

RETAIL SPACE FOR LEASE

BROOKFIELD PLACE

225 6 Avenue SW, Calgary, Alberta

KIOSK - 275 SF

Unit 108 - 2,300 SF

Unit 120 - 675 SF

Unit 124 - 1,130 SF

VICTOR SOLORZANO

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ABOUT

BUILDING HIGHLIGHTS

In the heart of downtown, Brookfield Place is located along the LRT line and connected directly to Stephen Avenue Place and Bow Valley Square through the Plus 15 network.

- > 14,480 square foot retail podium located at the base of Brookfield Place Calgary East
- > Over 2,200 people working in the tower per weekday
- > Cenovus Energy and Bank of Nova Scotia as the anchor tenants



ABOUT LOCATION HIGHLIGHTS

- Direct access to the Plus 15 network from both the north and south with a future connection to the west planned upon completion of the second tower
- Located in the heart of the business district with a prominent building address
- Adjacent to the LRT line and less than 50m to the nearest station with 24,110 passengers a day



COMMUNITY

DEMOGRAPHIC DATA



AVERAGE AGE

Downtown: 40.8
 1 Block Radius: 31.6
 Calgary: 37.6



DAYTIME POPULATION

Downtown: 165,937
 1 Block Radius: 20,506



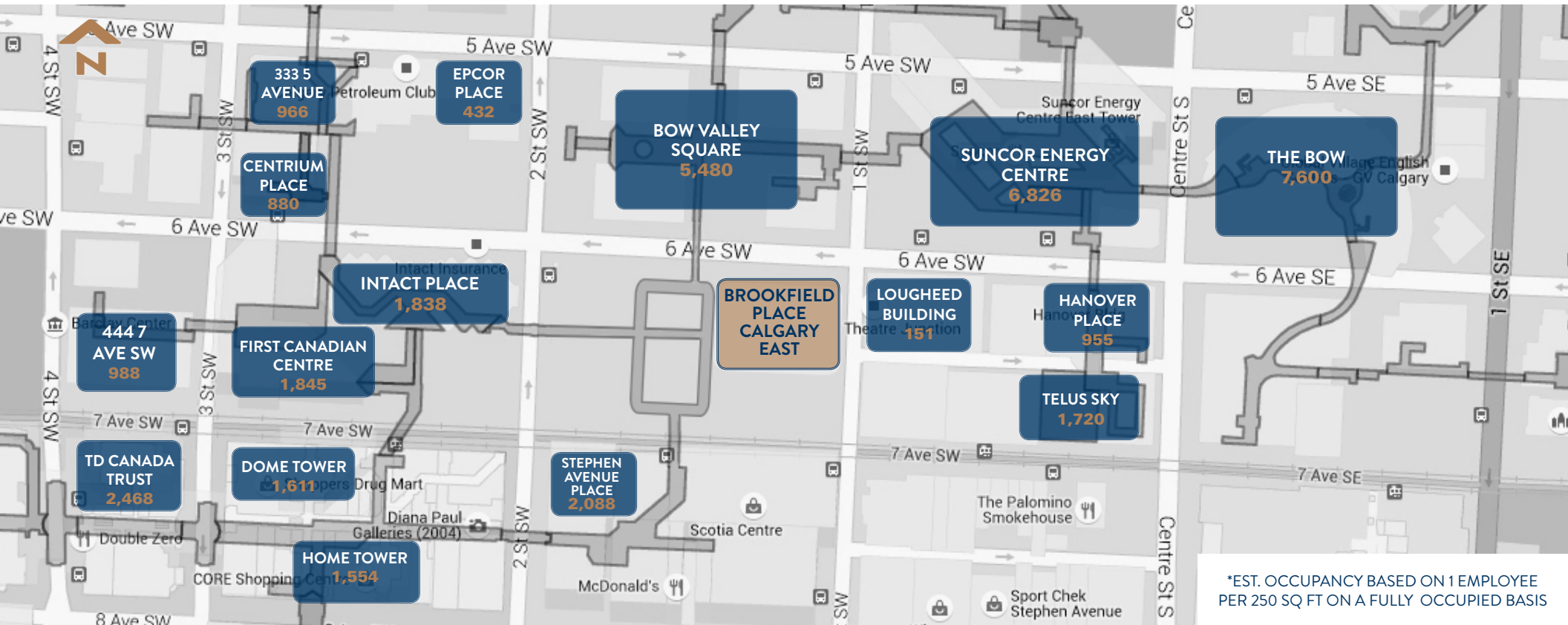
HOUSEHOLD SIZE

Downtown: 1.7
 1 Block Radius: 1.5
 Calgary: 2.6



HOUSEHOLD INCOME

Downtown: \$102,223
 1 Block Radius: \$ 66,291
 Calgary: \$137,333



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

BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

East Tower: 1.4 M sq/ft
Retail Size: 14,480 sq ft

LANDLORD

Brookfield Office Properties

ZONING

DC (Direct Control)

PARKING

~500-600 parking stalls
~400 bicycle stalls

MUNICIPAL ADDRESS

225 6 Avenue SW, Calgary, Alberta

YEAR BUILT

2017

LEGAL DESCRIPTION

Plan: A
Block: 44
Lot: 1-41



ADDITIONAL RENT 2022 ESTIMATES

Operating Costs	\$ 12.48 PSF
Property Tax	\$ 7.05 PSF
Total	\$ 19.53 PSF
Premises Utilities Management Fee	Seperately Metered Included

