



RETAIL SPACE FOR LEASE

# BANKERS HALL

315 8 Avenue SW, Calgary, Alberta

Retail Availability:  
496 SF - 7,368 SF

HEATHER WIETZEL

Direct: (403) 206-6046

[hwietzel@taurusgroup.com](mailto:hwietzel@taurusgroup.com)

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



TAURUS  
PROPERTY GROUP

ABOUT

# BUILDING HIGHLIGHTS

Bankers Hall is one of Calgary's most sought after downtown retail centres.

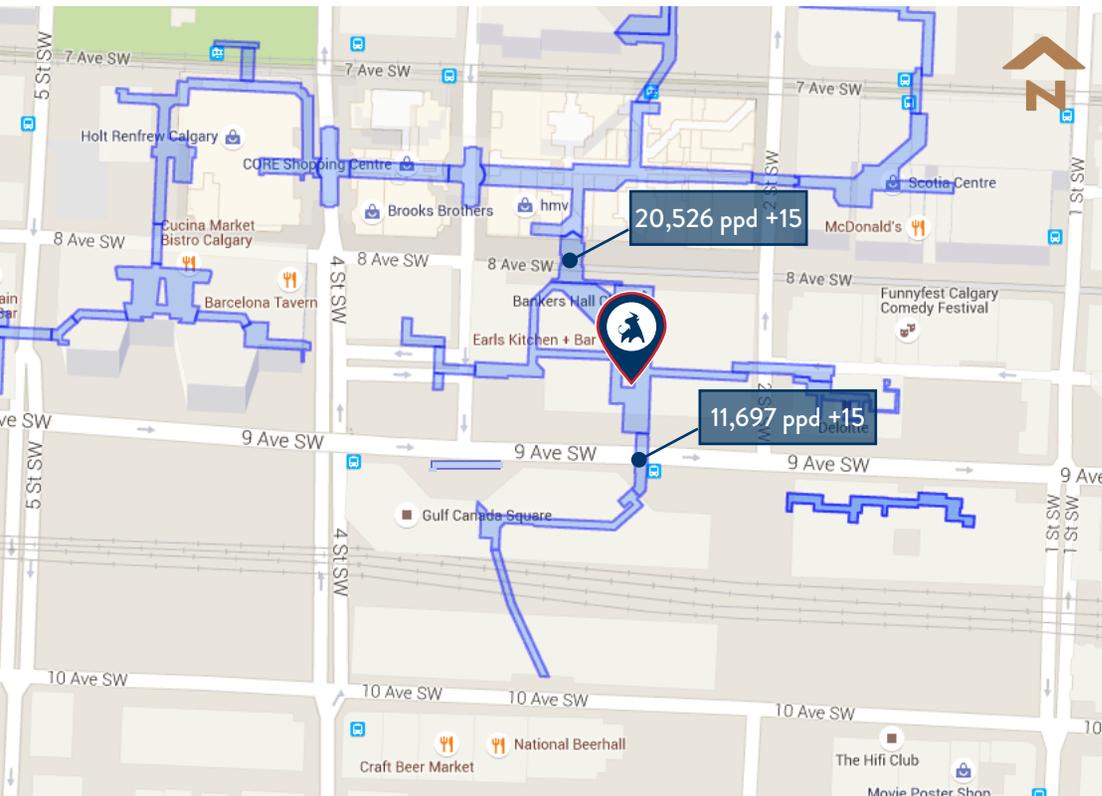
The retail podium showcases over 30 stores, including many unique and local concepts, that offer dining, fashion, medical services to specialty food and beyond.

- Five storey glass atrium at the base of two 52-storey office towers
- Over 200,000 square feet of retail on the main, Plus 15 and Plus 30 levels
- Centrally located in Calgary's downtown core and connected to the Plus 15 in all four directions



# ABOUT LOCATION HIGHLIGHTS

- A premiere office address in Western Canada located at the core of the retail hub of downtown Calgary
- Weekly traffic count of 145,000 people in the building
- 34,000 vehicles per day along 9th Avenue SW
- The complex is the centre of commerce in Calgary's downtown core, which encompasses 40,000,000 square feet of office space and over 200 corporate head offices
- Directly Plus 15 connected to Gulf Canada Square, The Core, Bankers Court, & Eighth Avenue Place



