

RETAIL SPACE FOR LEASE

# BROOKFIELD PLACE

225 6 Avenue SW, Calgary, Alberta

Unit 108 - 2,300 SF

Unit 120 - 675 SF

Unit 124 - 1,130 SF

[TAURUSGROUP.COM](http://TAURUSGROUP.COM)

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TAURUS  
PROPERTY GROUP



## 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 3,300 people working in the tower per weekday
- > Cenovus Energy and Bank of Nova Scotia as the anchor tenants



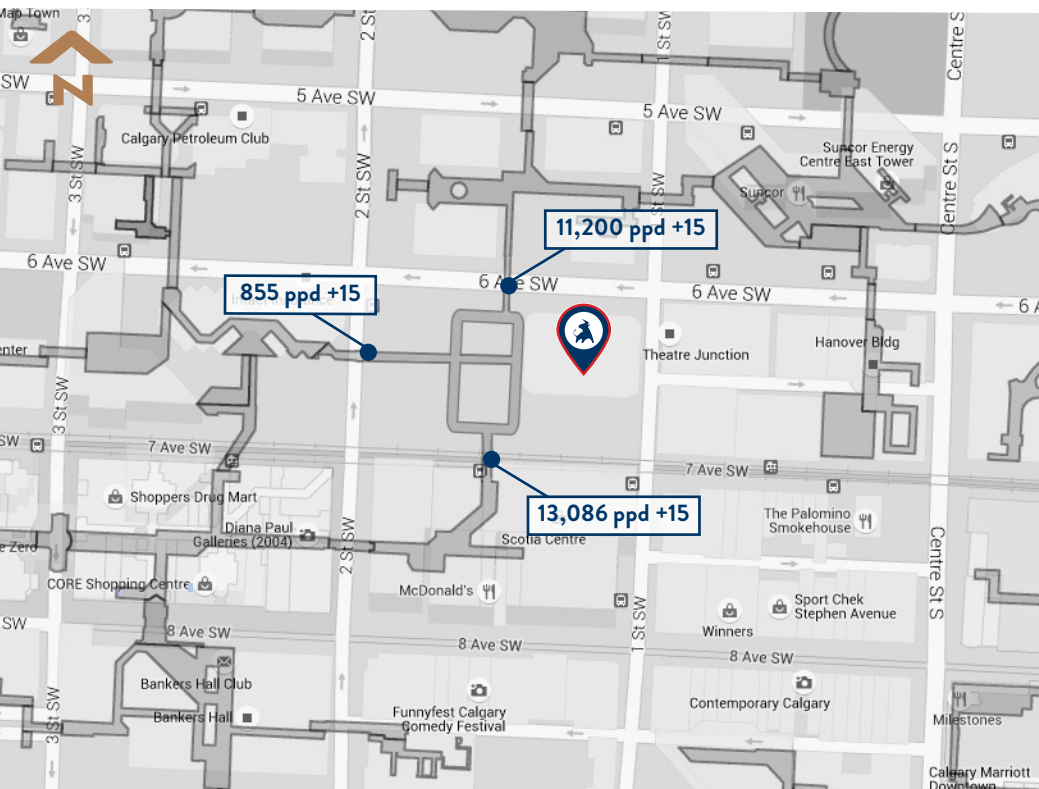


ABOUT

# LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- > 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



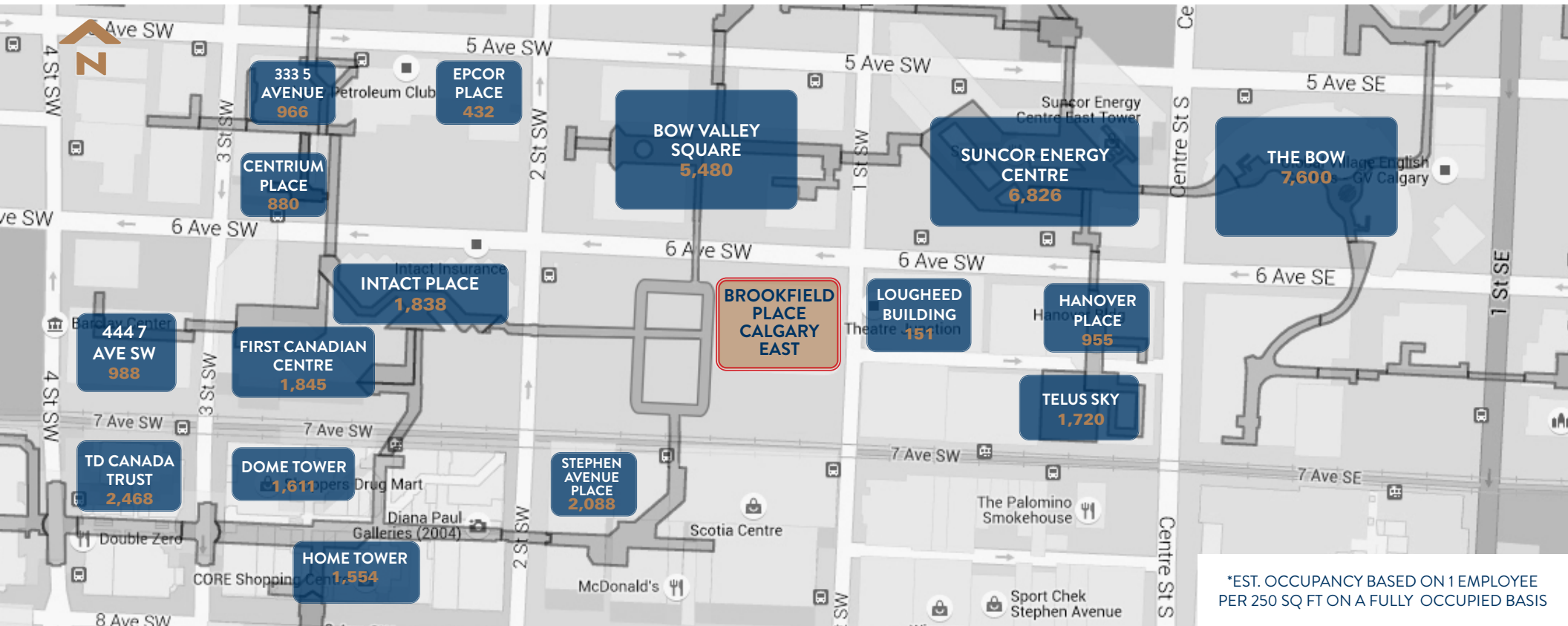
## POPULATION

Downtown: 18,980  
 Calgary: 1,306,784



## DAYTIME POPULATION

Downtown: 110,062  
 1 Block Radius: 15,871



\*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

548 parking stalls  
328 bicycle stalls

## MUNICIPAL ADDRESS

225 6 Avenue SW, Calgary, Alberta

## YEAR BUILT

2017

## LEGAL DESCRIPTION

Plan: A  
Block: 44  
Lot: 1-41



## ADDITIONAL RENT 2023 ESTIMATES

|                 |                     |
|-----------------|---------------------|
| Operating Costs | \$ 13.81 PSF        |
| Property Tax    | \$ 7.08 PSF         |
| <b>Total</b>    | <b>\$ 20.89 PSF</b> |