TENANTS



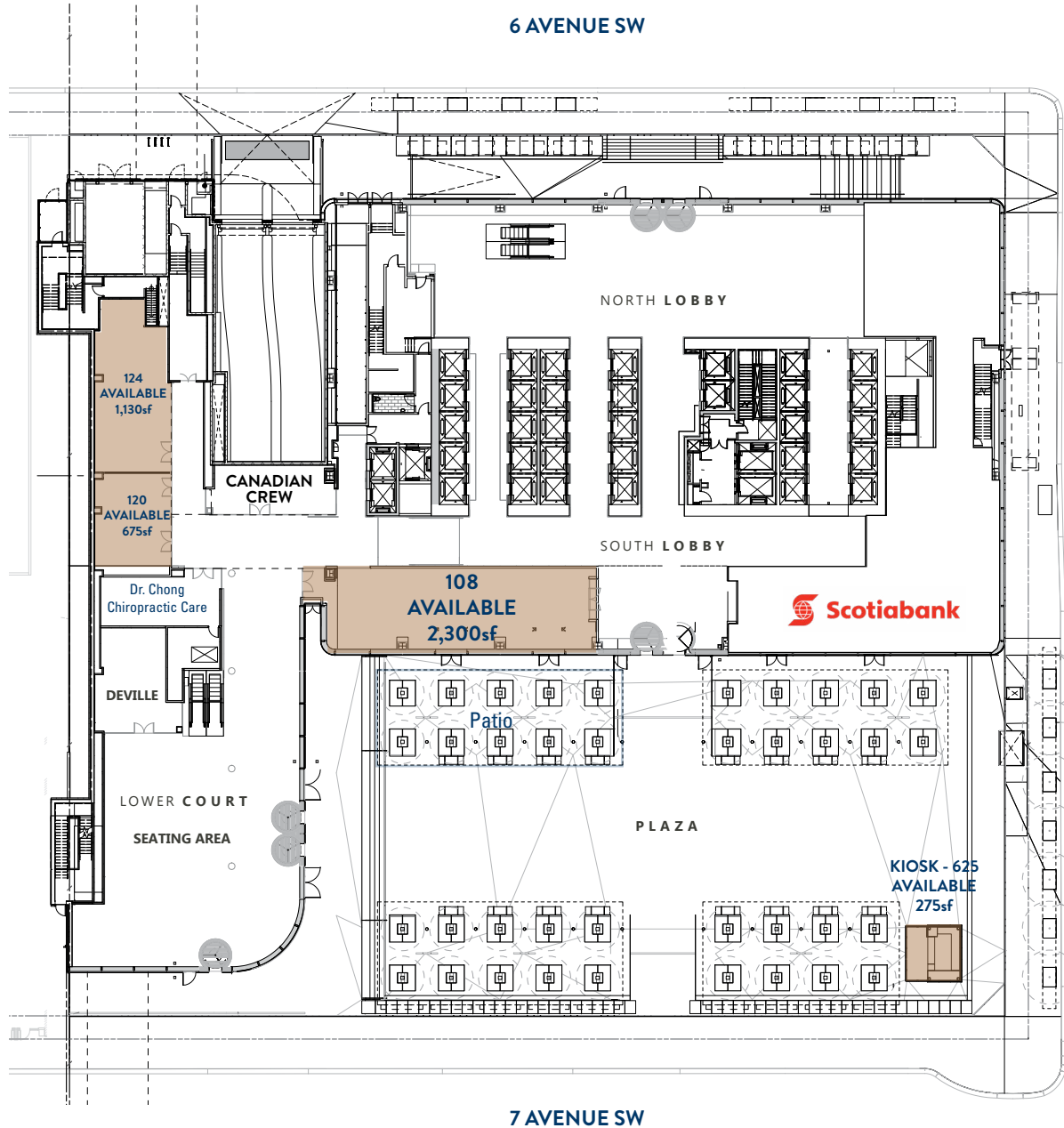
dirtbelly



MAIN FLOOR

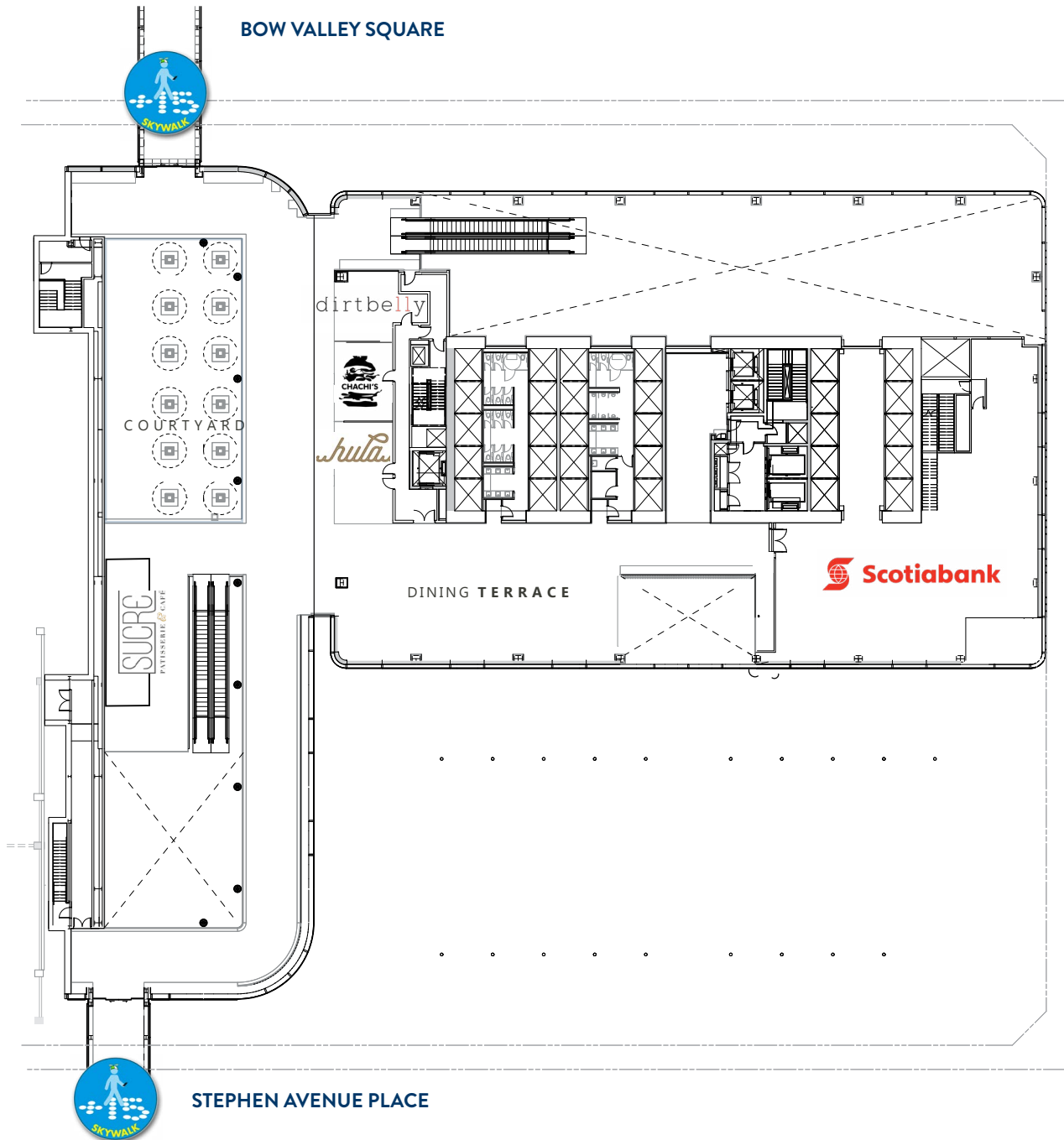


SITE OF FUTURE WEST TOWER

