



RETAIL SPACE FOR LEASE

BANKERS COURT

850 2 Street SW, Calgary, Alberta

Unit 202 - 499 SF

Unit 230 - 2,140 SF

HEATHER WIETZEL

Direct: (403) 206-6046

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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

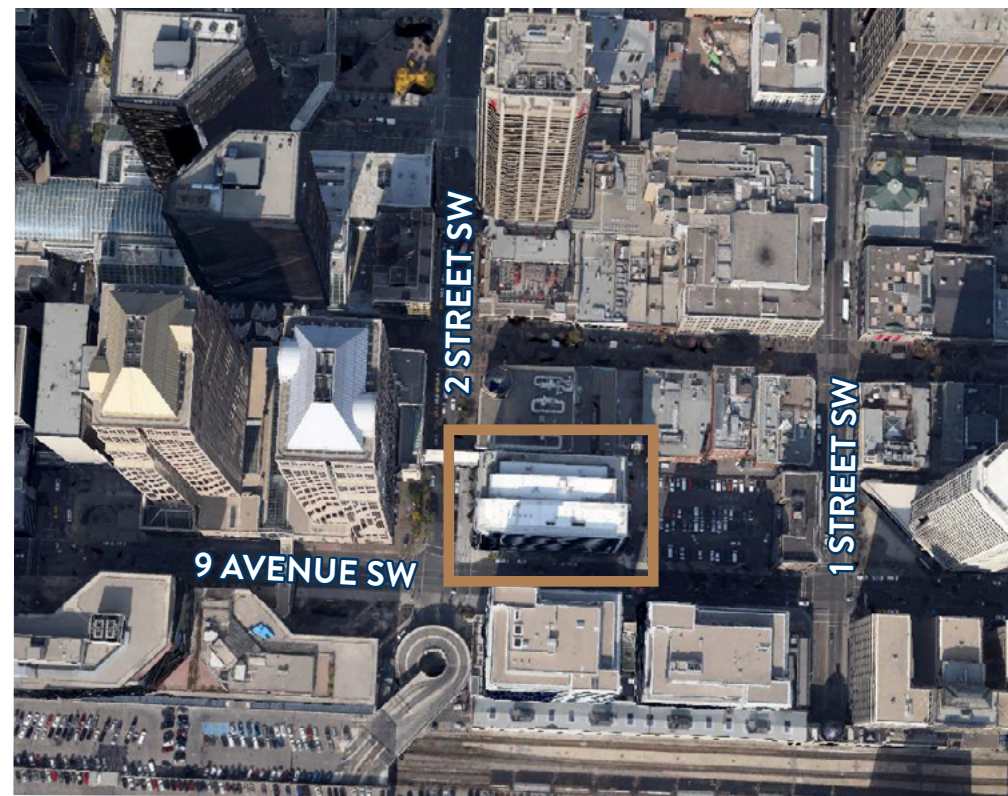
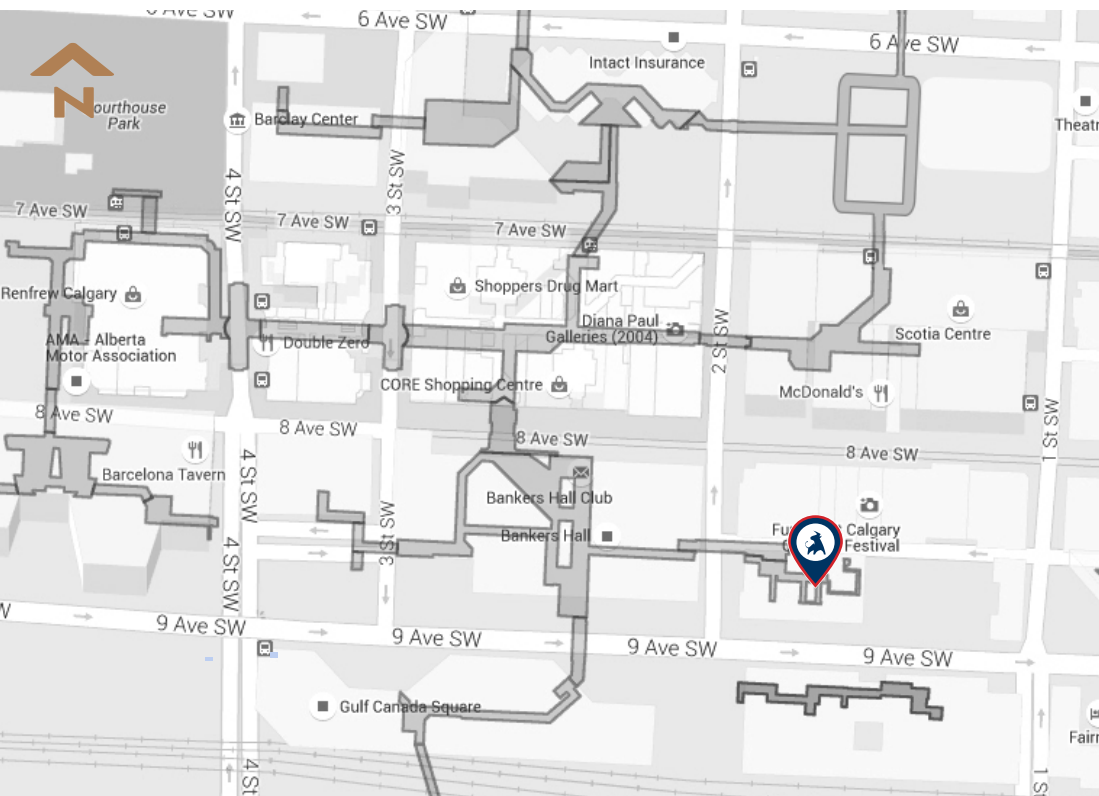