Premises Utilities      Separately Metered  
Management Fee        Included

## TENANTS



dirtbelly



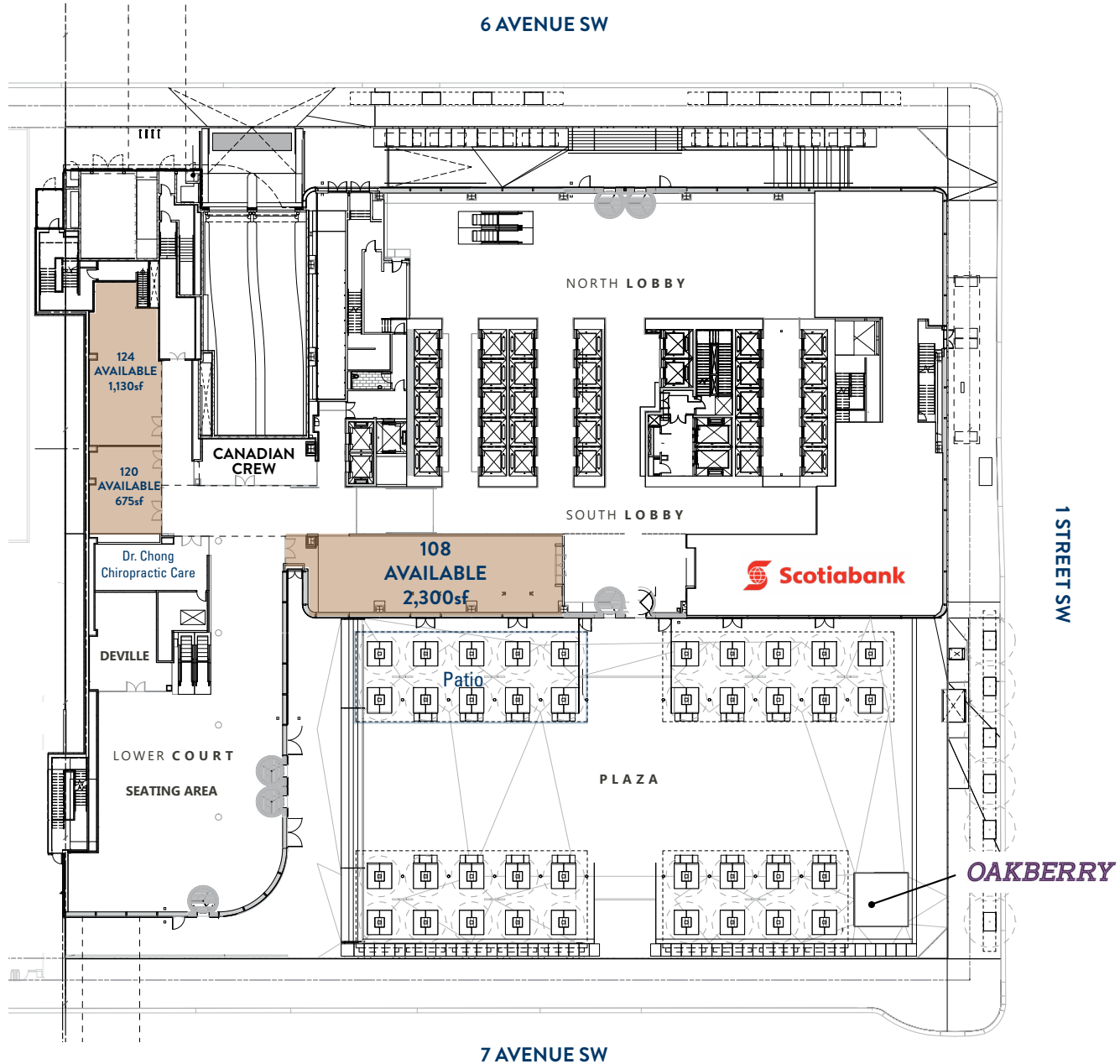
shulaw

OAKBERRY

# MAIN FLOOR

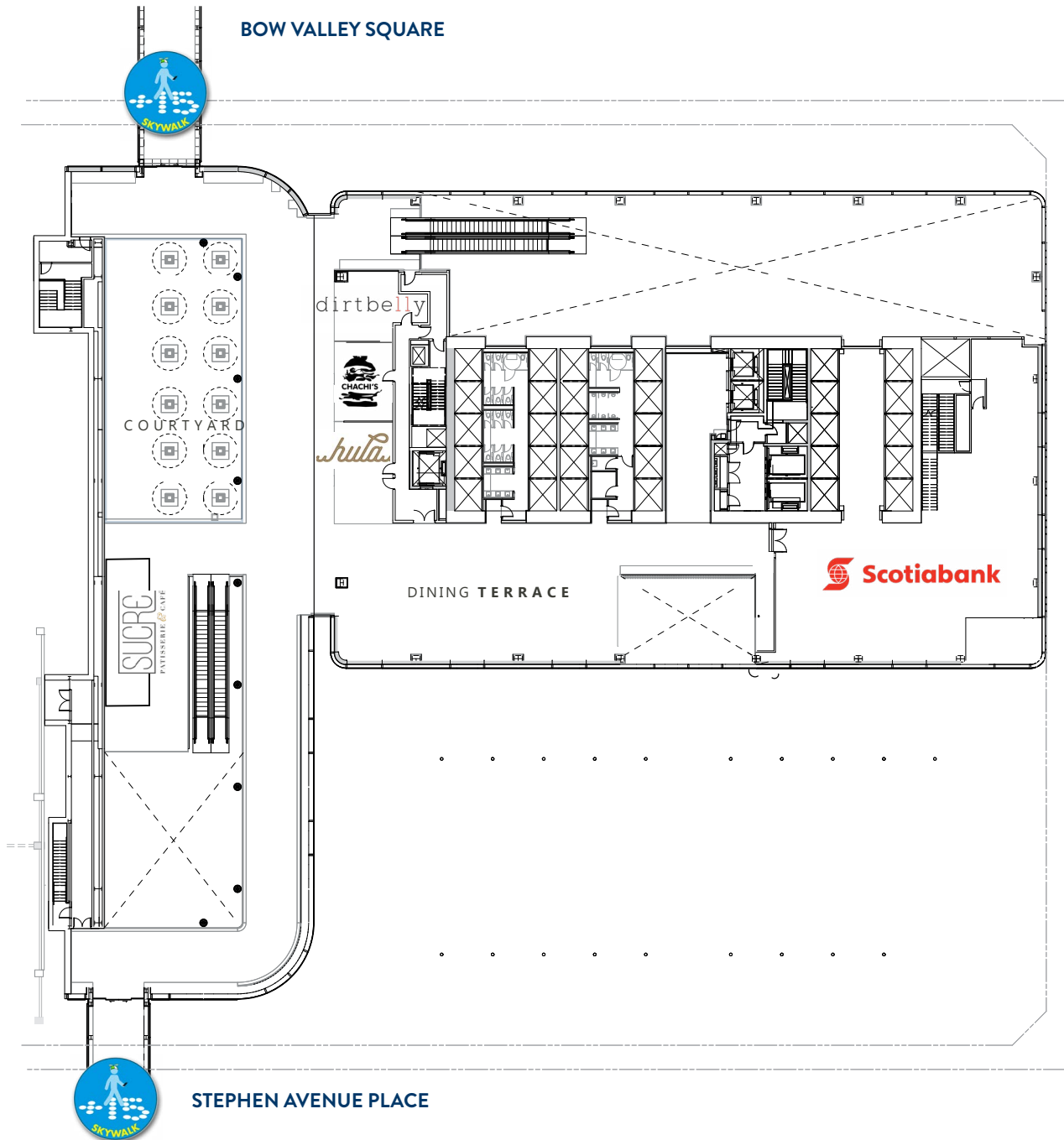