COMMUNITY

# DEMOGRAPHIC DATA



## POPULATION

Downtown: 19,119  
 Calgary (2025): 1,688,000



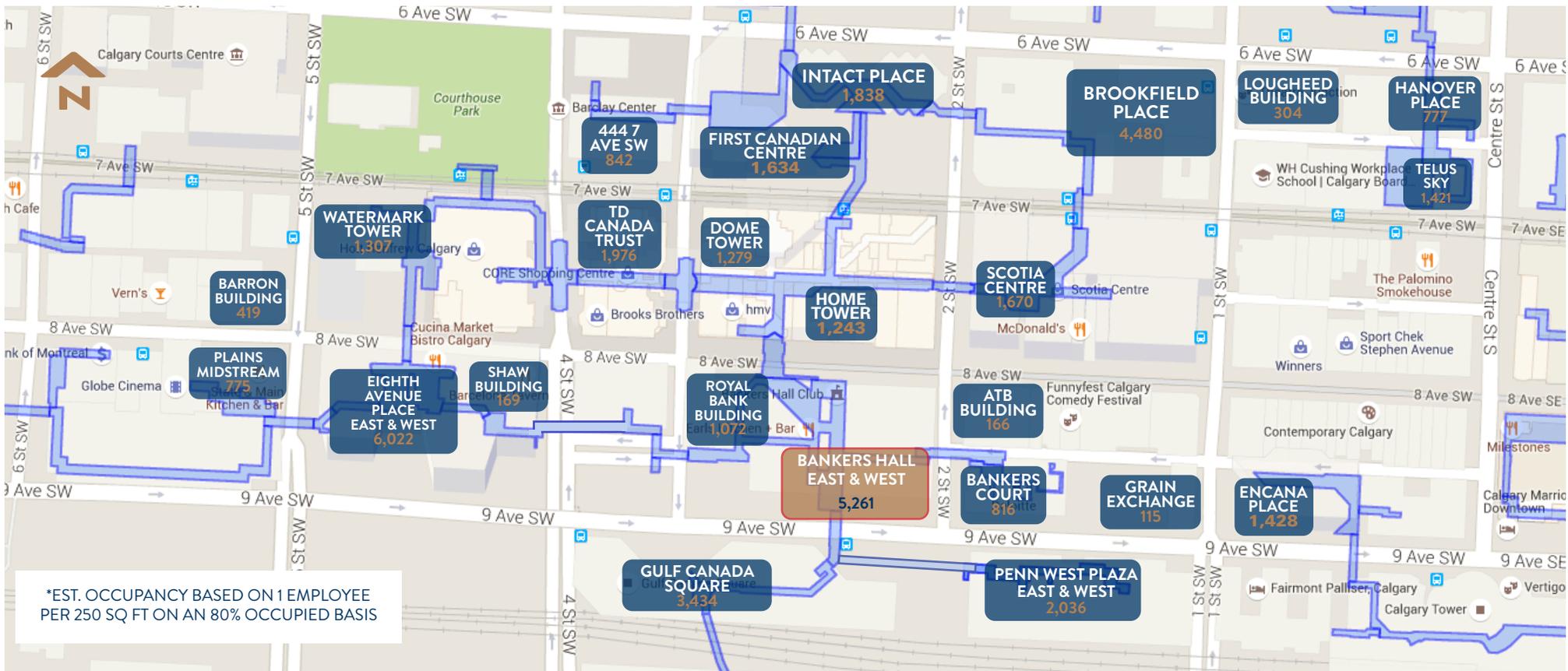
## DAYTIME POPULATION

Downtown: 110,062  
 1 Block Radius: 21,075



## HOUSEHOLD INCOME

Downtown: \$87,585  
 1 Block Radius: \$79,557  
 Calgary (2025): \$131,600



## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Building Size: 2.6M sq ft  
Retail Size: 203,198 sq ft

## LANDLORD

Brookfield Properties

## ZONING

DC (Direct Control)

## PARKING

1,159 parking stalls

## YEAR BUILT

1988

## STORAGE

\$20.00 PSF

## HOURS OF OPERATION

Monday - Friday 10:00am - 5:00pm  
Saturday Variable Hours  
Sunday & Holidays Closed



TERM

# COST DETAILS

## ADDITIONAL RENT 2026 ESTIMATES

Operating Costs	\$ 19.89 PSF
Property Tax	\$ 6.13 PSF
Promotion Fund	\$ 4.71 PSF
<b>Total</b>	<b>\$ 30.73 PSF</b>

## FOOD COURT COSTS

Operating Costs	\$ 19.89 PSF
Food Court Expenses	\$ 12.08 PSF
Property Tax	\$ 6.13 PSF
Promotion Fund	\$ 4.71 PSF
<b>Total</b>	<b>\$ 42.81 PSF</b>

Premises Utilities            Separately Metered  
Management Fees            Included



2024

# TENANTS & RETAIL SALES

Average Retail Sales	\$ 774 PSF
General Merchandise	\$ 392 PSF
Personal Service	\$ 809 PSF
Fashion & Accessories	\$ 883 PSF
Restaurant	\$ 873 PSF
Food Court	\$ 1,376 PSF



