RETAIL SPACE FOR LEASE

BANKERS HALL

315 8 Avenue SW, Calgary, Alberta

Retail Availability:
366 SF - 7,368 SF

VICTOR SOLORZANO
Mobile: (403) 629-3825
vsolorzano@taurusgroup.com

TAURUSGROUP.COM

TAURUS
PROPERTY GROUP

ABOUT

BUILDING HIGHLIGHTS

Bankers Hall is one of Calgary's most sought after downtown retail centres.

The mixed market space boasts over 100 stores, including many new-age concepts, as well as a wide selection of dining and entertainment options to suit everyone's tastes.

- Five storey glass atrium at the base of two 52-storey office towers
- Over 200,000 square feet of retail on the main, Plus 15 and Plus 30 levels
- First class mixed-use shopping environment with retailers offering unique high quality merchandise
- Centrally located in Calgary's downtown core and connected to the Plus 15 in all four directions

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

ABOUT

LOCATION HIGHLIGHTS

VIEW ON GOOGLE MAPS

- A premiere office address in Western Canada located at the core of the retail hub of downtown Calgary
- Weekly traffic count of 145,000 people in the building
- 34,000 vehicles per day along 9th Avenue SW
- The complex is the centre of commerce in Calgary's downtown core, which encompasses 40,000,000 square feet of office space and over 200 corporate head offices
- Directly Plus 15 connected to Gulf Canada Square, The Core, Bankers Court, & Eighth Avenue Place

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

COMMUNITY

DEMOGRAPHIC DATA

POPULATION

Downtown:	15,150
1 Block Radius:	389
Calgary:	1,239,220

DAYTIME POPULATION

Downtown:	165,937
1 Block Radius:	26,165

HOUSEHOLD SIZE

Downtown:	1.7
1 Block Radius:	1.4
Calgary:	2.4

AVERAGE AGE

Downtown:	40.8
1 Block Radius:	30.8
Calgary:	37.6

HOUSEHOLD INCOME

Downtown:	$102,223
1 Block Radius:	$ 79,586
Calgary:	$137,333

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

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 2.6M sq ft
Retail Size: 203,198 sq ft

LANDLORD

Brookfield Properties

ZONING

DC (Direct Control)

PARKING

1,159 underground stalls

YEAR BUILT

1988

STORAGE

$20.00 PSF

HOURS OF OPERATION

Monday - Friday	10:00am - 6:00pm
Saturday	10:00am - 5:00pm
Sunday & Holidays	Closed

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

TERM

COST DETAILS

ADDITIONAL RENT 2022 ESTIMATES

Operating Costs	$ 18.02 PSF
Property Tax	$ 3.58 PSF
Promotion Fund	$ 4.19 PSF
Total	$ 25.79 PSF

FOOD COURT COSTS

Operating Costs	$ 18.02 PSF
Food Court Expenses	$ 24. 80 PSF
Property Tax	$ 3.58 PSF
Promotion Fund	$ 4.19 PSF
Total	$ 50.59 PSF

Premises Utilities	Separately Metered
Management Fees	Included

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

2019

TENANTS & RETAIL SALES

Average Retail Sales	$659 PSF
Fashion Mens & Womens	$414 PSF
Accessories	$256 PSF
General Merchandise	$570 PSF
Restaurant	$861 PSF
Food Court	$1,287 PSF
Service	$665 PSF

TENANTS

SUNTERRA market

Earls KITCHEN + BAR

BUTTER A BEAUTY PARLOUR

Rexall

gem by carati

blu's

LA CHIC

hedkandi salon

OPA! OF GREECE

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

MAIN FLOOR

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

SECOND FLOOR

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

THIRD FLOOR

TD SQUARE
(+30 CONNECTED)

Stephen Avenue Mall (8th Avenue S.W.)

Barclay Mall (3rd Street S.W.)

2nd Street S.W.

9th Avenue S.W.

