

RETAIL SPACE FOR LEASE



FIFTH AVENUE PLACE

425 1 Street SW, Calgary, Alberta

Unit 108 - 397 SF

Unit 208 - 733 SF

Unit 209 - 485 SF

TAURUSGROUP.COM

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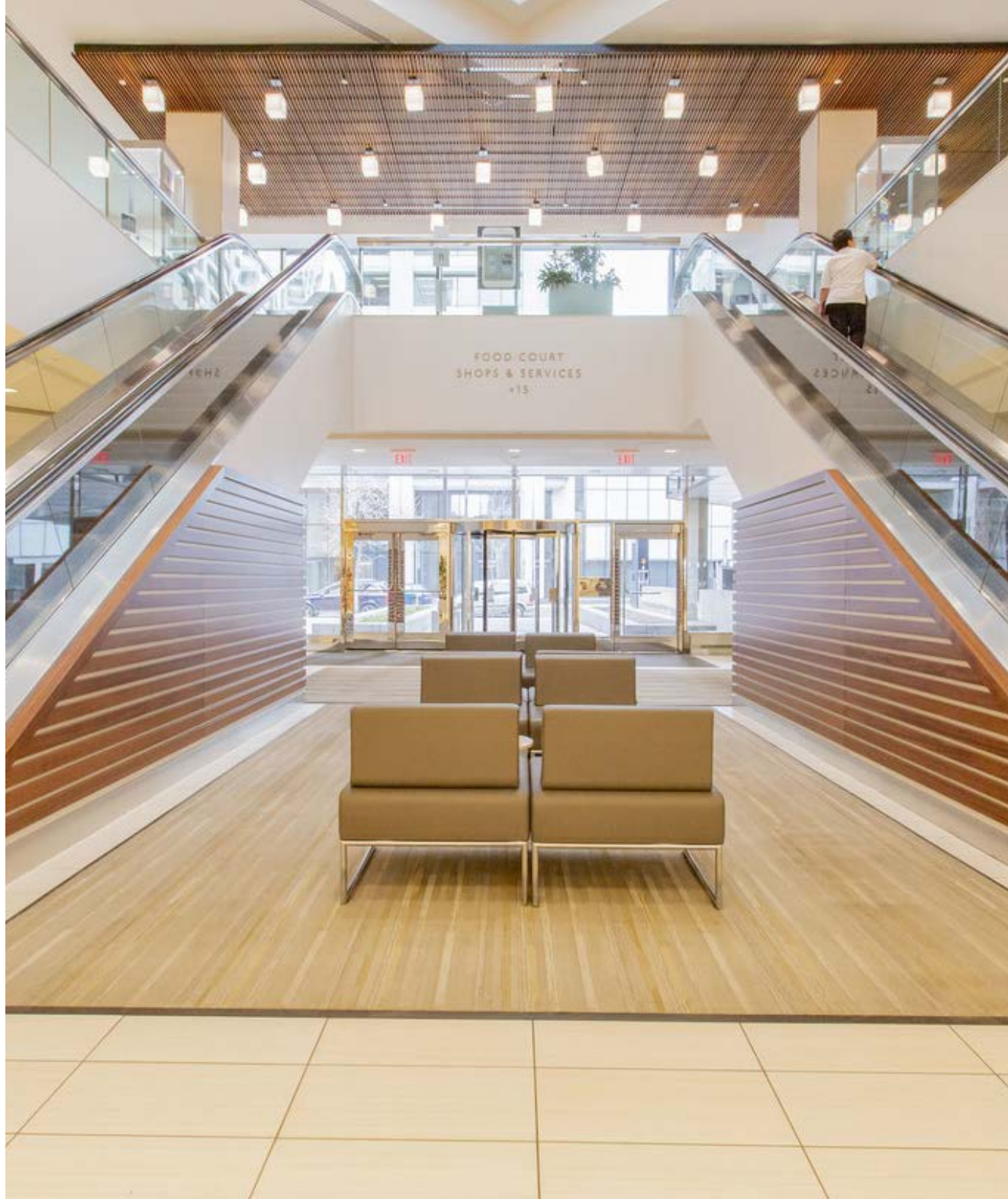


ABOUT

BUILDING HIGHLIGHTS

Fifth Avenue Place is a two tower complex that encompasses 1.5 million square feet of office space with 48,273 square feet of retail area.