ABOUT

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



COMMUNITY

DEMOGRAPHIC DATA



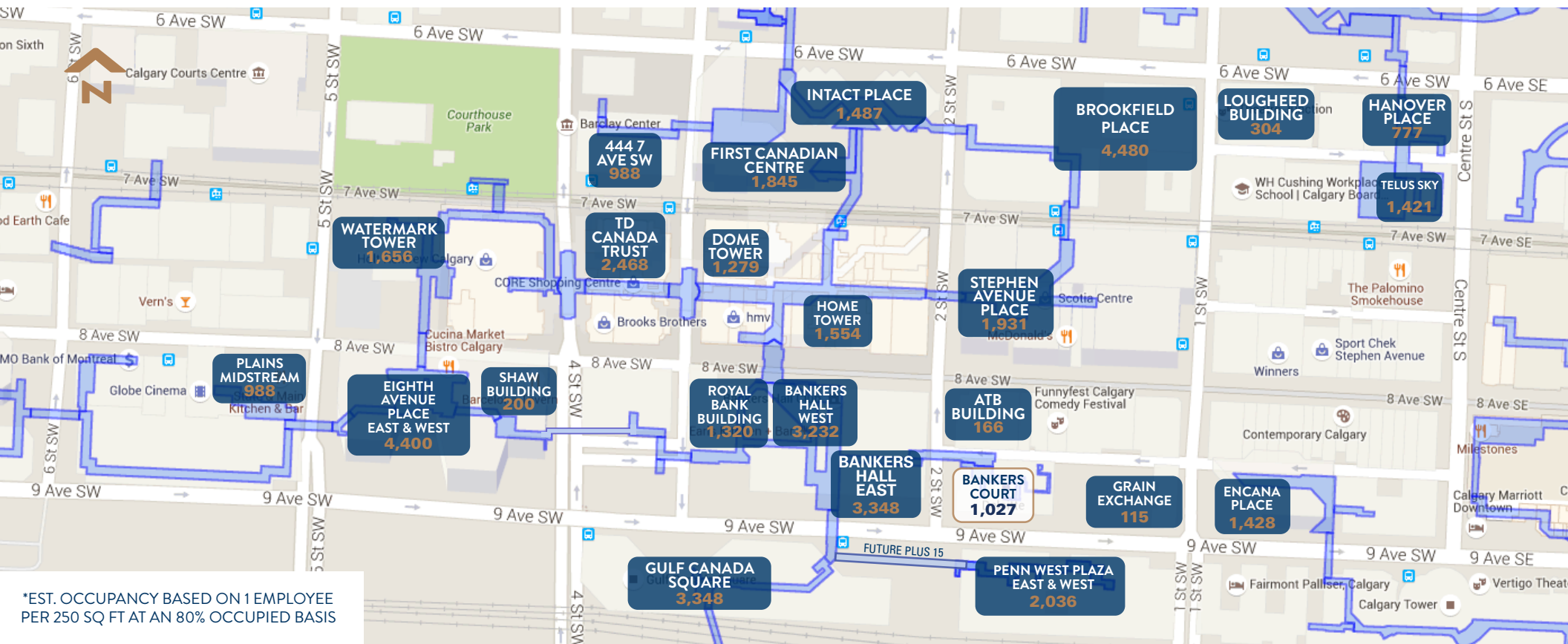
POPULATION