RBC ADMINISTRATION OFFICES

West Tower Lobby

367 SUBWAY 417 SF

UNIT 366 FAT BURGER 436 SF

365 KOYA JAPAN 394 SF

368 BENTO SUSHI 253 SF

369 JUGO JUICE 200 SF

UNIT 364 AVAILABLE 366 SF

363 BOURBON ST. GRILL 383 SF

359 OPA! 389 SF

West Tower Lobby

345 AVAILABLE 2,235 SF

361 BLU'S WOMENS WEAR 4,439 SF

CIBC ATM

338 DAHER ORTHOSTYLE 682 SF

332 PARFUM GALLERY 500 SF

334 AVAILABLE 503 SF

336 MEDIDERM 495 SF

340 AVAILABLE 1,334 SF

360 AVAILABLE 7,368 SF

CIBC ADMINISTRATION OFFICES

East Tower Lobby

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

UNIT PLAN

UNIT #148

UNIT
148

RETAIL AREA
601 Square Feet

CEILING HEIGHT
10' to Ceiling Tiles; 15'3" to Slab

POWER
30A, 120/208V

HVAC
Existing Fan Coil

WATER
1/2" Line

GAS
No

SEWER
No

GARBAGE
Loading Dock

LOADING
Freight Elevator

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

UNIT PLAN

UNIT #156

UNIT
156

RETAIL AREA
779 Square Feet

CEILING HEIGHT
10'

POWER
225A, 120/208V

COOLING
TBC

WATER
1" Line

GAS
No

SEWER
4" Line

GARBAGE
Loading Dock

LOADING
Freight Elevator

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

UNIT PLAN

UNIT #205

UNIT
205

RETAIL AREA
2,156 Square Feet

CEILING HEIGHT
10' to Underside T-Bar

POWER
60A, 120/208V

HVAC
Two Units - 4 & 10 Tons

WATER
1 1/2" Line

GAS
No

SEWER
3" Line

GARBAGE
Loading Dock

LOADING
Freight Elevator

STORAGE
Available Upon Request

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

UNIT PLAN

UNIT #212

UNIT
212

RETAIL AREA
765 Square Feet

CEILING HEIGHT
14'5" U/S of Slab

POWER
225A, 120/208V

COOLING
520 CFM

WATER
No

GAS
No

SEWER
No

GARBAGE
Loading Dock

LOADING
Freight Elevator

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

UNIT PLAN

UNIT #334

UNIT
334

RETAIL AREA
503 Square Feet

CEILING HEIGHT
14'5" U/S of Slab

POWER
100A, 120/208V

COOLING
440 CFM

EXHAUST
5,000 CFM

WATER
No

GAS
No

SEWER
No

GARBAGE
Loading Dock

LOADING
Freight Elevator

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

UNIT PLAN

UNIT #340

UNIT
340

RETAIL AREA
1,334 Square Feet

CEILING HEIGHT
14’5” U/S of Slab

POWER
225A, 120/208V

EXHAUST
5,000 CFM

HVAC
1 Ton per 300 sq ft

WATER
3/4” Line

GAS
No

SEWER
4” Line

GARBAGE
Loading Dock

LOADING
Freight Elevator

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

UNIT PLAN

UNIT #345

UNIT
345

RETAIL AREA
2,235 Square Feet

CEILING HEIGHT
14'5" U/S of Slab

POWER
120/208 V, 225A
120/208V, 250A
2 x 15KVA Transformer

EXHAUST
3,127 CFM

WATER
No

GAS
No

SEWER
No

GARBAGE
Loading Dock

LOADING
Freight Elevator

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

UNIT PLAN

UNIT #360

UNIT
360

RETAIL AREA
7,368 Square Feet

CEILING HEIGHT
14'5" U/S of Slab

POWER
120/208 V, 225A

COOLING
Two Units - 1000 & 1800 CFM

WATER
3/4" Line

GAS
No

SEWER
1 1/2" Line

GARBAGE
Loading Dock

LOADING
Freight Elevator

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

UNIT PLAN

UNIT #364

UNIT
364

RETAIL AREA
366 Square Feet

POWER
120/208 V

MUA
Yes

WATER
1/2" Line

GAS
1 1/4" Line

SEWER
2" Line

GARBAGE
Loading Dock

LOADING
Freight Elevator

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of it compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

CONNECT WITH US

CONTACT

GENERAL

Corporate: (403) 206-2131
Leasing: (403) 206-2130

Suite 270, 333 24 Avenue SW,
Calgary, Alberta, T2S 3E6

inquiries@taurusgroup.com

taurusgroup.com

ABOUT THIS LISTING

VICTOR SOLORZANO

Mobile: (403) 629-3825

Suite 270, 333 24 Avenue SW,
Calgary, Alberta, T2S 3E6

vsolorzano@taurusgroup.com

TAURUS
PROPERTY GROUP

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.