- Complex includes a large food court, drug store and several other amenity retailers
- Centrally located and connected in all four directions to the plus 15
- Recently completed exterior and interior common area renovations
- Co-tenancies include: OEB Breakfast, Bank of Montreal, Monogram Coffee, Mercantino, Freshii, Subway and more



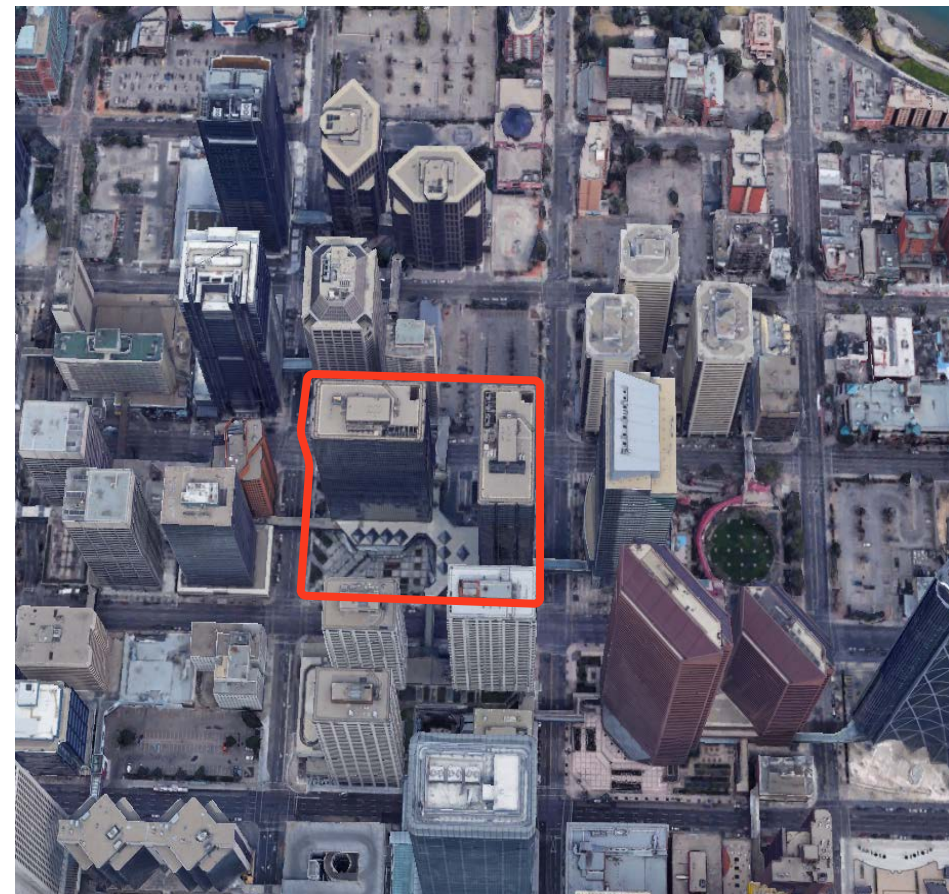
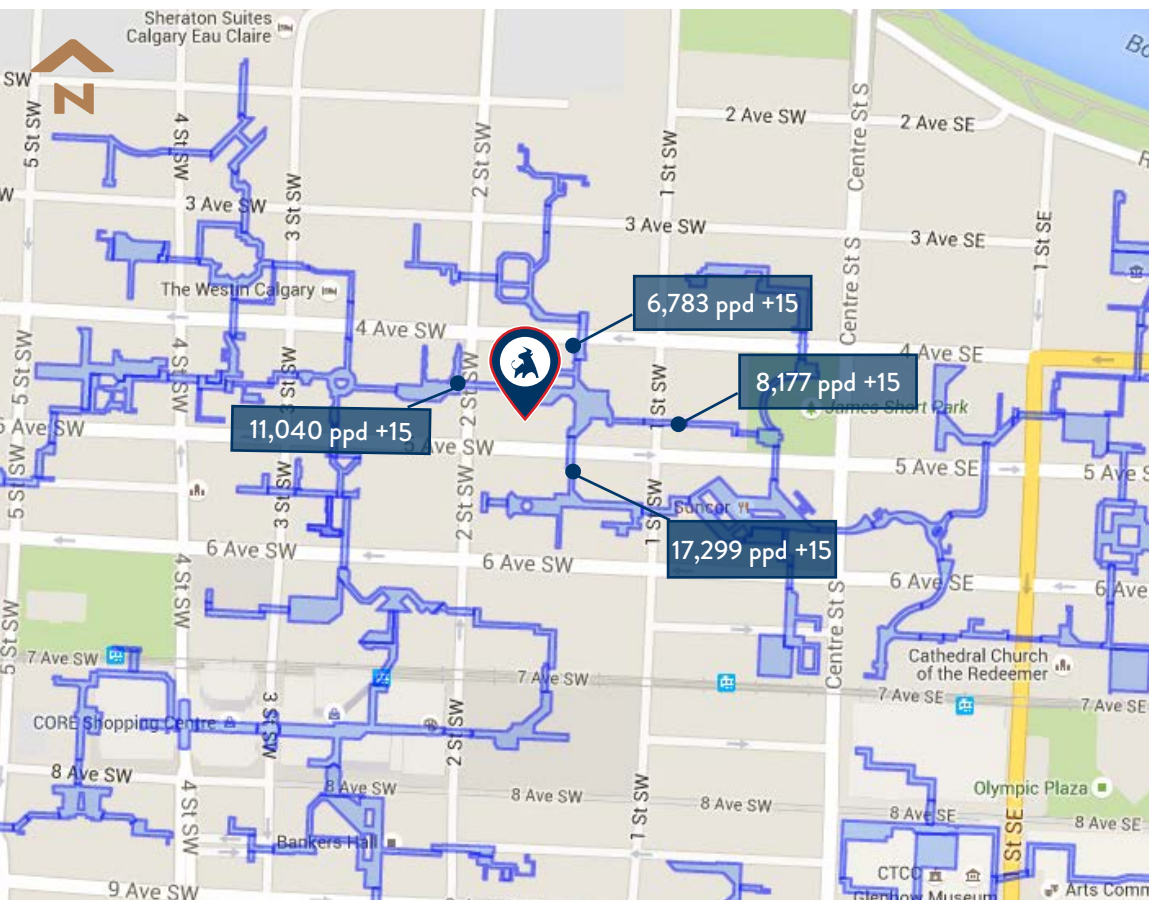
ABOUT