## TENANTS

**SUNTERRA**  
market

**Earls**  
KITCHEN + BAR

**BUTTER**  
A BEAUTY PARLOUR

**Rexall**

*gem*  
by carali

**A**  
ANALOG  
COFFEE

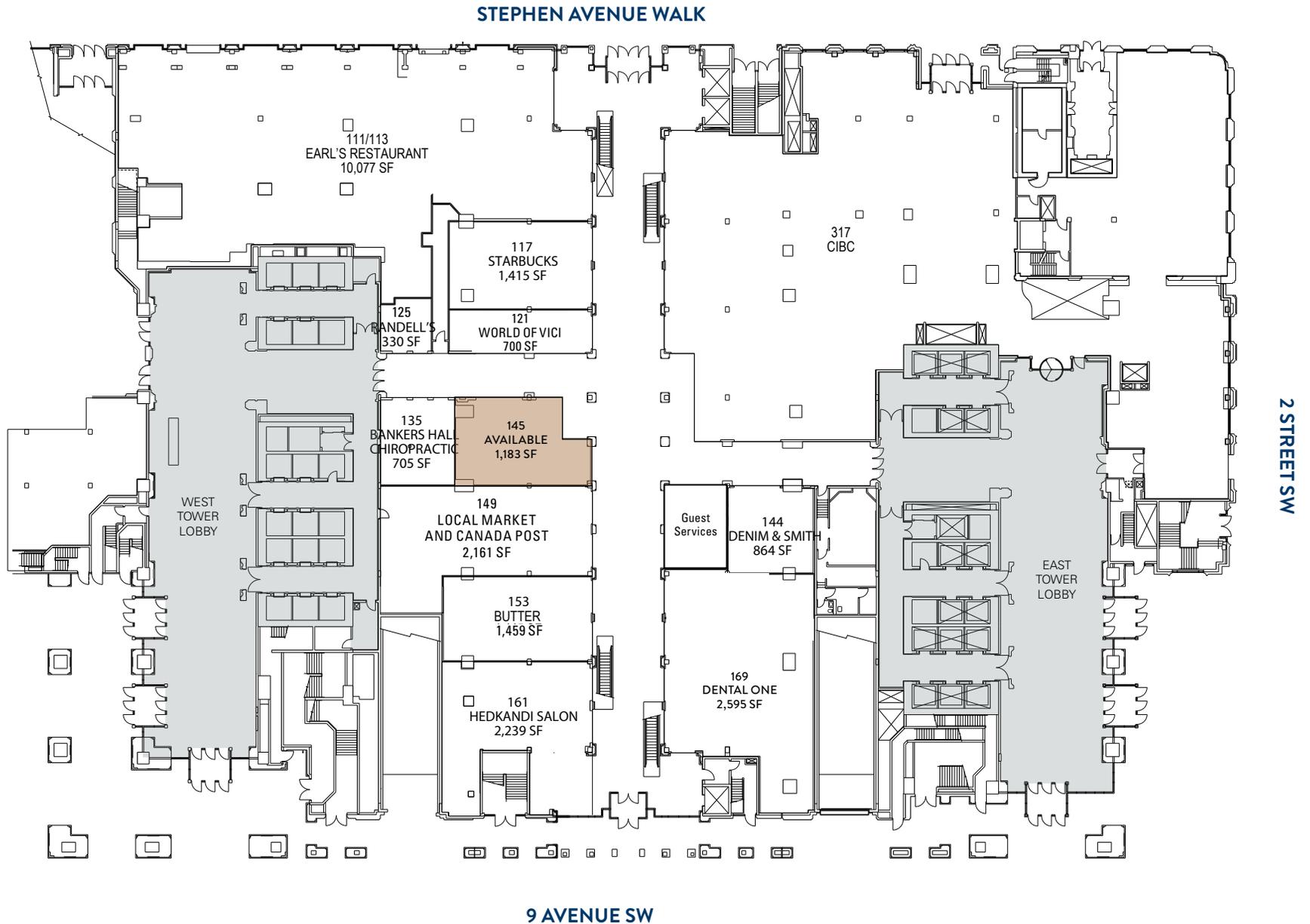
**LA CHIC**

**hedkandi\***  
salon

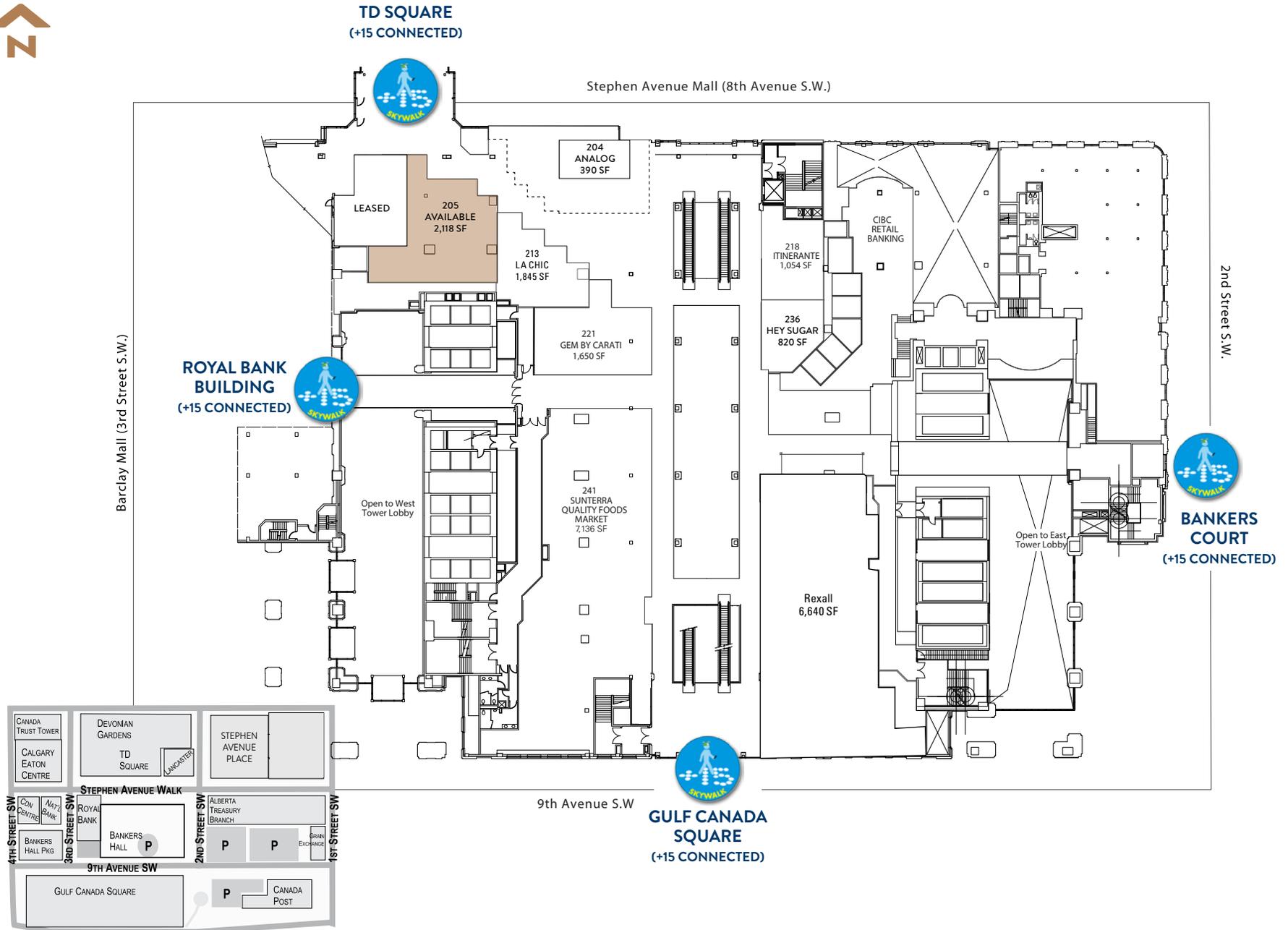
