



RETAIL SPACE FOR LEASE

BANKERS COURT

850 2 Street SW, Calgary, Alberta

Unit 202 - 499 SF

Unit 230 - 2,140 SF

HEATHER WIETZEL

Mobile: (403) 206-6046

hwietzel@taurusgroup.com

TAURUSGROUP.COM



TAURUS
PROPERTY GROUP

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.

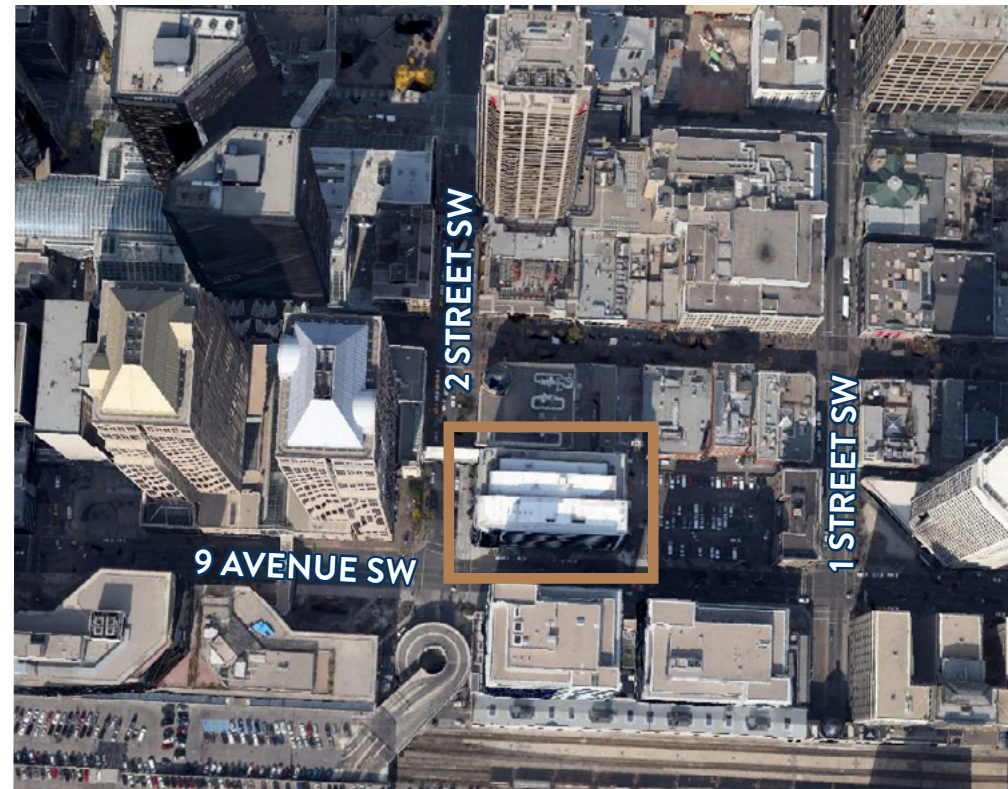
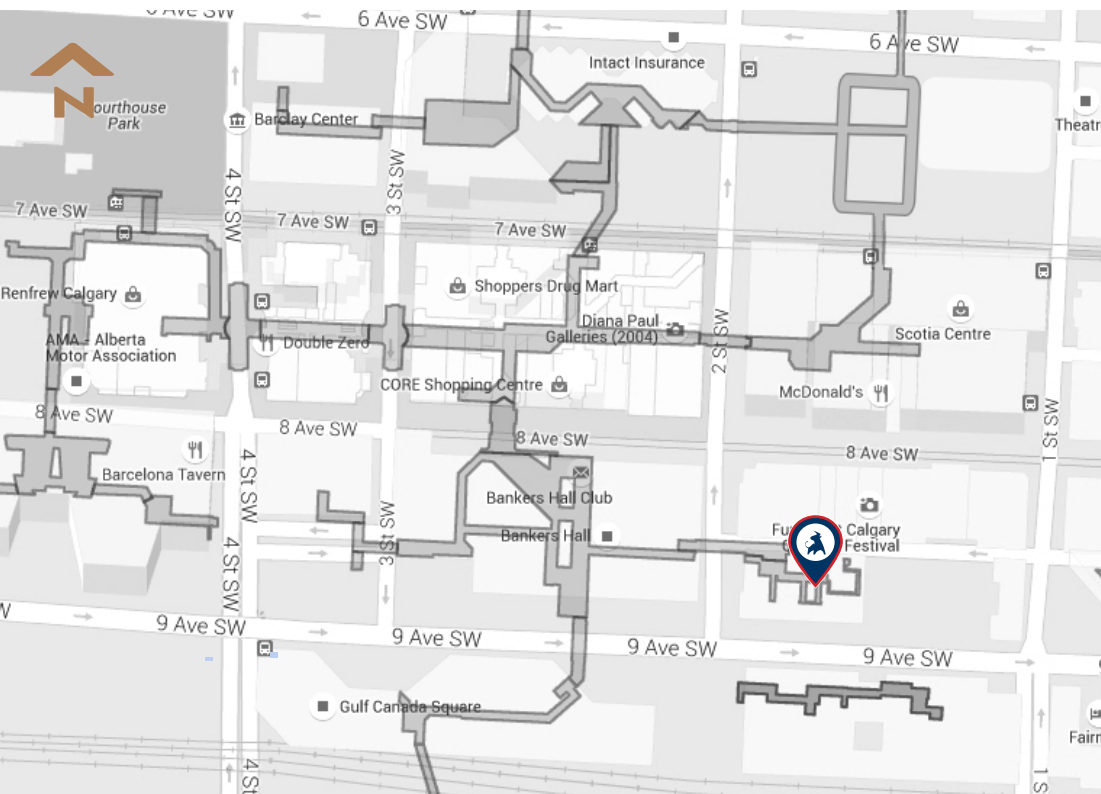
- > 100% Office Occupied
- > Direct connection to Bankers Hall shopping atrium, containing fashion, specialty and food service retailers, as well as professional health service providers
- > Café Alchemist opened early 2020 and was awarded the 'Best Coffee House in Calgary' title in Avenue Magazine's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