LOCATION HIGHLIGHTS

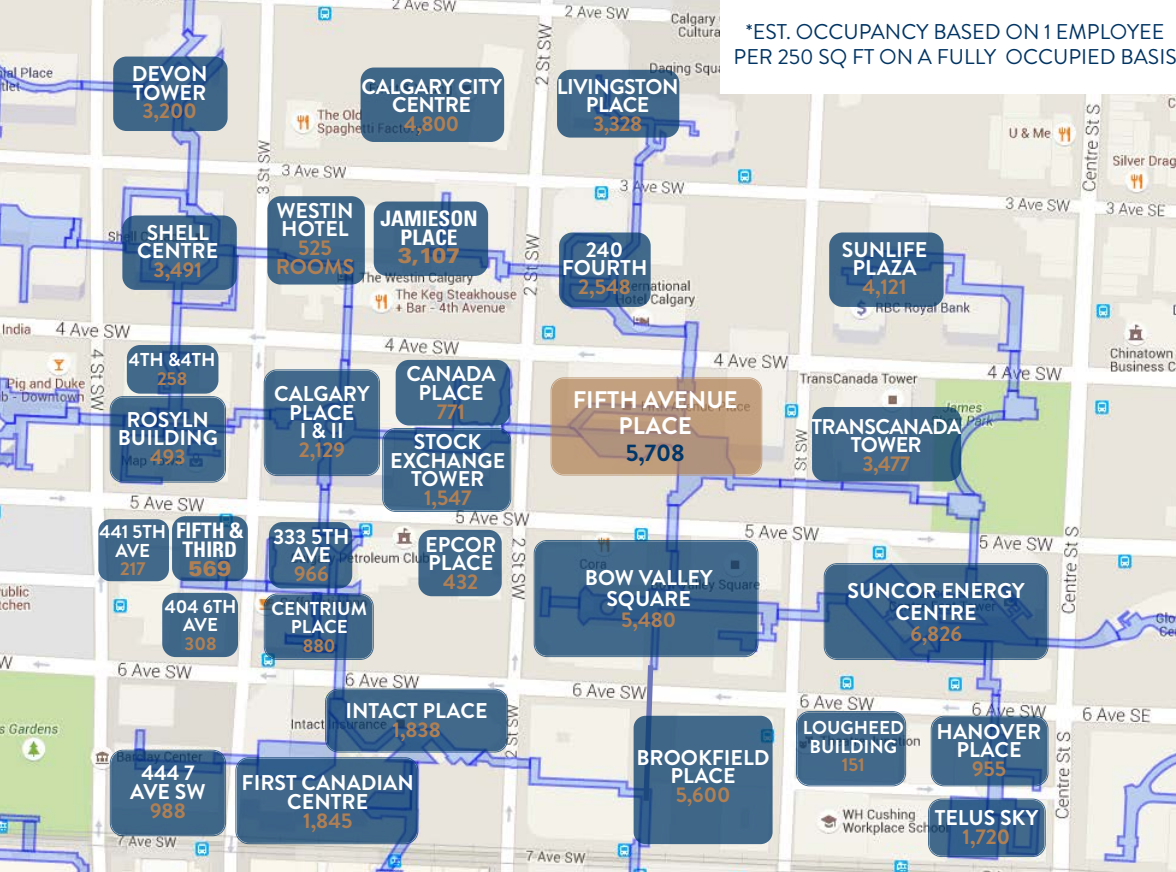
[VIEW ON GOOGLE MAPS](#)

- Covers the entire block between 4th and 5th Avenue, with 48,273 square feet of retail servicing an employment population of more than 18,000

- Directly connected to Stock Exchange Tower, Canada Place, TCPL Tower, Bow Valley Square and 240 Fourth