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 2025 ESTIMATES

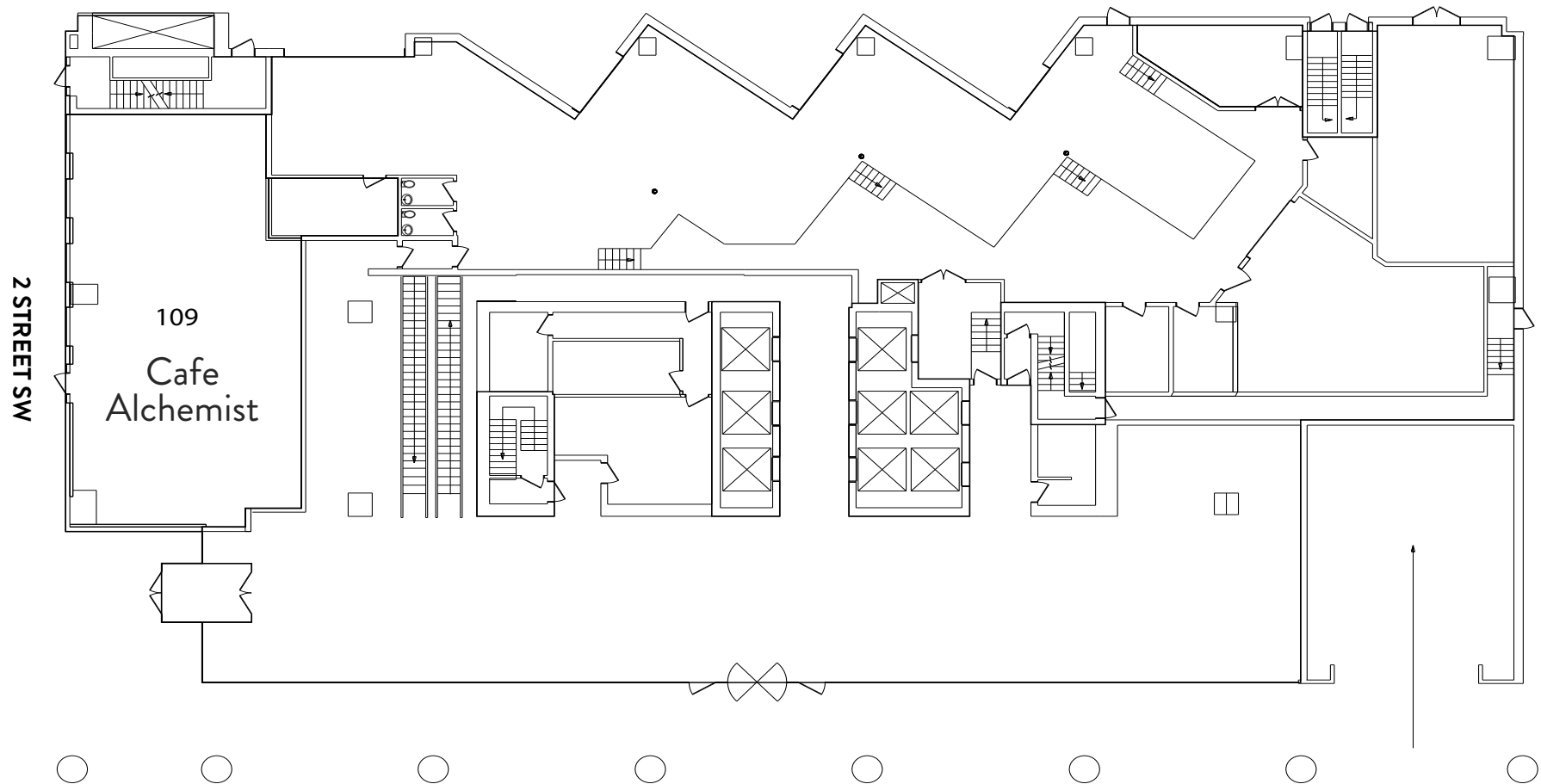
Operating Costs	\$ 16.70 PSF
Property Tax	\$ 3.43 PSF
Total	\$ 20.13 PSF

