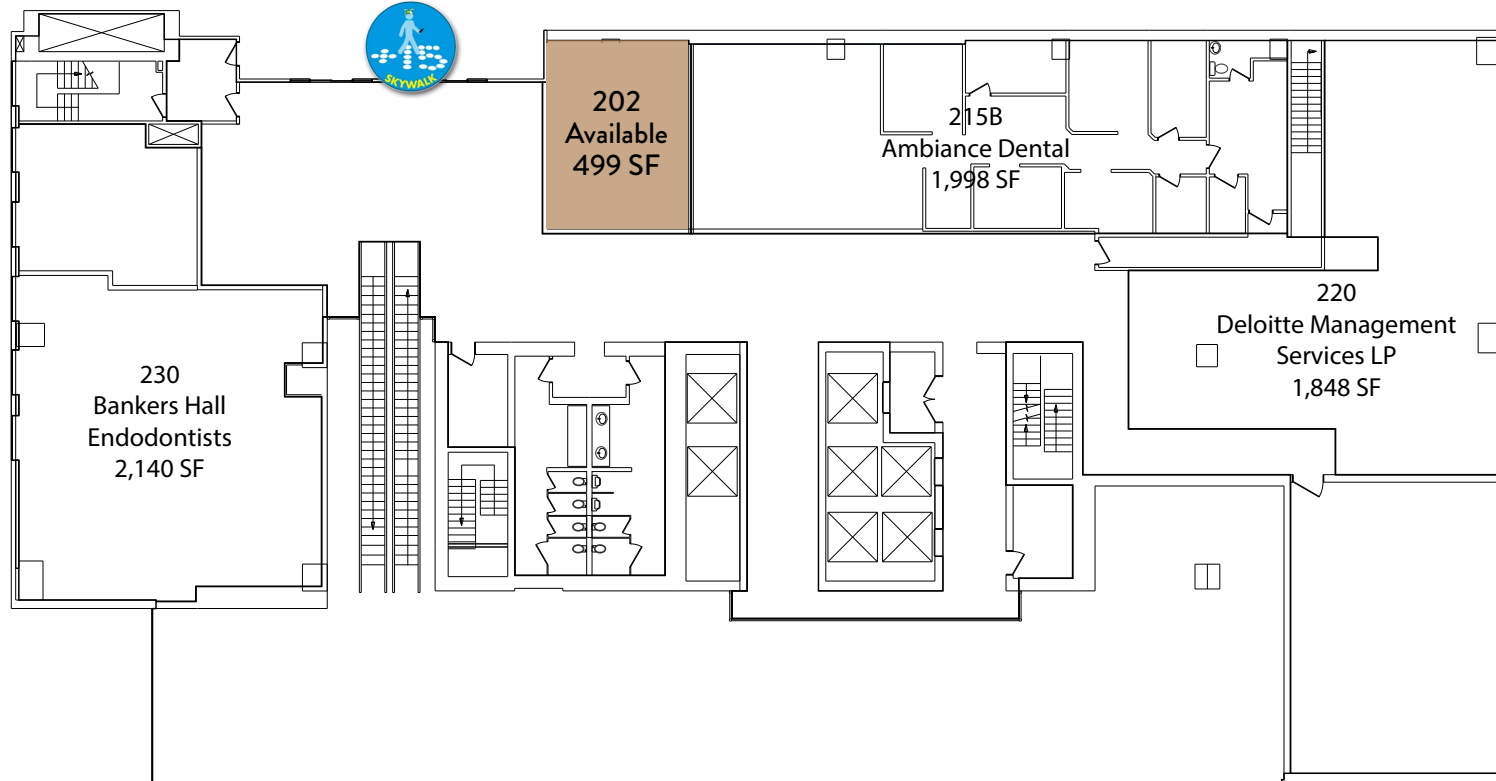


# MAIN FLOOR



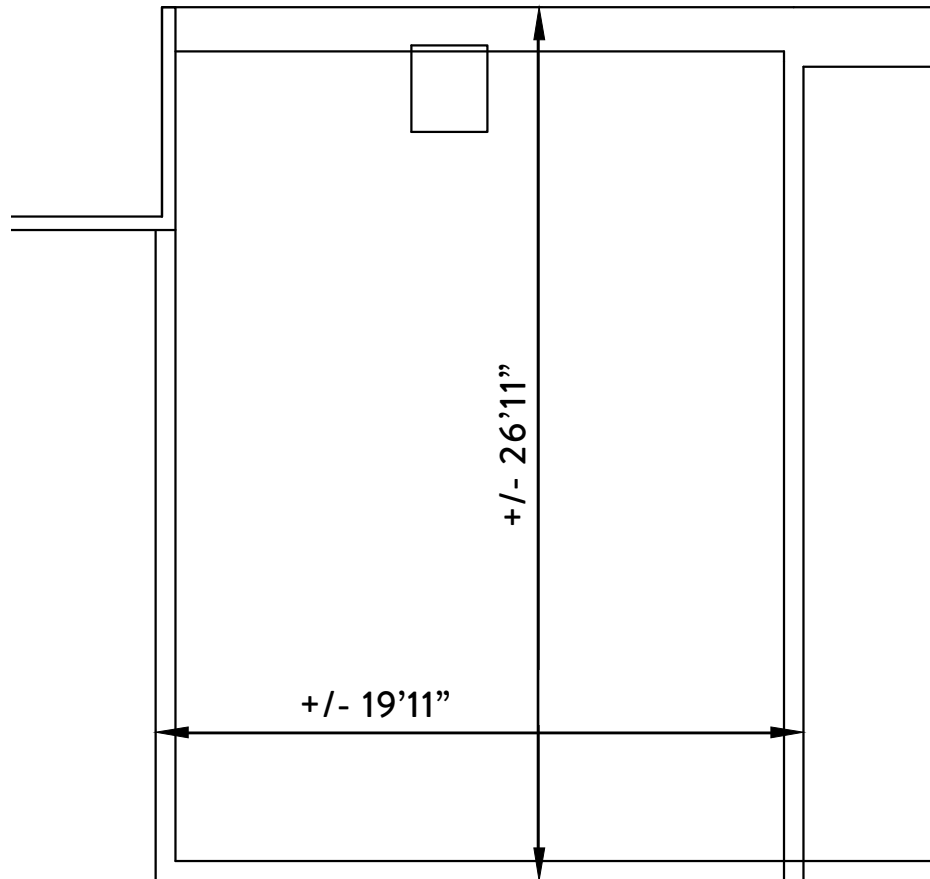


**BANKERS HALL**  
(+15 CONNECTED)



UNIT PLAN

# UNIT #202



## UNIT

202

## RETAIL AREA

499 Square Feet

## CEILING HEIGHT

8'6"

## POWER

120/208V, 225A

## GAS

No

## GARBAGE

Loading Dock



CONNECT WITH US  
**CONTACT**

GENERAL



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ADVISOR AND ADVOCATE FOR OWNERS AND  
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