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COMMUNITY

DEMOGRAPHIC DATA



POPULATION

Downtown:	15,150
1 Block Radius:	395
Calgary:	1,239,220



DAYTIME POPULATION

Downtown:	165,937
1 Block Radius:	22,313



AVERAGE AGE

Downtown:	40.8
1 Block Radius:	40.7
Calgary:	37.6



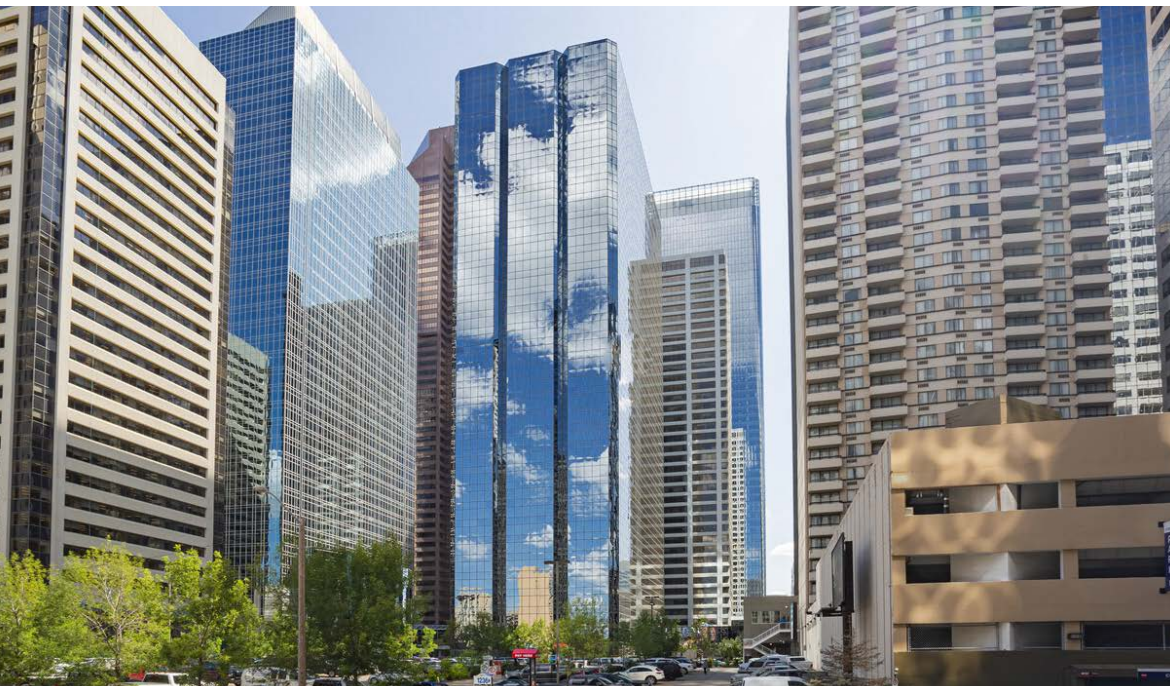
HOUSEHOLD INCOME

Downtown:	\$102,223
1 Block Radius:	\$56,923
Calgary:	\$137,333



HOUSEHOLD SIZE

Downtown:	1.7
1 Block Radius:	1.5
Calgary:	2.4



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 1.5M sq ft
Retail Size: 48,273 sq ft