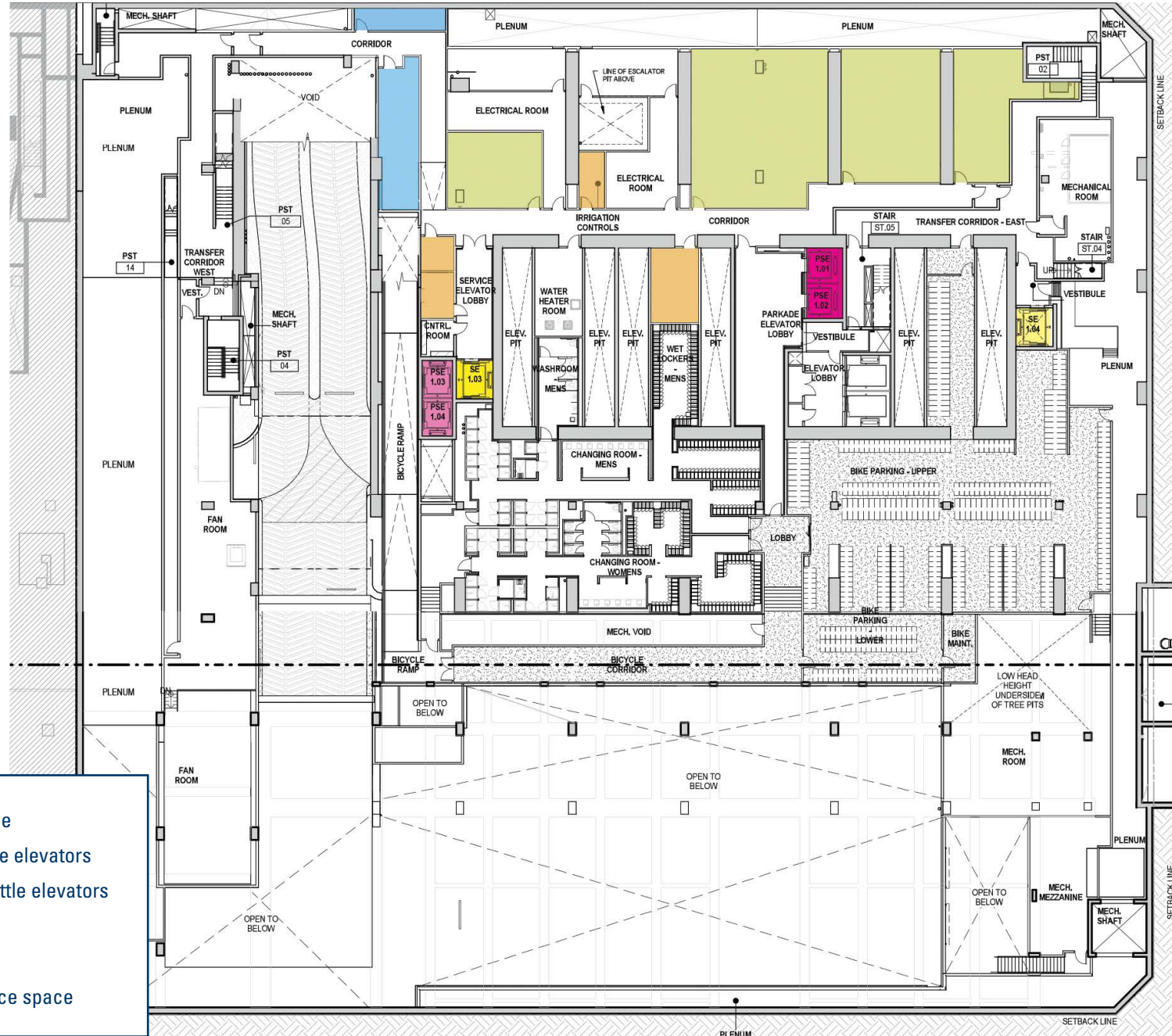




SITE OF FUTURE WEST TOWER



PARKADE & STORAGE



- Retail storage
- Retail service elevators
- Parkade shuttle elevators
- Storage
- Operations
- Tenant service space

UNIT PLAN

UNIT #108

UNIT

108

RETAIL AREA

2,300 Square Feet

CEILING HEIGHT

15'