ABOUT

LOCATION HIGHLIGHTS

- > 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



COMMUNITY DEMOGRAPHIC DATA



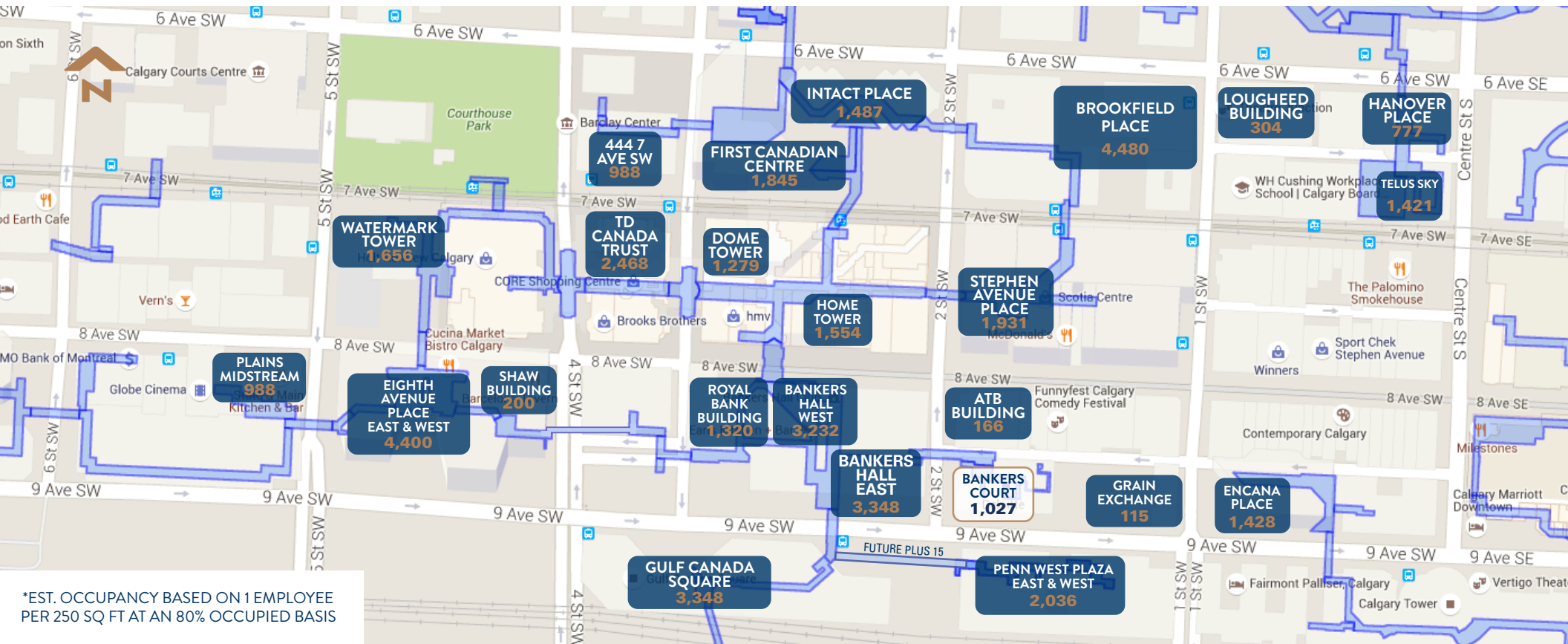
POPULATION

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