*shutau*

**WORLD OF VICI**

# MAIN FLOOR



# SECOND FLOOR



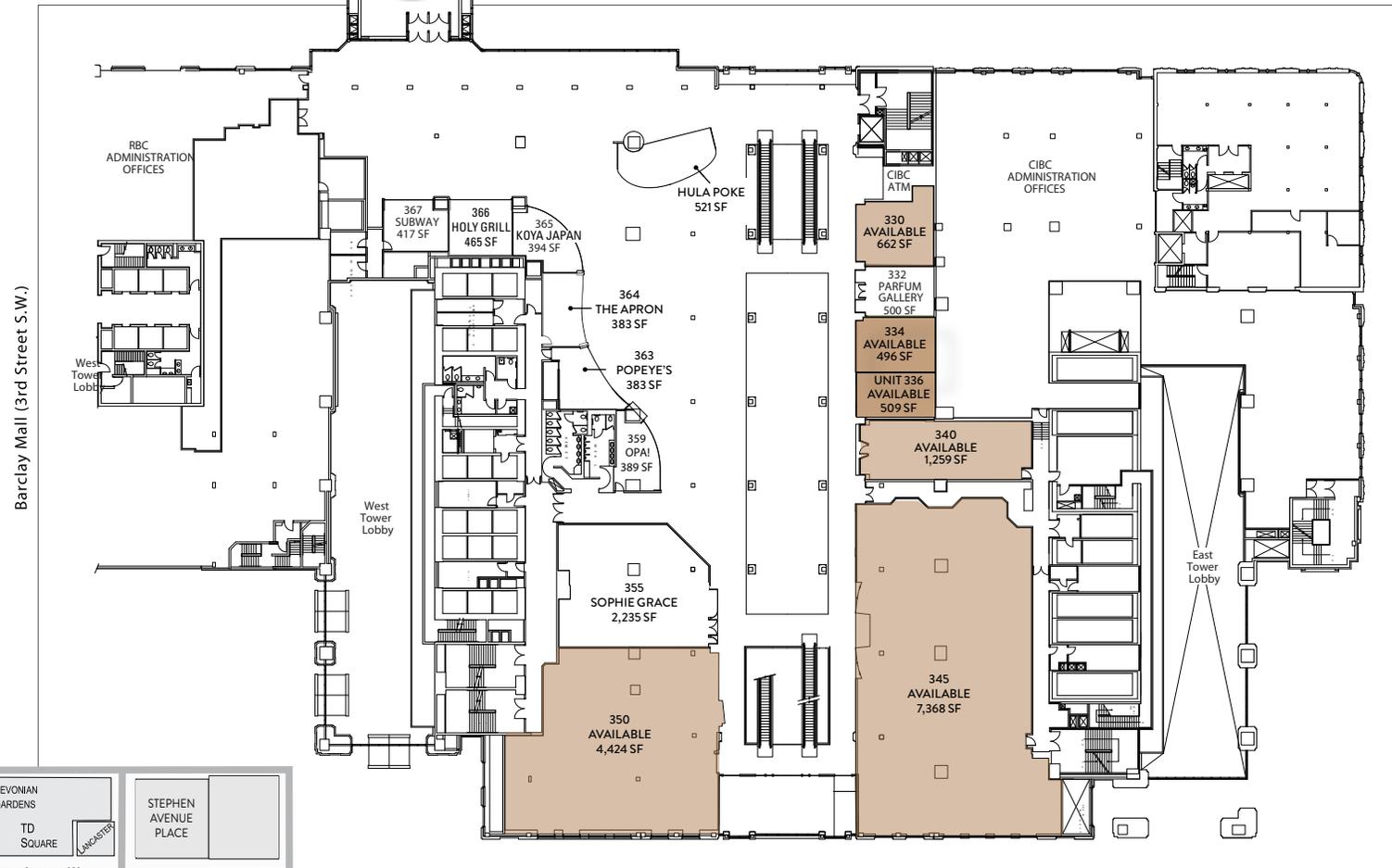
# THIRD FLOOR



## TD SQUARE (+30 CONNECTED)



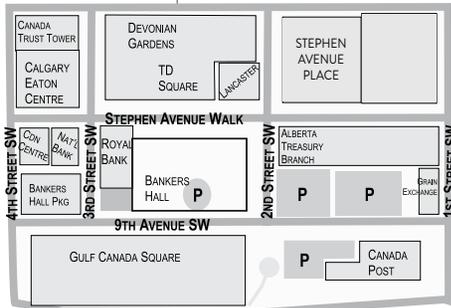
Stephen Avenue Mall (8th Avenue S.W.)