POWER

400A, 208V, 3Ph, 4W

EXHAUST

1,625 CFM General Exhaust
from Common Fan; No Grease

WATER

1" Line

GAS

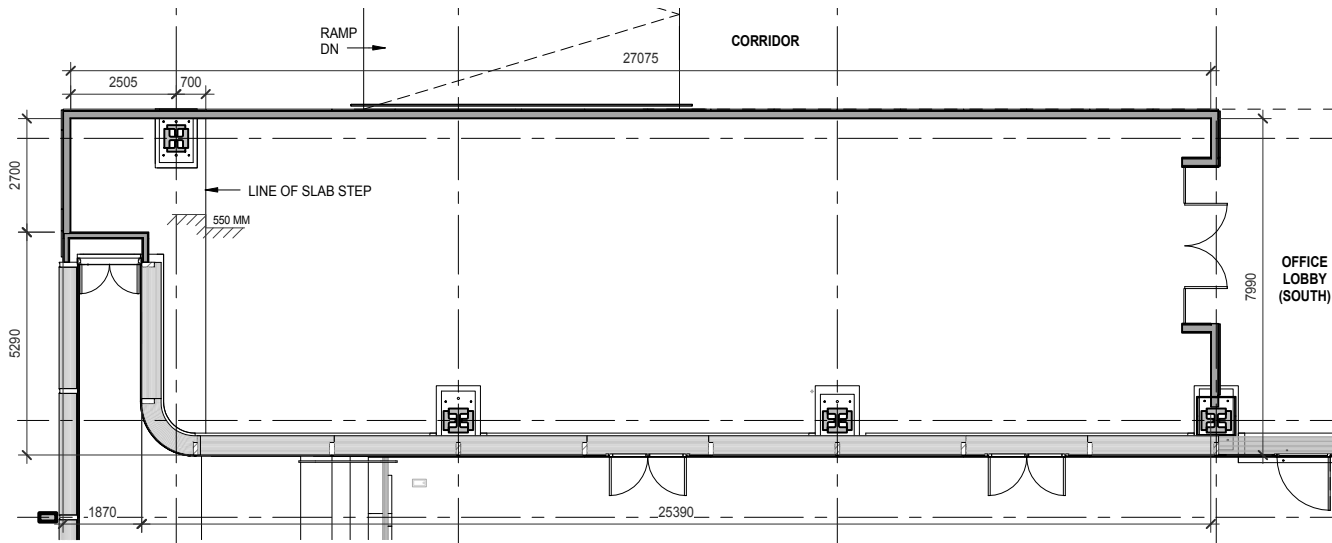
No

SEWER

4" Line

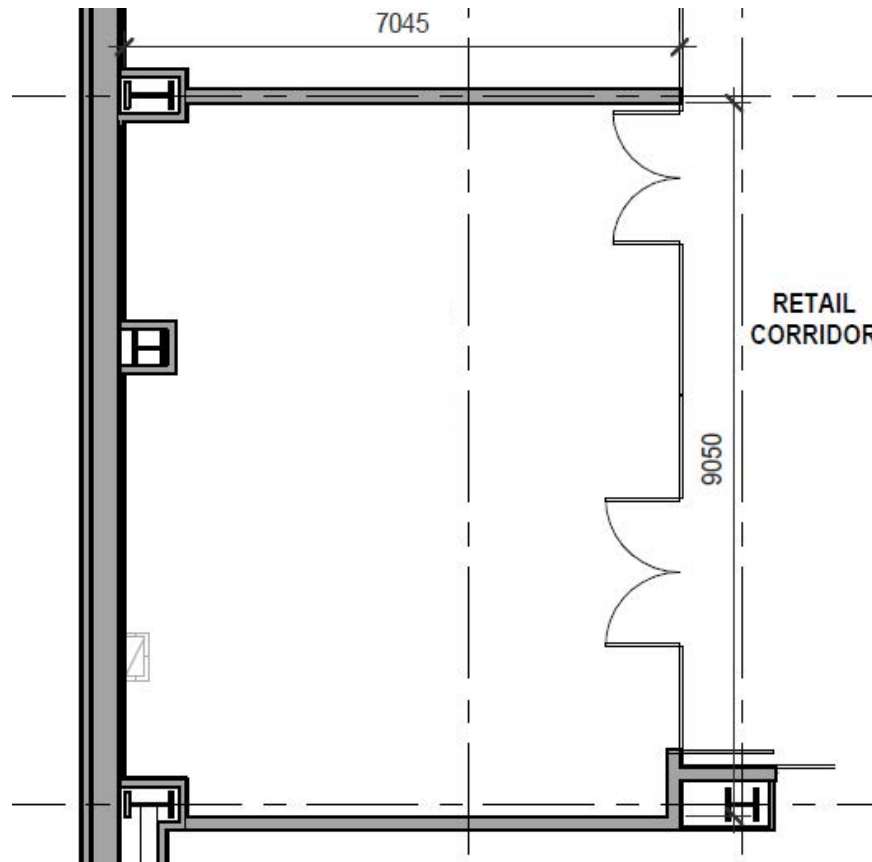
LOADING

Service Elevator to Loading
Dock Located in P2



UNIT PLAN

UNIT #120



UNIT

120

RETAIL AREA

675 Square Feet

POWER

200A, 208V, 3Ph, 4W

EXHAUST