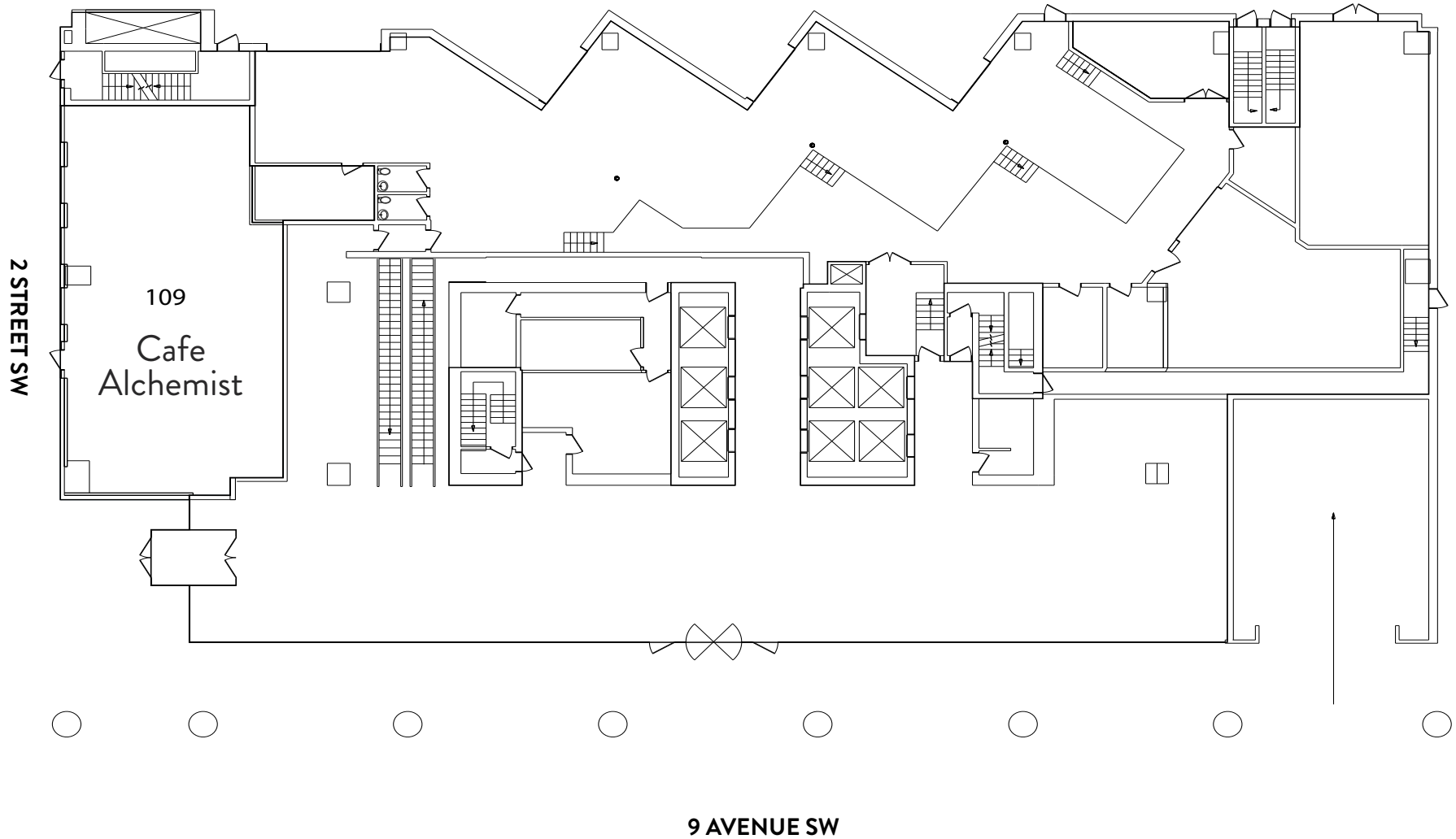
ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 18.43 PSF
Property Tax	\$ 3.20 PSF
Total	\$ 21.63 PSF
Premises Utilities Management Fee	Separately Metered Included