Barclay Mall (3rd Street S.W.)

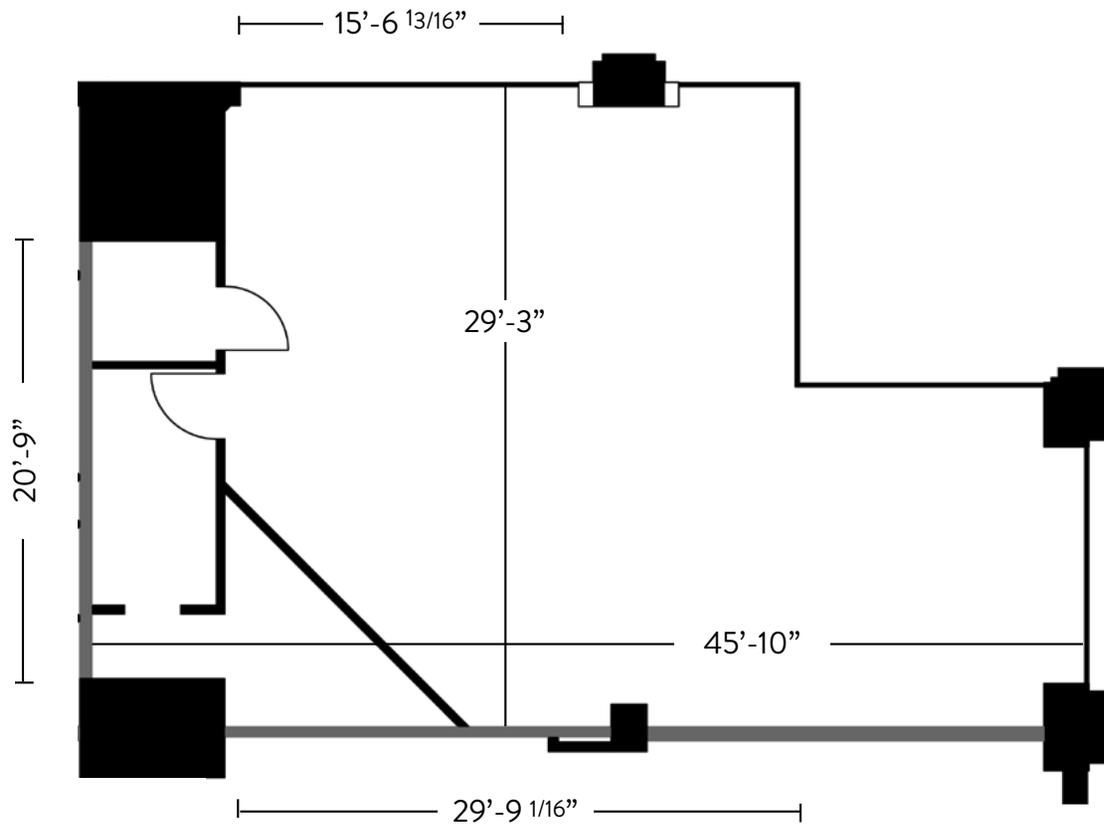
2nd Street S.W.

9th Avenue S.W.



UNIT PLAN

# UNIT #145



**UNIT**

145

**RETAIL AREA**

1,210 Square Feet

**CEILING HEIGHT**

15'