163 CFM General Exhaust from
Common Fan

WATER

1" Line

GAS

No

SEWER

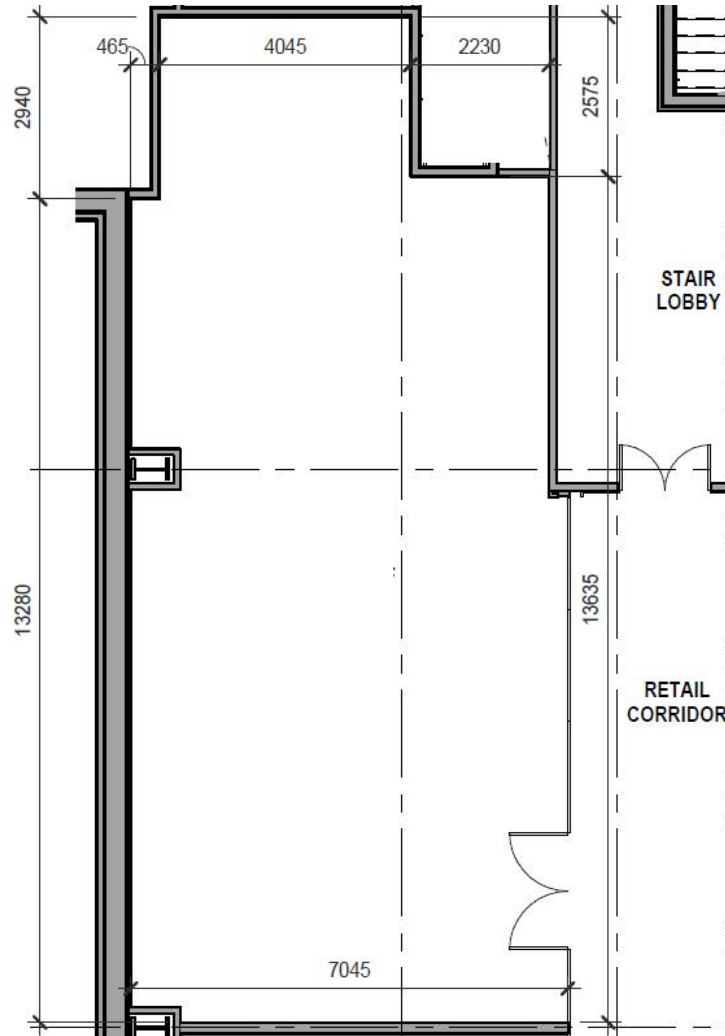
4" Line

LOADING

Service Elevator to Loading
Dock Located in P2

UNIT PLAN

UNIT #124



UNIT

124

RETAIL AREA

1,130 Square Feet

POWER

200A, 208V, 3Ph, 4W

EXHAUST

250 CFM General Exhaust from Common Fan; No Grease

WATER

1" Line

GAS

No

SEWER