TENANTS

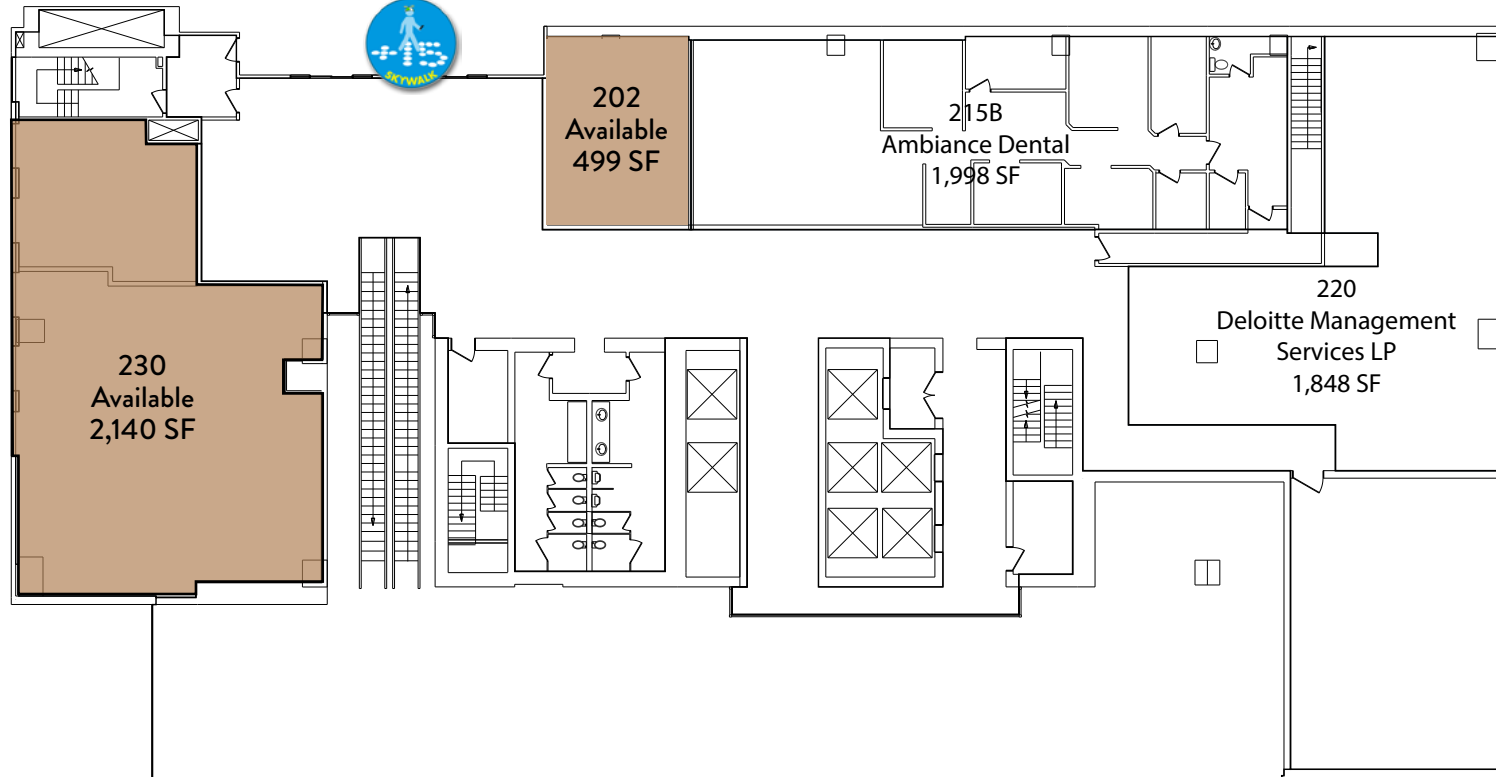


MAIN FLOOR



