



RETAIL SPACE FOR LEASE

BANKERS COURT

850 2 Street SW, Calgary, Alberta

Unit 202 - 499 SF

BRITTANY BAKER

Mobile: (403) 629-4662

bbaker@taurusgroup.com

TAURUSGROUP.COM



ABOUT

BUILDING HIGHLIGHTS

Located in the heart of downtown Calgary, Bankers Court is a 15-storey property with retail in the first two levels of the tower.

- > 100% Office Occupied
- > Direct connection to Bankers Hall shopping atrium, containing fashion, specialty and food service retailers, as well as professional health service providers
- > Café Alchemist opened early 2020 and was awarded the 'Best Coffee House in Calgary' title in Avenue Magazine's 2021 Best Restaurants Issue

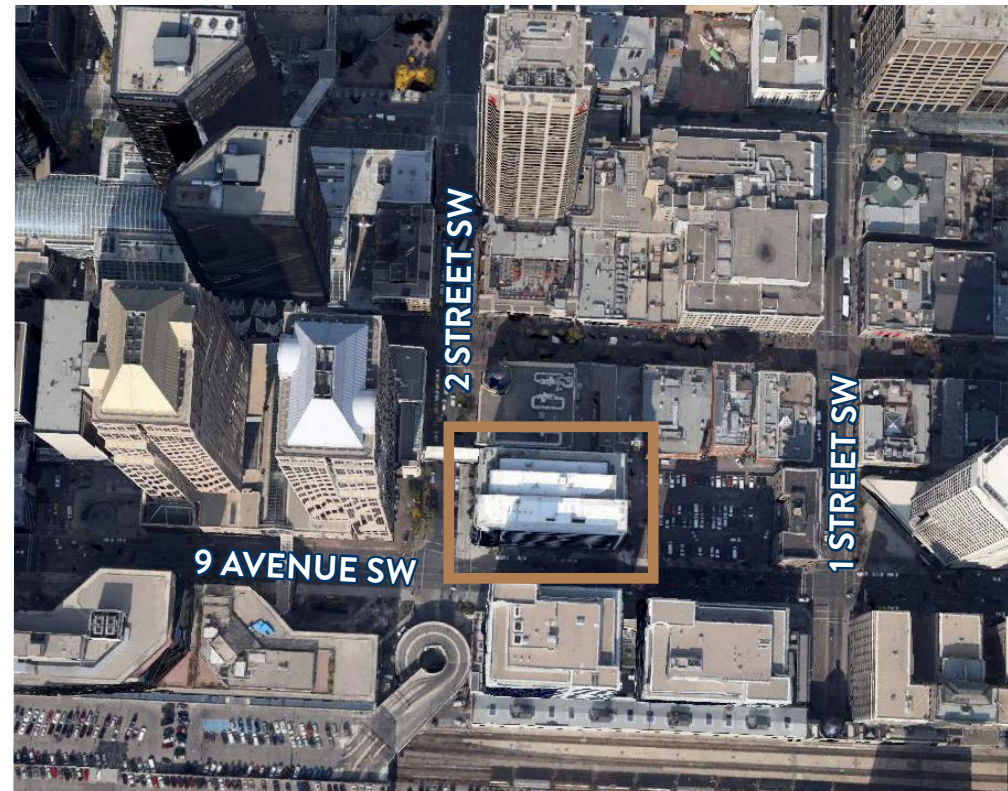
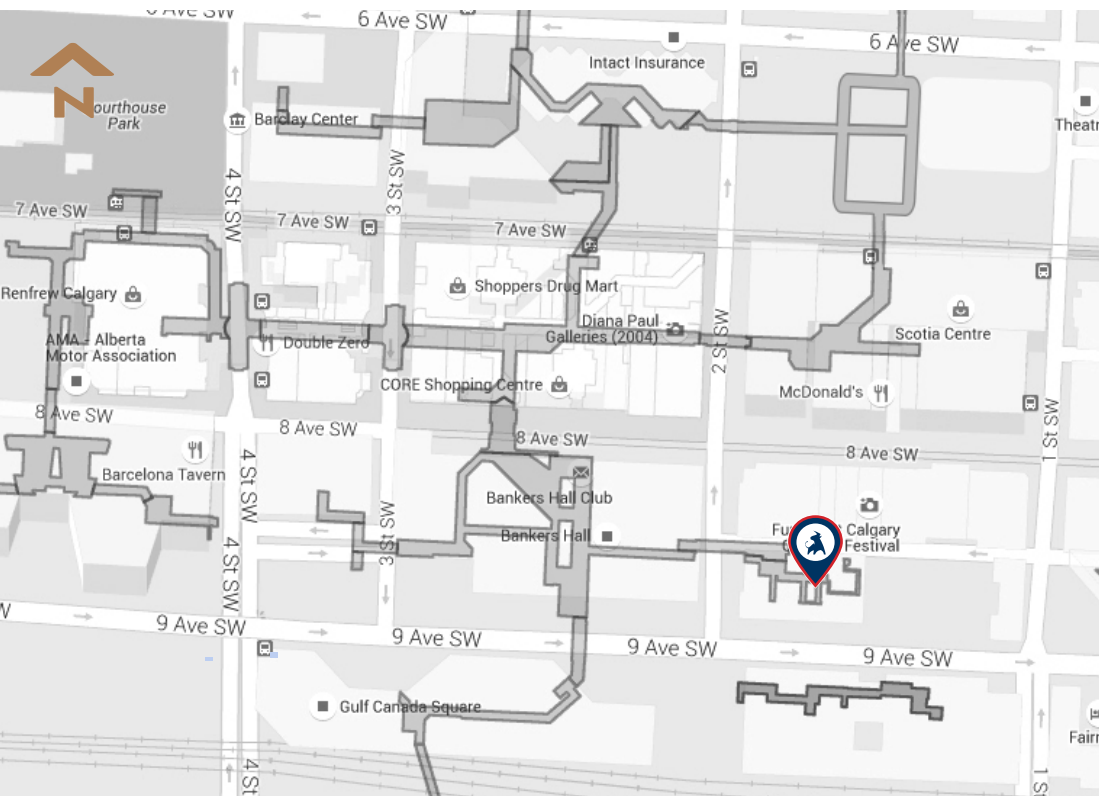


ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Located on 9th Avenue, with over 21,000 vehicles per day
- The complex is in downtown Calgary which encompasses over 45 million square feet of office space spread over 160 office buildings
- Located near Stephen Avenue Walk which is one of Canada's most prominent pedestrian retail malls



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 its compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

COMMUNITY

DEMOGRAPHIC DATA



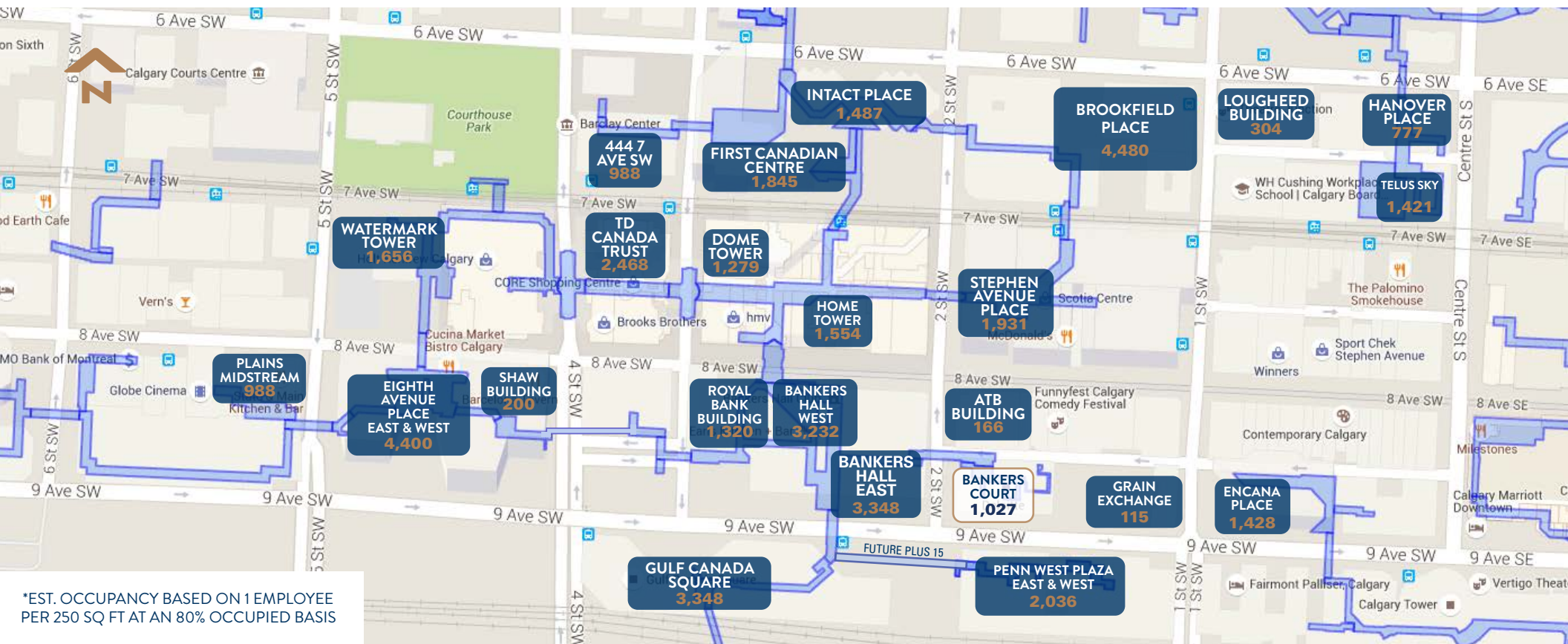
POPULATION

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



DAYTIME POPULATION

Downtown: 110,062
1 Block Radius: 14,591



*EST. OCCUPANCY BASED ON 1 EMPLOYEE PER 250 SQ FT AT AN 80% OCCUPIED BASIS

BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 323,925 sq ft

Retail Size: 6,563 sq ft

LANDLORD

Brookfield Properties

ZONING

DC (Direct Control)