Premises Utilities	Seperately Metered
Management Fee	Included

TENANTS

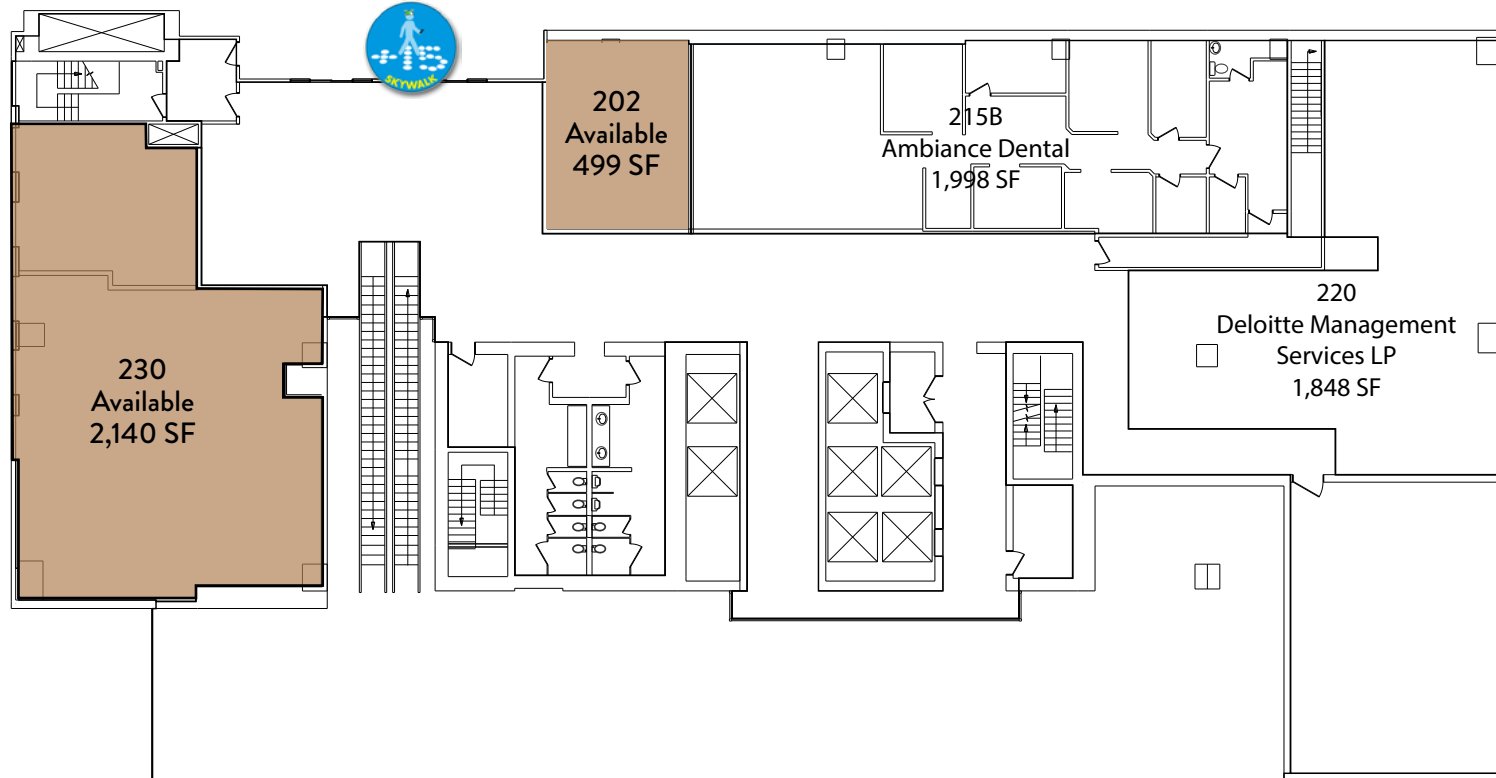