LANDLORD

Brookfield Properties

ZONING

CM-2

PARKING

791 underground stalls

MUNICIPAL ADDRESS

425 1 Street SW, Calgary, Alberta

YEAR BUILT

1981

NUMBER OF STORES

32



ADDITIONAL RENT 2022 ESTIMATES

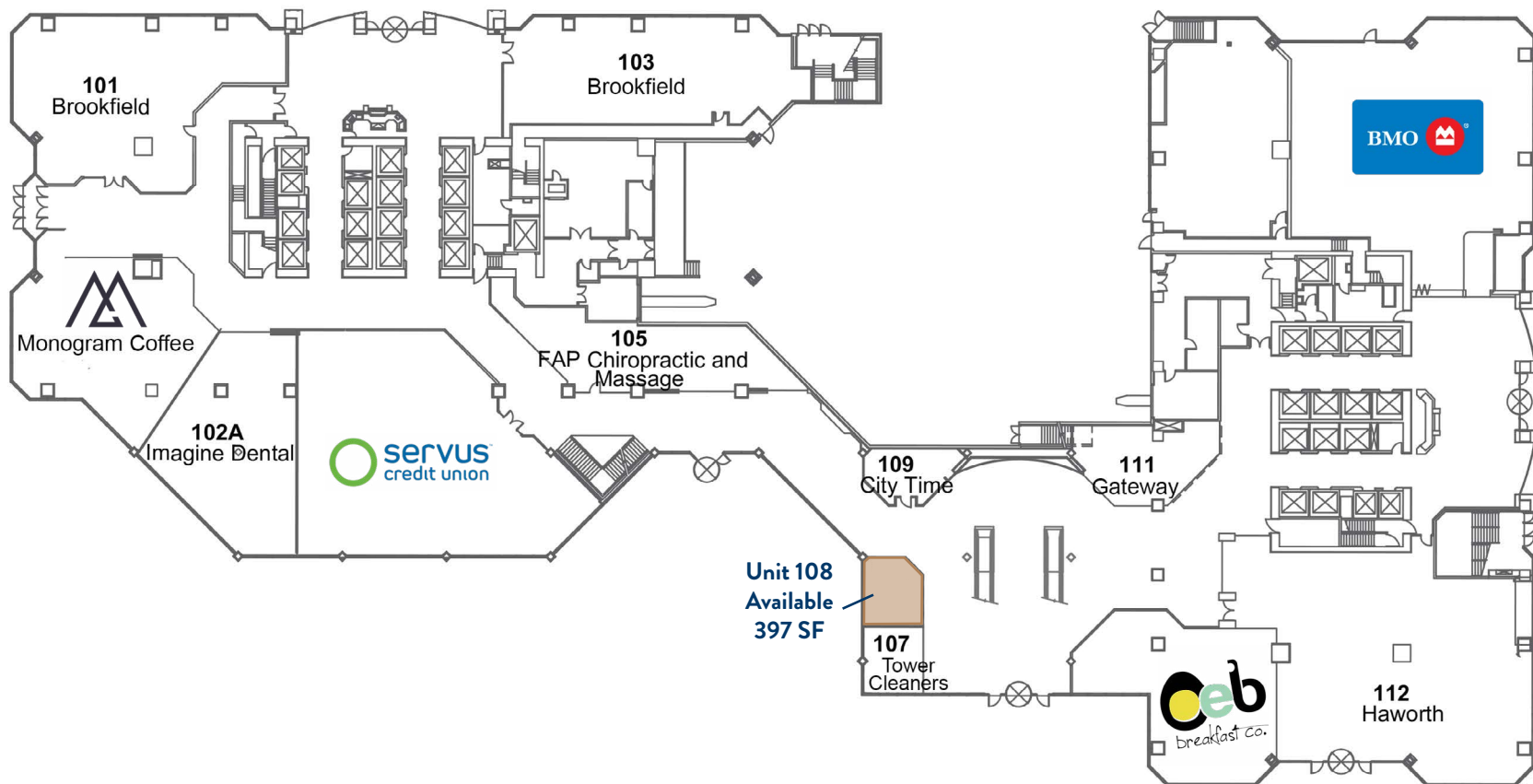
Operating Costs	\$18.68 PSF
Property Tax	\$ 3.44 PSF
Total	\$ 22.12 PSF