PARKING

179 underground stalls

MUNICIPAL ADDRESS

850 2 Street SW, Calgary, Alberta

YEAR BUILT

2008

LEGAL DESCRIPTION

Plan: 0010312

Block: 34

Lot: 43



ADDITIONAL RENT 2024 ESTIMATES

Operating Costs \$ 18.43 PSF

Property Tax \$ 3.20 PSF

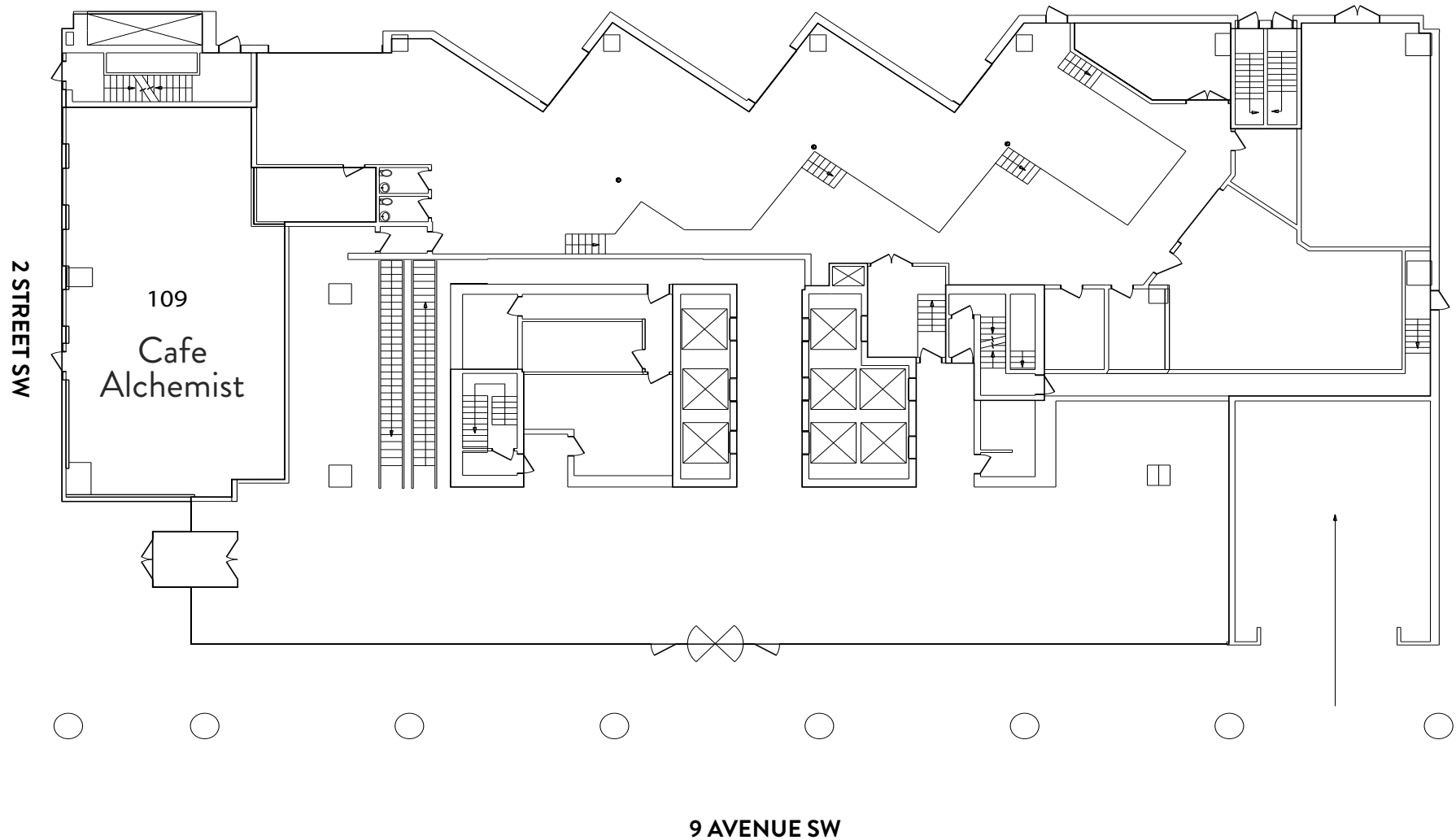
Total \$ 21.63 PSF

Premises Utilities Separately Metered