**POWER**

225A, 120/208V

**GENERAL EXHAUST**

13,000 CFM

**WATER**

No

**SEWER**

2" line

**GAS**

No

**GARBAGE**

Loading Dock

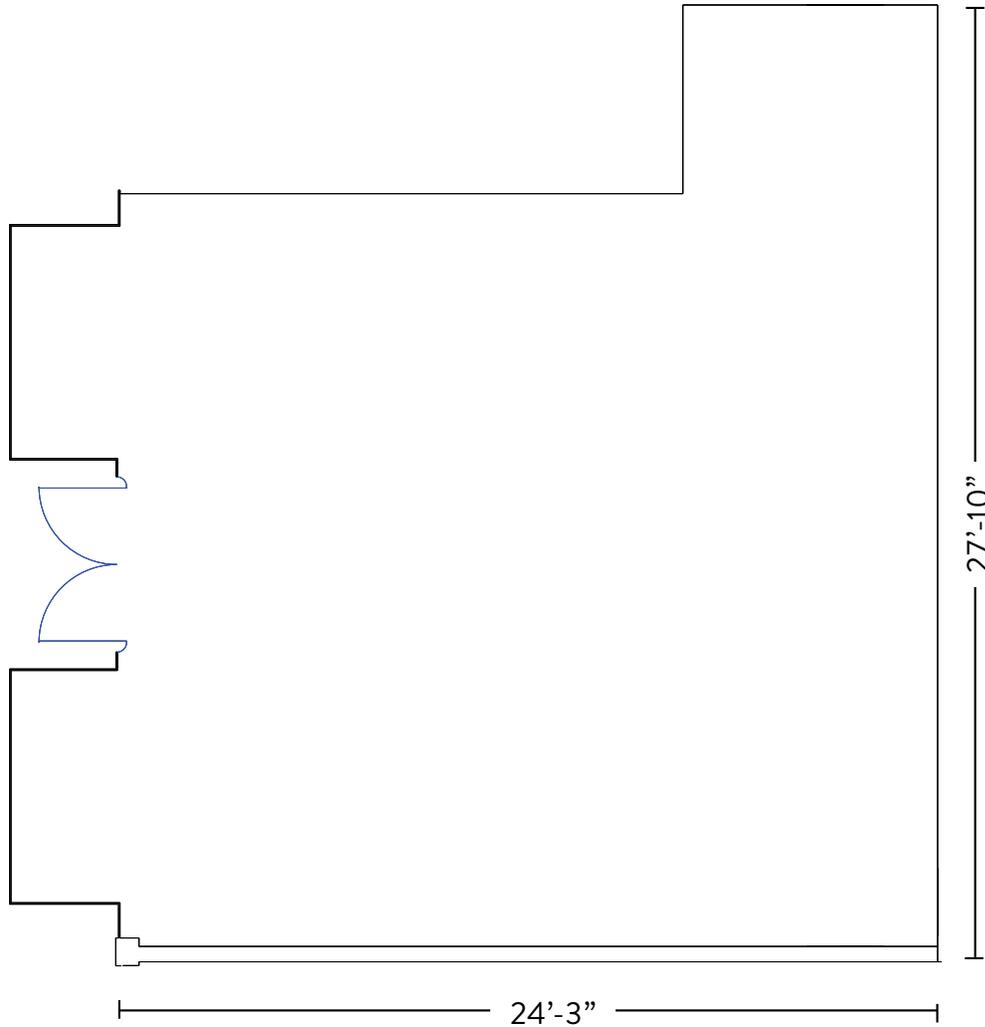
**LOADING**

Freight Elevator



UNIT PLAN

# UNIT #330



## UNIT

330

## RETAIL AREA

662 Square Feet

## CEILING HEIGHT

14' 5"