Premises Utilities	Seperately Metered
Management Fee	Included

TENANTS



MAIN FLOOR

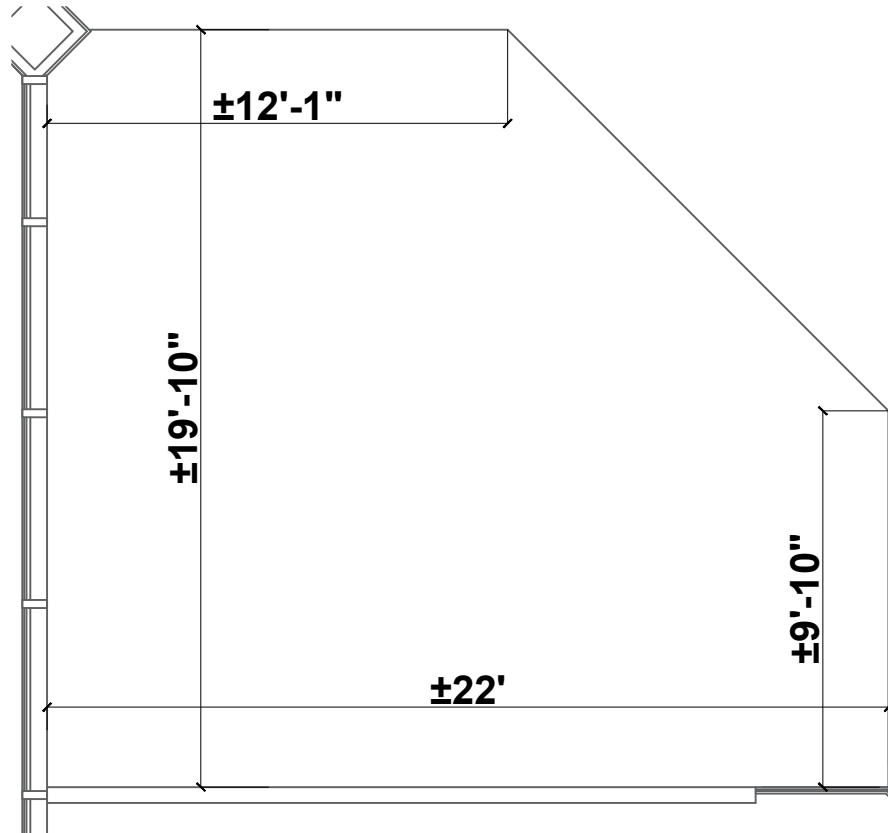


SECOND FLOOR



UNIT PLAN

UNIT #108



UNIT

108

RETAIL AREA

397 Square Feet

CEILING HEIGHT

10'9" to T-Bar; 14'11" to Slab

POWER

70A, 600V

Existing Panel - 225A

HVAC

VAV - 6 Watts/SF Capacity

GAS

No

WATER

1" Line

SEWER

4" Line

GARBAGE

Loading Dock

LOADING

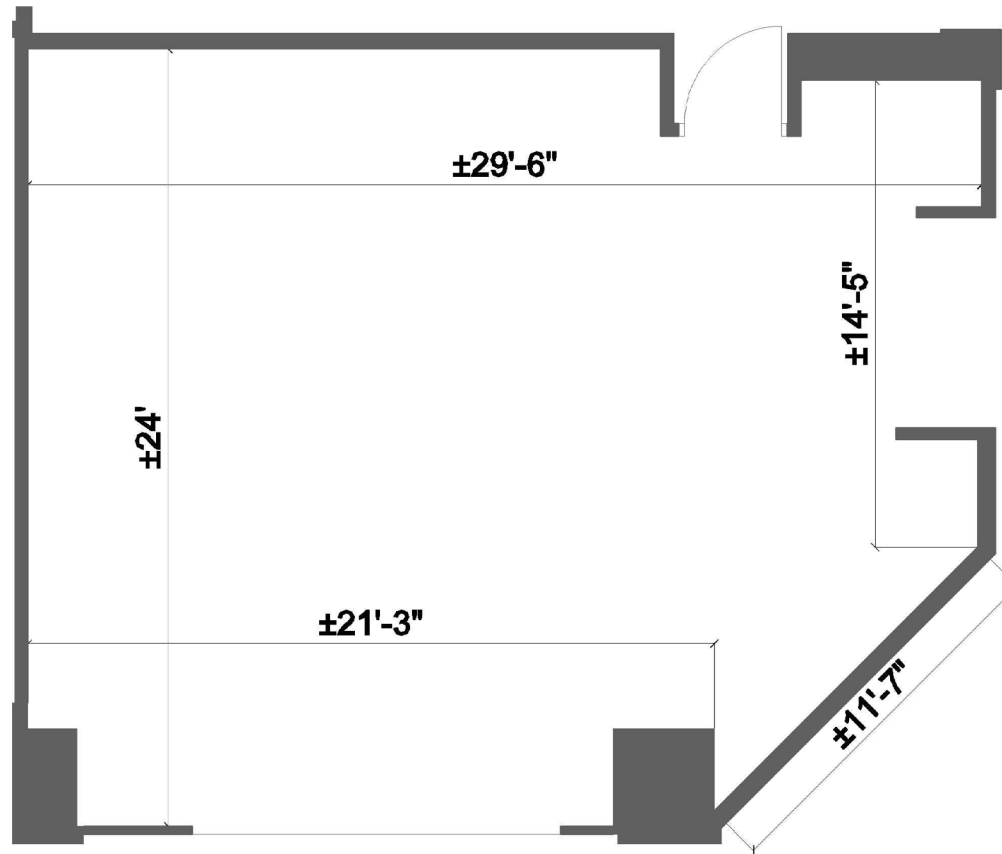
West and East Service Elevators

STORAGE

Leasable Units in Parkade

UNIT PLAN

UNIT #208



UNIT

208

RETAIL AREA

733 Square Feet

CEILING HEIGHT

8'6" to Ceiling Tile; 15' to Concrete

POWER

Two Services:

60A, 600V ; 100A, 600V

HVAC

VAV Boxes

MUA

2392 CFM from 2 VAV Boxes

KITCHEN EXHAUST

250 CFM

ECOLOGY UNIT

Yes

WATER

Two Meters: 3/4" & 1" Lines

SEWER

4" Line

GAS

1 1/2" Line

GARBAGE

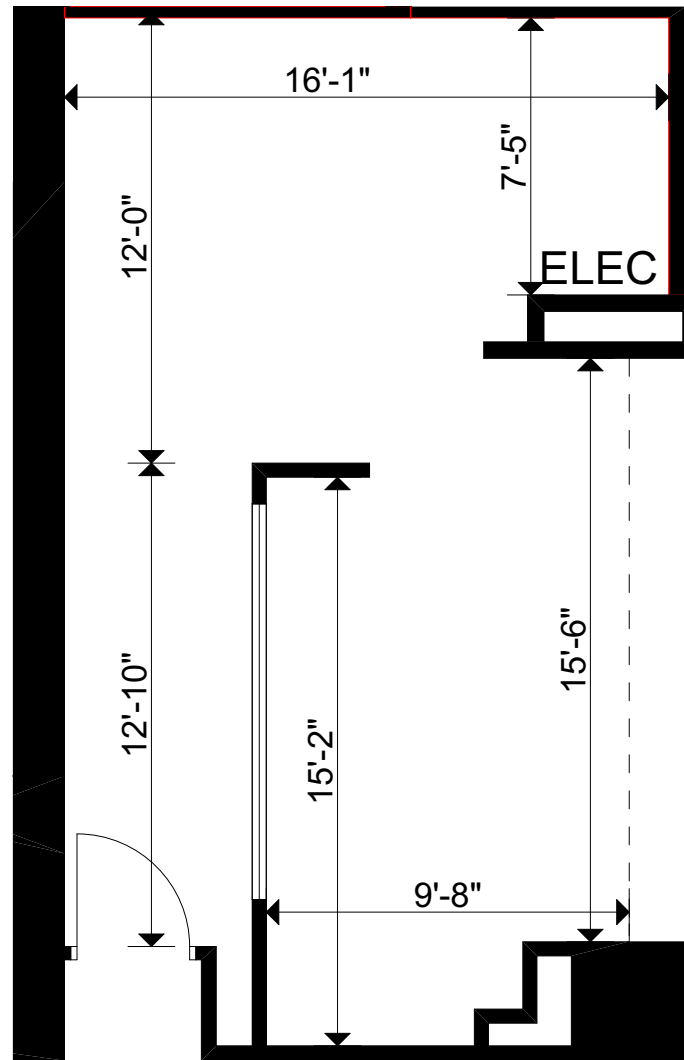
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Freight Elevator Behind Premises

UNIT PLAN

UNIT #209



UNIT

209

RETAIL AREA

485 Square Feet

CEILING HEIGHT

15'

POWER

100A, 600V; Includes Two
225A Panels with Breakers

HVAC

Two Units; VAV 6"
Min 300 CFM, Max 600 CFM

MUA

Common MUA;
55,000CFM for Entire Fan

WATER

1 1/4" Line

SEWER

3" Line

GARBAGE

Loading Dock

LOADING

West Service Elevators

STORAGE

Leasable Units in Parkade

ADDITIONAL PHOTOS



CONNECT WITH US

CONTACT

GENERAL



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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.