SITE OF FUTURE WEST TOWER



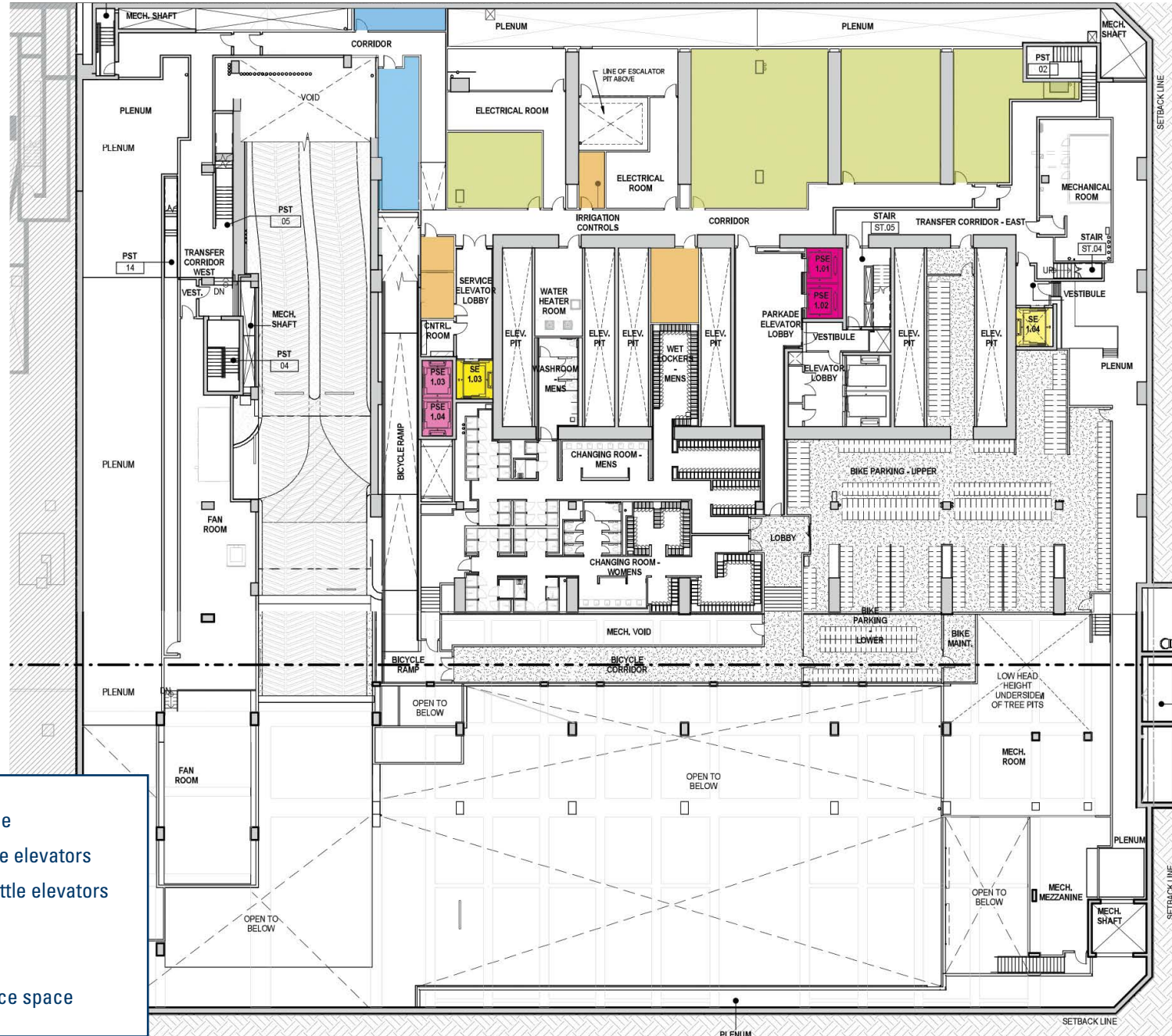


SITE OF FUTURE WEST TOWER





# PARKADE & STORAGE

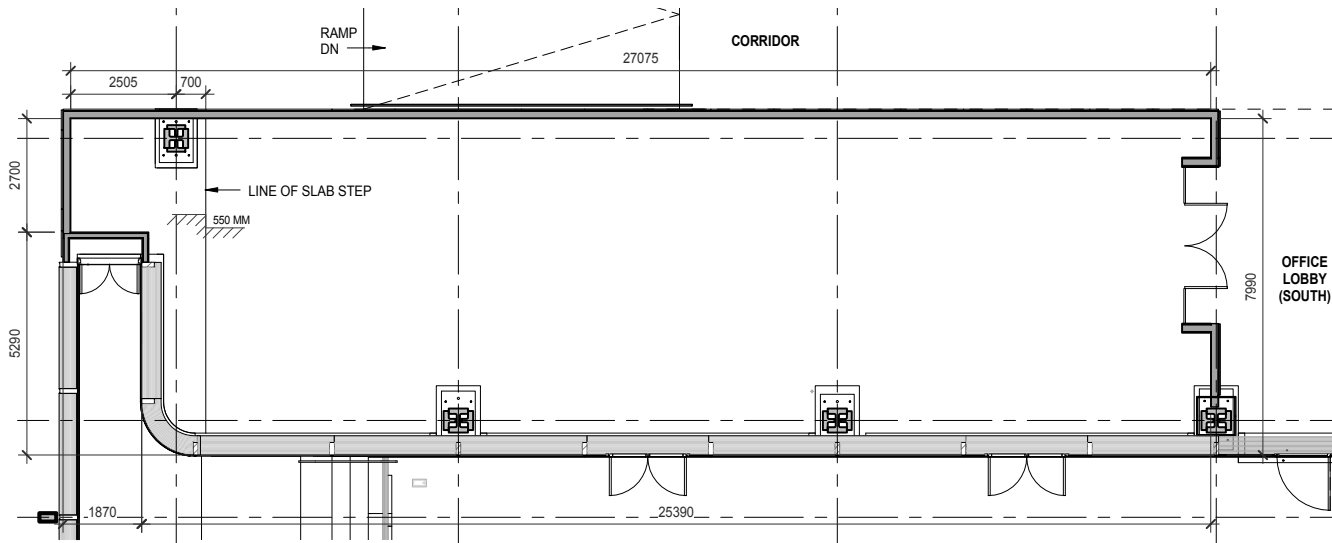


- Retail storage
- Retail service elevators
- Parkade shuttle elevators
- Storage
- Operations
- Tenant service space



## UNIT PLAN

# UNIT #108



## UNIT

108

## RETAIL AREA

2,300 Square Feet

## CEILING HEIGHT

15'

## POWER

400A, 208V, 3Ph, 4W

## HVAC

3" chilled water capped connections.  
Dedicated FCU's for perimeter

Landlord to provide fan coil units  
to meet Tenant heating and cooling  
requirements