## POWER

225A, 120/208V

## GENERAL EXHAUST

2,000 CFM

## WATER

1/2" Line

## GAS

No

## SEWER

4" Line

## GARBAGE

Loading Dock

## LOADING

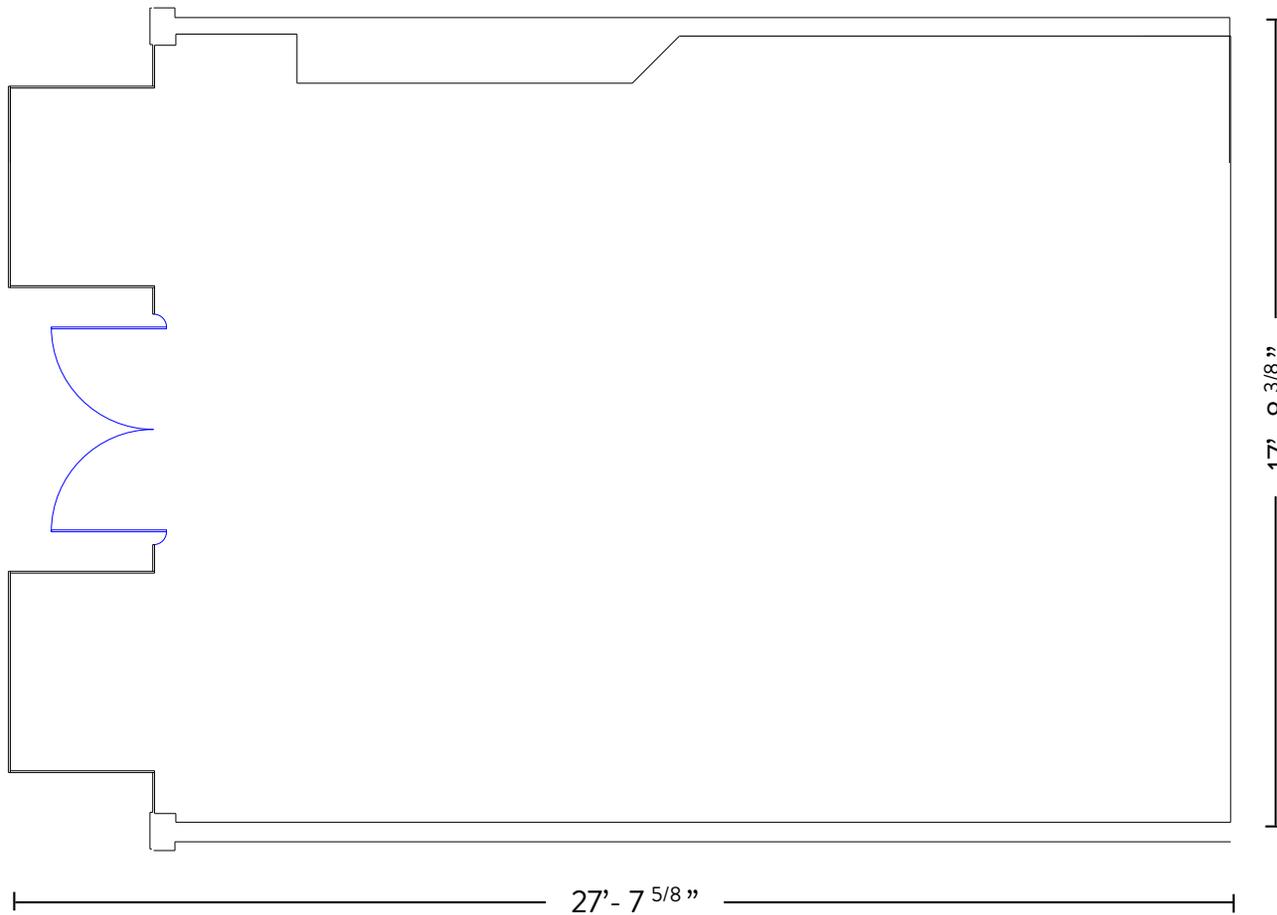
Freight Elevator

## STORAGE

Available Upon Request

UNIT PLAN

**UNIT #334**



**UNIT**

334

**RETAIL AREA**

496 Square Feet

**CEILING HEIGHT**

14'5" U/S of Slab

**POWER**

100A, 120/208V

**COOLING**

440 CFM

**EXHAUST**

5,000 CFM

**WATER**

No

**GAS**

No

**SEWER**

No

**GARBAGE**

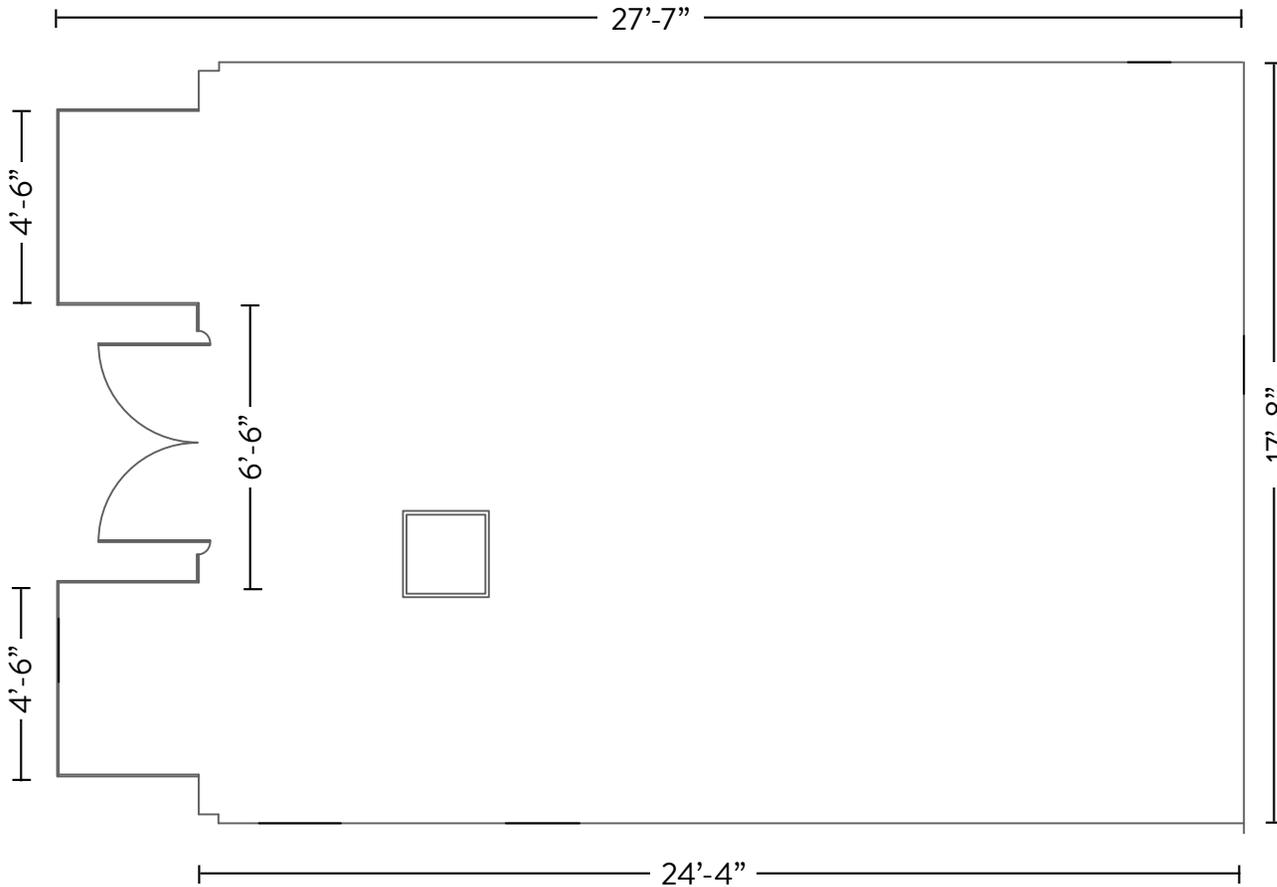
Loading Dock

**LOADING**

Freight Elevator

UNIT PLAN

# UNIT #336



## UNIT

336

## RETAIL AREA

509 Square Feet

## CEILING HEIGHT

14' 5"