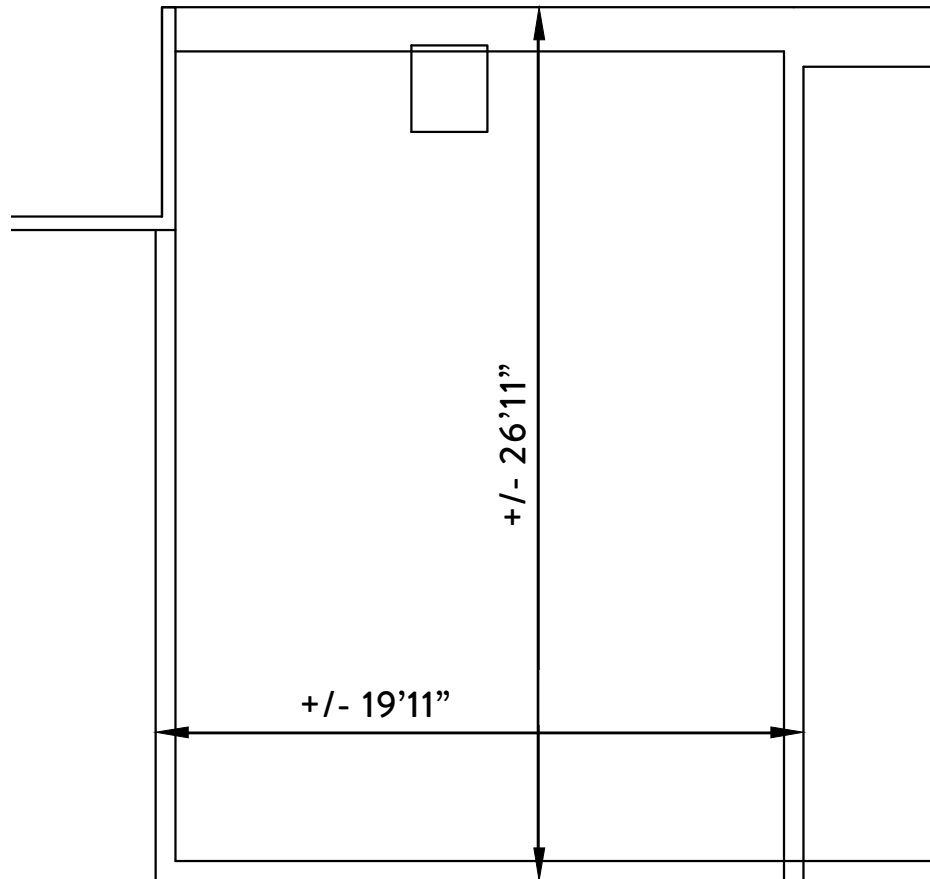


BANKERS HALL (+15 CONNECTED)



