RETAIL SPACE FOR LEASE

SUNCOR ENERGY CENTRE

111 5 Avenue SW, Calgary, Alberta

Unit 105 - 2,365 SF
Unit 150 - 930 SF
Unit 205 - 539 SF
Unit 220 - 450 SF
Unit 228 - 368 SF

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TAURUS
PROPERTY GROUP

ABOUT

BUILDING HIGHLIGHTS

Compromising two office towers conncected by a four-storey atrium, Suncor Energy Centre is an ideal space for retail service in the downtown Calgary.

- 880 seat food court situated on the Plus 15 under the impressive glass atrium
- 850 underground heated parking stalls and abundant public parking in the immediate surrounding area
- Centrally located in Calgary's downtown core and connected to the Plus 15 in all four directions

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ABOUT

LOCATION HIGHLIGHTS

VIEW ON GOOGLE MAPS

- The complex is located near the Westin, International, Delta & Hyatt hotels
- Located at the centre of Calgary's downtown core, covering the entire block between 5th and 6th avenues
- Large surrounding office population of over 14,000 in Suncor Energy Centre and the adjacent office towers: The Bow, First Centre, Sunlife Plaza and Bow Valley Square

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

COMMUNITY

DEMOGRAPHIC DATA

DAYTIME POPULATION

Downtown:	165,937
1 Block Radius:	14,942

AVERAGE AGE

Downtown:	40.8
1 Block Radius:	41.1
Calgary:	37.6

HOUSEHOLD INCOME

Downtown:	$102,223
1 Block Radius:	$48,379
Calgary:	$137,333

HOUSEHOLD SIZE

Downtown:	1.7
1 Block Radius:	1.5
Calgary:	2.4

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BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 1.7 M sq ft
Retail Size: 24,462 sq ft

LANDLORD

Brookfield Properties

ZONING

CM-2

PARKING

850 underground stalls

MUNICIPAL ADDRESS

111 5 Avenue SW, Calgary, Alberta

YEAR BUILT

1983 / 1984

NUMBER OF STORES

25

ADDITIONAL RENT 2022 ESTIMATES

Operating Costs	$17.90 PSF
Property Tax	$ 6.51 PSF
Total	$ 24.41 PSF
Premises Utilities	Seperately Metered
Management Fee	Included

TENANTS

SUBWAY
Jelly
BARROW COFFEE ESTD ROASTERS 2016
MARCELLO'S MARCHÉ ET DELI MARKET AND DELI
Thaï express

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MAIN FLOOR

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SECOND FLOOR

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UNIT PLAN

UNIT #105

UNIT
105

RETAIL AREA
2,287 Square Feet

POWER
225A, 120/208V

HVAC
Base Building

WATER/SEWER
No

GAS
No

LOADING
Freight Elevator

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UNIT PLAN

UNIT #150

UNIT
150

RETAIL AREA
930 Square Feet

CEILING HEIGHT
9’6” to T-Bar

POWER
400A, 120/208V

HVAC
Base Building

WATER
1 1/4” Line

SEWER
3” from Fixtures; 4” Main

GARBAGE
Loading Dock

LOADING
Freight Elevator

STORAGE
Available Upon Request

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UNIT PLAN

UNIT #205

UNIT
205

RETAIL AREA
539 Square Feet

CEILING HEIGHT
9’8”

POWER
Two Panels - 225A, 120/208V ea.

HVAC
Base Building

WATER
1/2” Line

SEWER
3” Line

GAS
No

GARBAGE
Loading Dock

LOADING
Two Service Elevators

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UNIT PLAN

UNIT #220

UNIT
220

RETAIL AREA
450 Square Feet

CEILING HEIGHT
8'4" to T-Bar

POWER
200A

HVAC
TBC

WATER
2" Line

SEWER
4" Line

GAS
2" Line

GARBAGE
Loading Dock

LOADING
Parkade Level 2

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UNIT PLAN

UNIT #228

UNIT
228

RETAIL AREA
368 Square Feet

CEILING HEIGHT
9'10" from Floor to Slab

POWER
225A, 120/208V, 3 Phase

HVAC
No

WATER
1 1/2" Line

SEWER
3" Line

GAS
No

GARBAGE
Loading Dock

LOADING
Two Service Elevators

STORAGE
Available Upon Request

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CONNECT WITH US

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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.