MAIN FLOOR



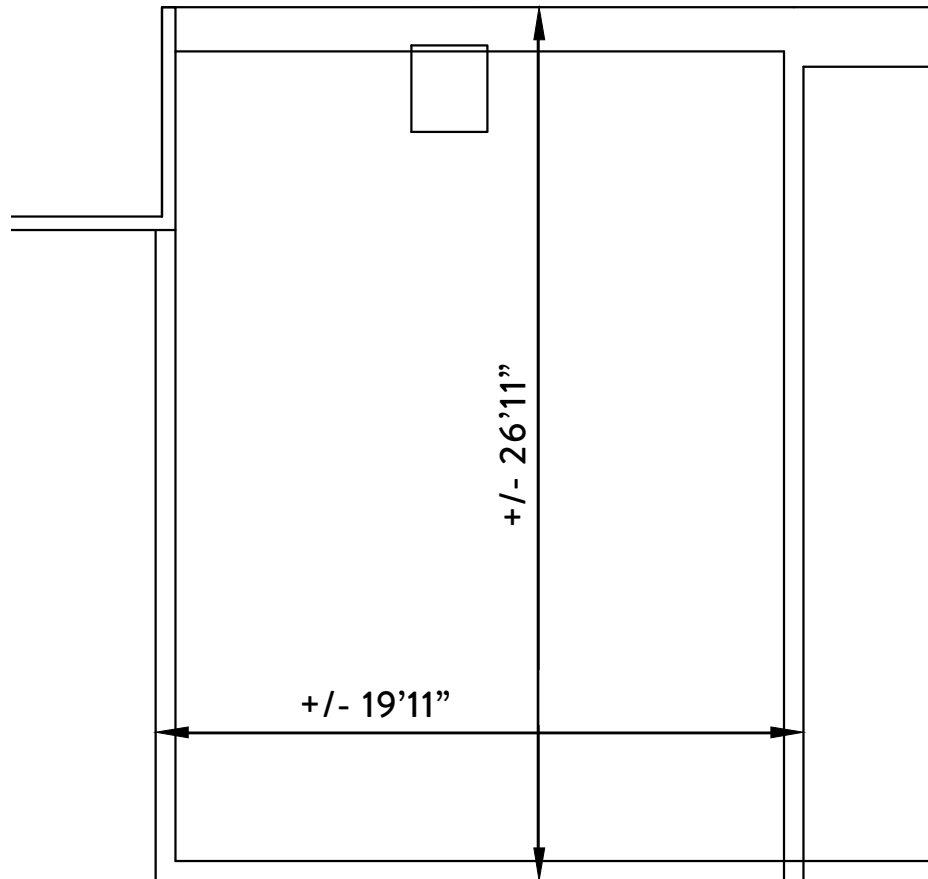


BANKERS HALL
(+15 CONNECTED)