## EXHAUST

5,000 CFM Welded Grease  
Exhaust to Dedicated Ecology Unit

Washroom Exhaust

## WATER

1.5" Line

## GAS

3/16" Line

## SEWER

4" Sanitary Line

2" Plumbing Vent

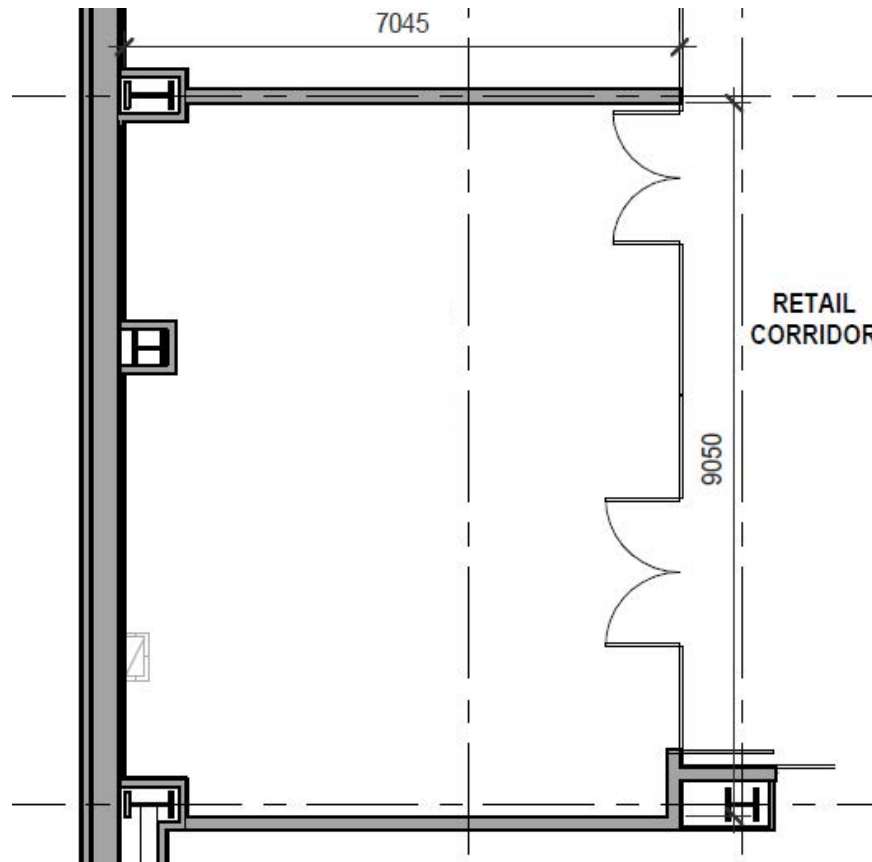
4" Grease Sanitary Line with  
Common Grease Interceptor

## 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

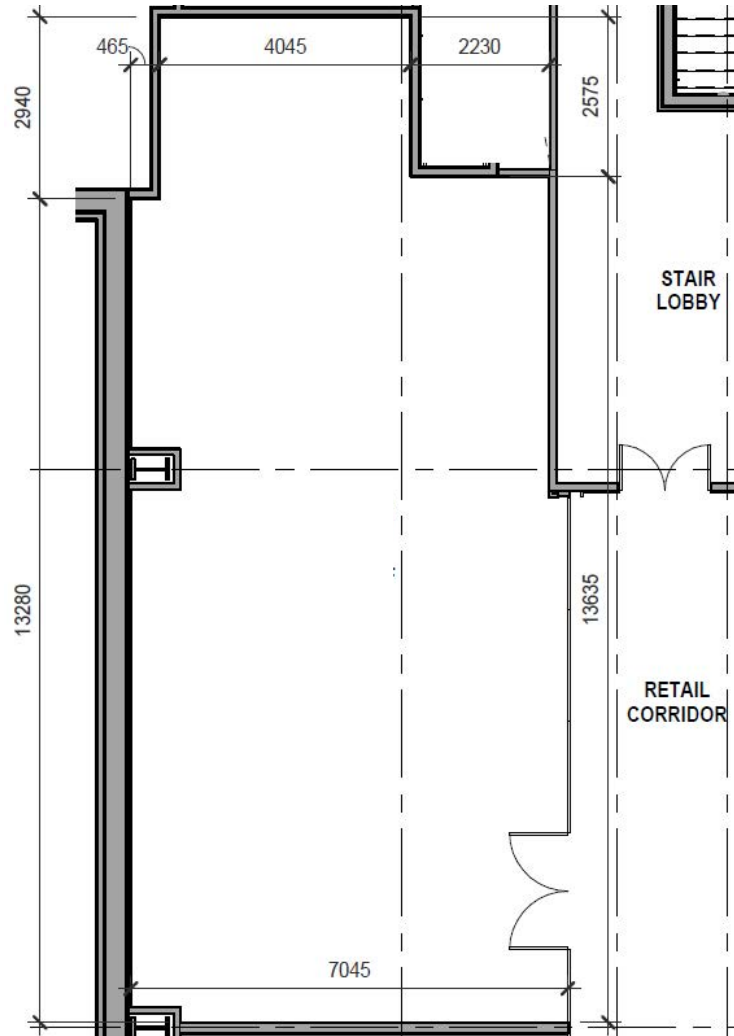
## LOADING

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

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.