UNIT PLAN

UNIT #202



UNIT

202

RETAIL AREA

499 Square Feet

CEILING HEIGHT

8'6"

POWER

120/208V, 225A

GAS

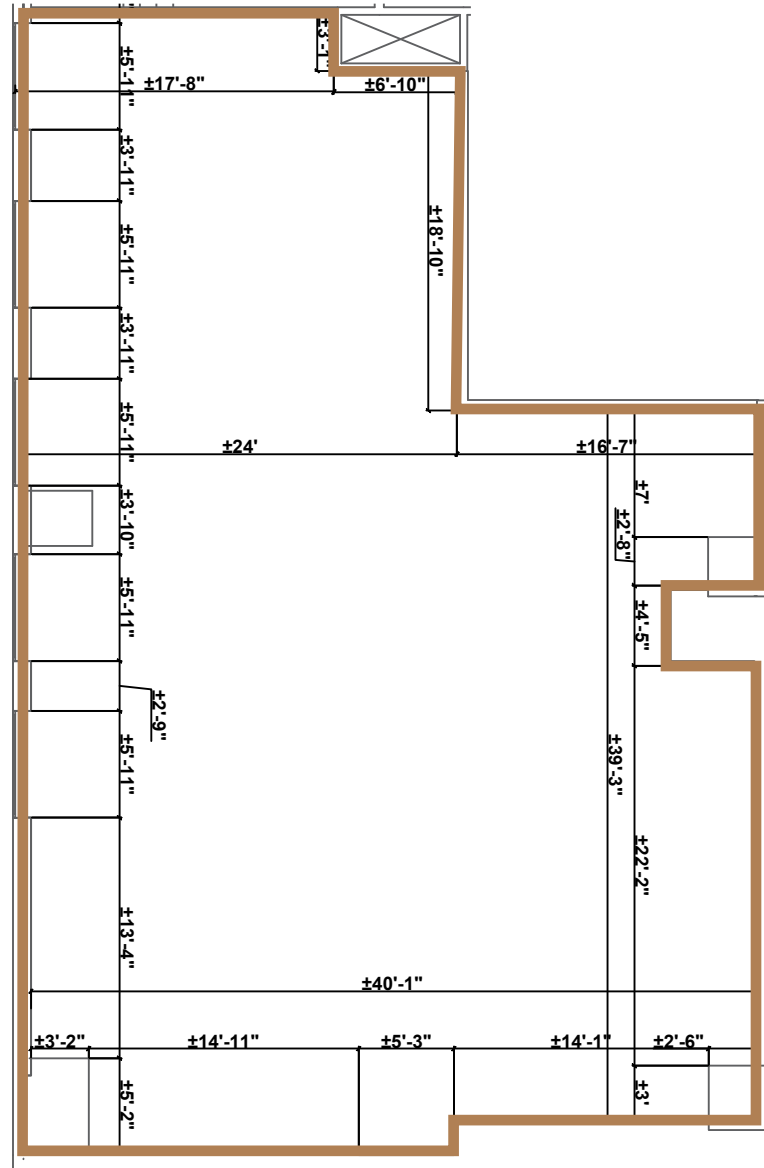
No

GARBAGE

Loading Dock

UNIT PLAN

UNIT #230



UNIT

230

RETAIL AREA

2,140 Square Feet

CEILING HEIGHT

12'

POWER

Two panels:

120/208V, 225 A each

HVAC

Three units - 2 Ton; 2 Ton;

4 Ton

WATER

1" line

SEWER

4" line

GAS

No

GARBAGE

Loading Dock

CONNECT WITH US
CONTACT

GENERAL



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



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Calgary, Alberta, T2R 1L9



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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.