## POWER

200A, 120/208V

## GENERAL EXHAUST

5,000 CFM

## WATER

1/2" Line

## GAS

No

## SEWER

4" Line

## GARBAGE

Loading Dock

## LOADING

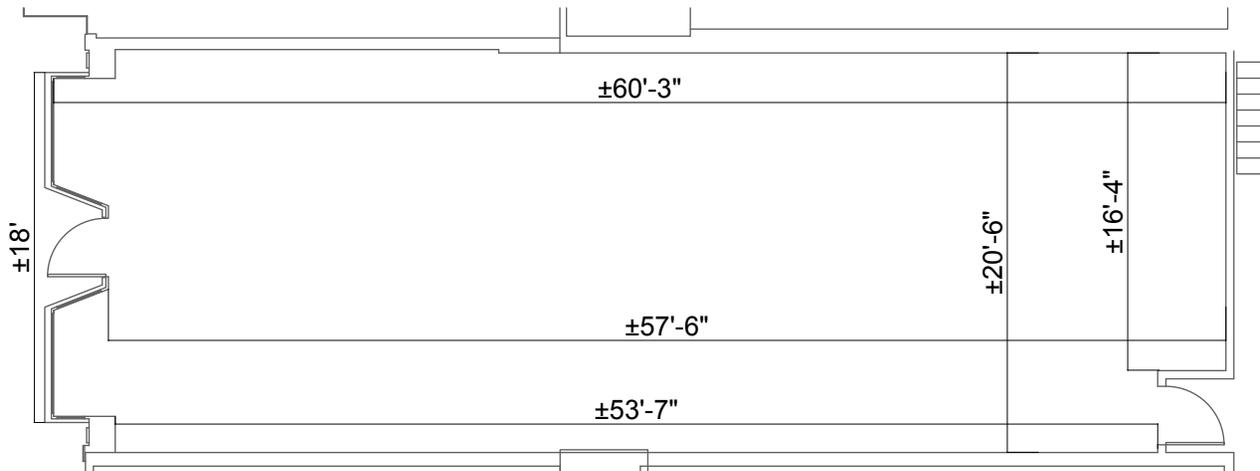
Freight Elevator

## STORAGE

Available Upon Request

UNIT PLAN

# UNIT #340



## UNIT

340

## RETAIL AREA

1,259 Square Feet

## CEILING HEIGHT

14'5" U/S of Slab

## POWER

225A, 120/208V

## EXHAUST

5,000 CFM

## HVAC

1 Ton per 300 sq ft

## WATER

3/4" Line

## GAS

No

## SEWER

4" Line

## GARBAGE

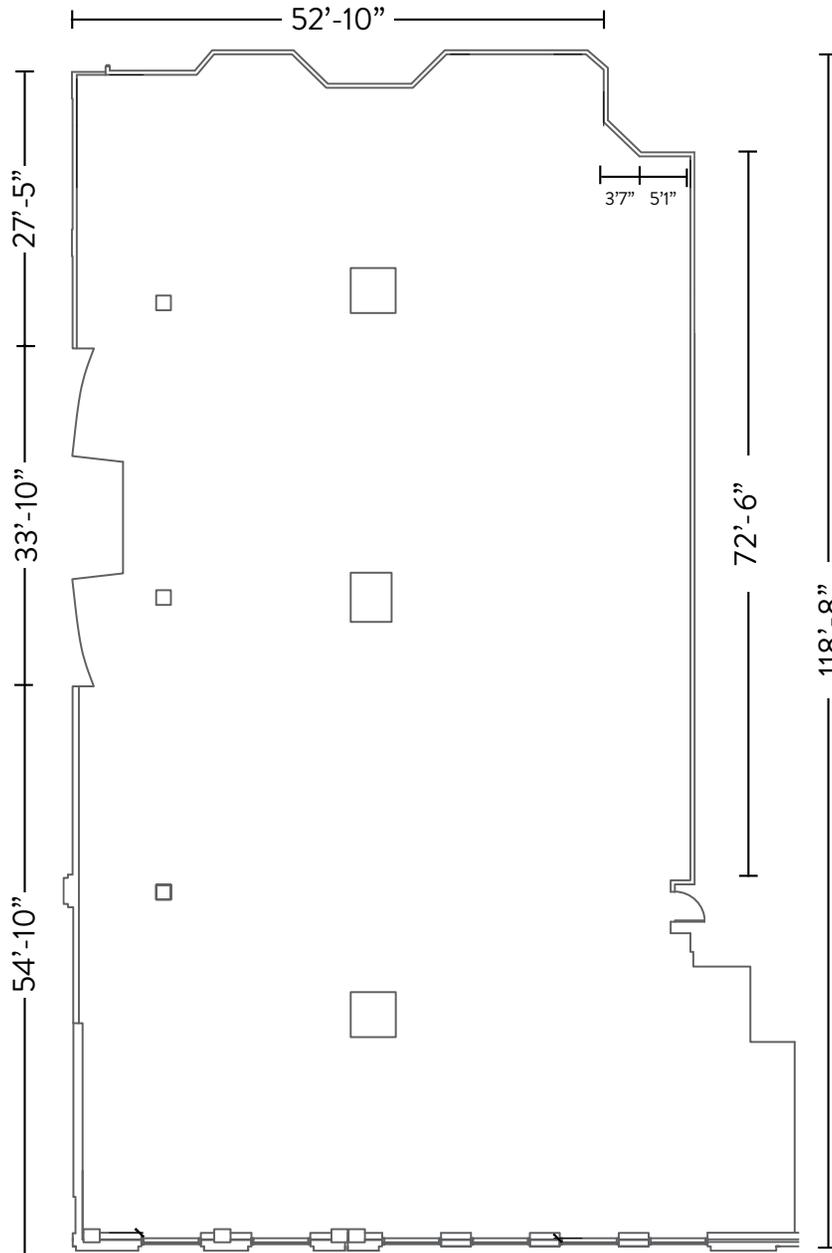
Loading Dock

## LOADING

Freight Elevator

UNIT PLAN

# UNIT #345



## UNIT

345

## RETAIL AREA

7,368 Square Feet

## CEILING HEIGHT

14'5" U/S of Slab

## POWER

120/208 V, 225A

## COOLING

Two Units - 1000 & 1800 CFM

## WATER

3/4" Line

## GAS

No

## SEWER

1 1/2" Line

## GARBAGE

Loading Dock

## LOADING

Freight Elevator

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](mailto:inquiries@taurusgroup.com)



[taurusgroup.com](http://taurusgroup.com)

ABOUT THIS LISTING

HEATHER WIETZEL



Direct: (403) 206-6046



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



[hwietzel@taurusgroup.com](mailto:hwietzel@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.