4" Line

LOADING

Service Elevator to Loading Dock Located in P2

UNIT PLAN
KIOSK

RETAIL AREA

275 Square Feet

POWER

100A, 120/208V, 3Ph, 4W

WATER

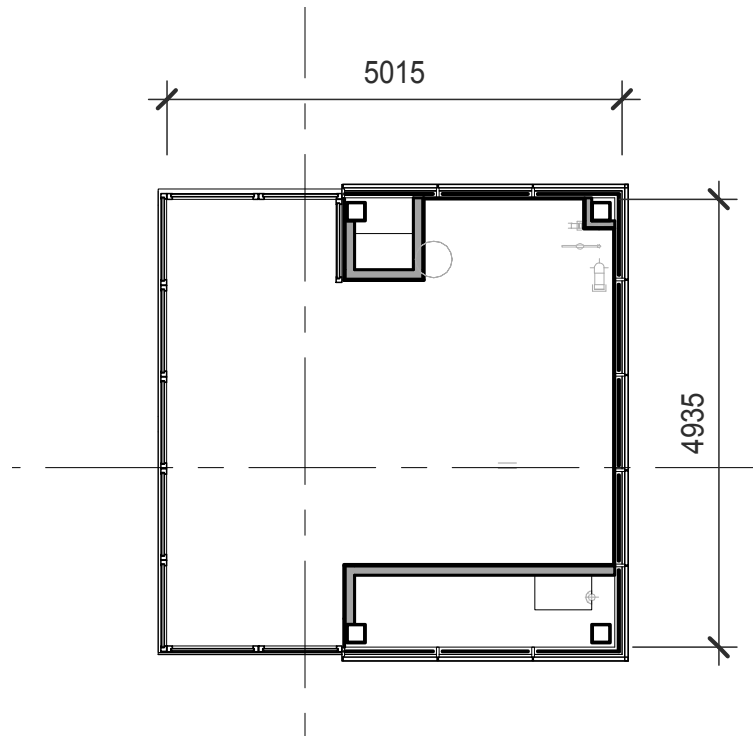
0.8" Line

GAS

No

SEWER

4" Line



CONNECT WITH US
CONTACT

GENERAL



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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