Management Fee Included

TENANTS

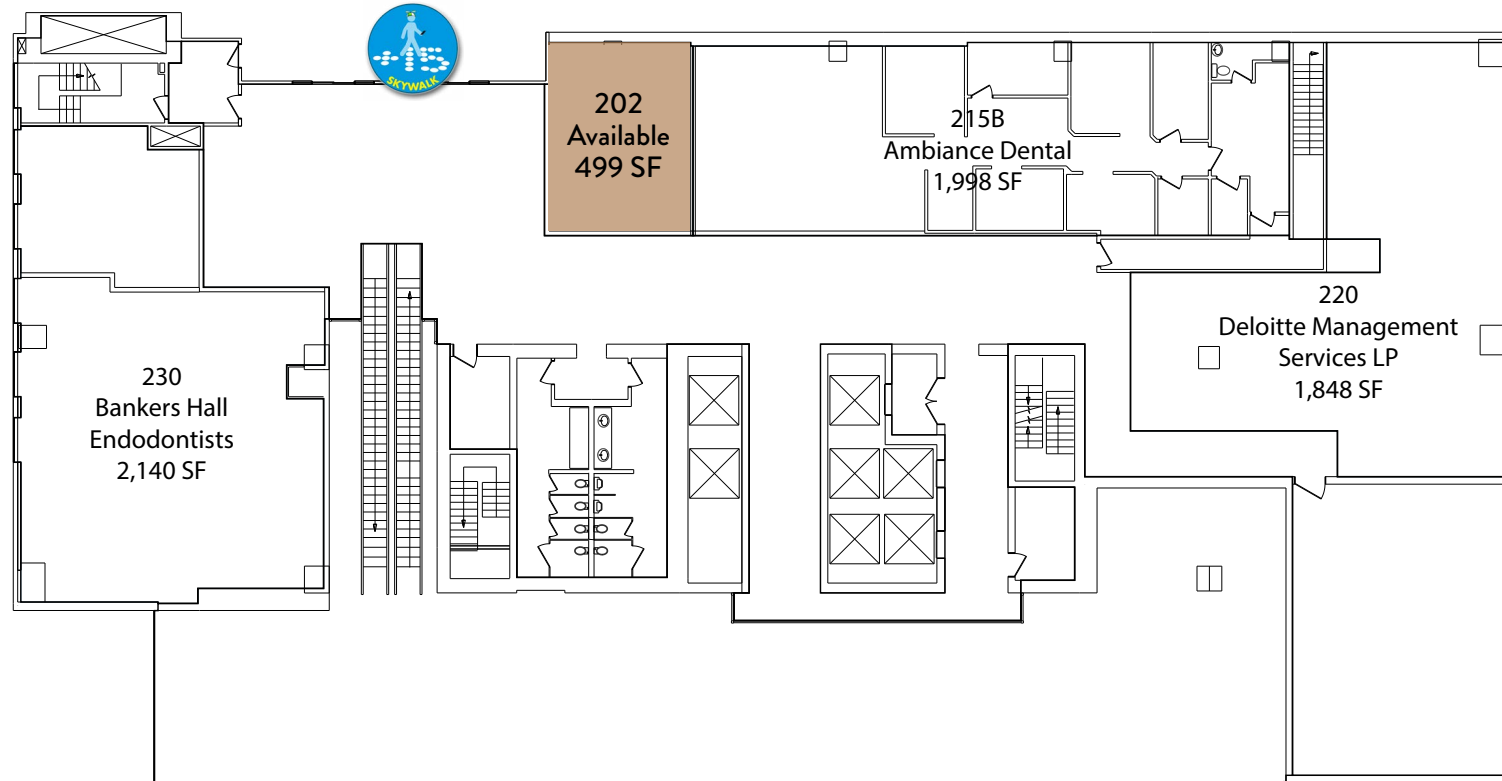


MAIN FLOOR



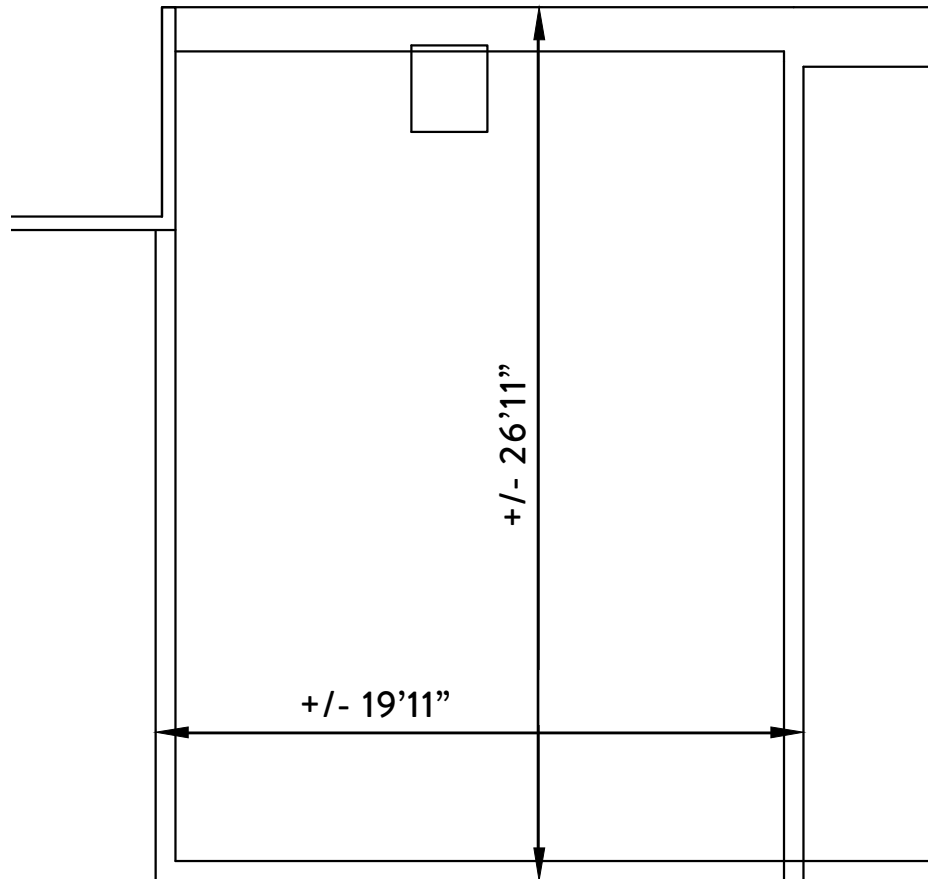


BANKERS HALL (+15 CONNECTED)



UNIT PLAN

UNIT #202



UNIT

202

RETAIL AREA

499 Square Feet

CEILING HEIGHT

8'6"

POWER

120/208V, 225A

GAS

No

GARBAGE

Loading Dock

CONNECT WITH US

CONTACT

GENERAL



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



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



inquiries@taurusgroup.com



taurusgroup.com

ABOUT THIS LISTING

BRITTANY BAKER



Mobile: (403) 629-4662



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



bbaker@taurusgroup.com

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.