UNIT PLAN

UNIT #202



UNIT

202

RETAIL AREA

499 Square Feet

CEILING HEIGHT

8'6"

POWER

120/208V, 225A

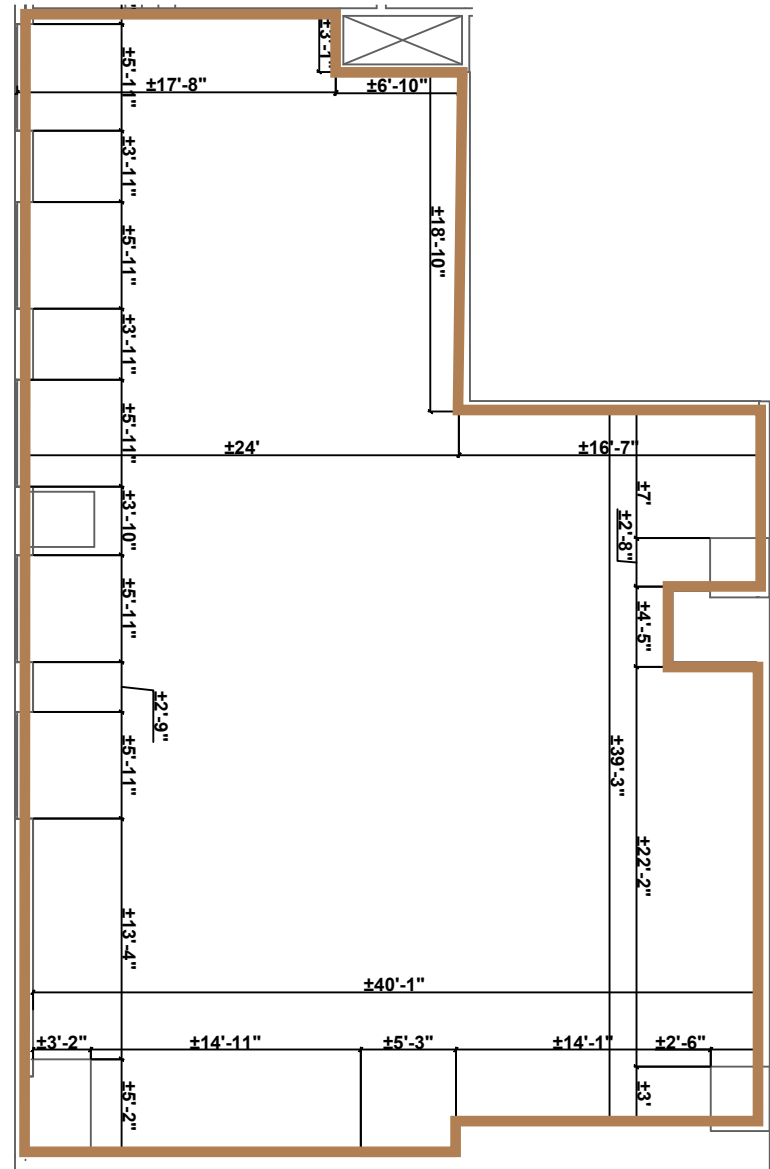
GAS

No

GARBAGE

Loading Dock

UNIT #230



230

2,140 Square Feet

12'

Two panels:

120/208V, 225 A each

Three units - 2 Ton; 2 Ton;

4 Ton

1" line

4" line

No

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



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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.

