



RETAIL SPACE FOR LEASE

BANKERS HALL

315 8 Avenue SW, Calgary, Alberta

Retail Availability:
465 SF - 7,368 SF

BRITTANY BAKER

Mobile: (403) 629-4662

bbaker@taurusgroup.com

TAURUSGROUP.COM



TAURUS
PROPERTY GROUP

ABOUT

BUILDING HIGHLIGHTS

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

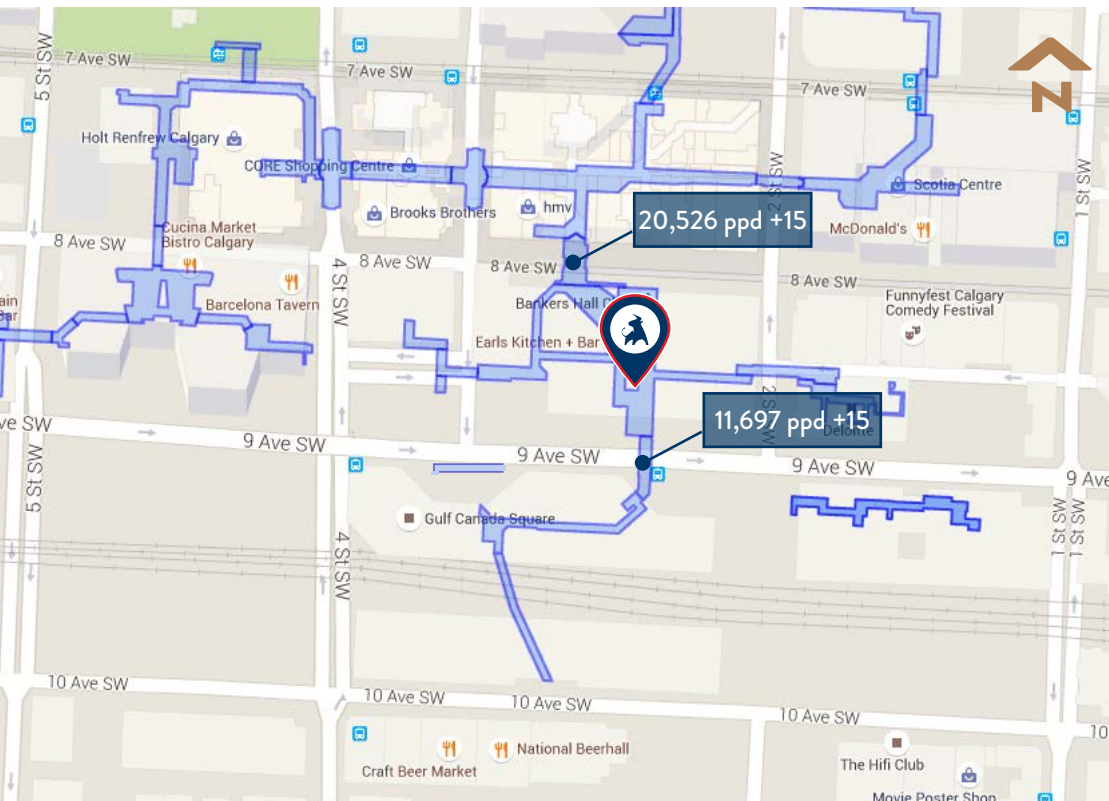
The mixed market space boasts over 30 stores, including many new-age concepts, as well as a wide selection of dining and entertainment options to suit everyone's tastes.

- 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
- First class mixed-use shopping environment with retailers offering unique high quality merchandise
- 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: 18,980
 Calgary: 1,306,784



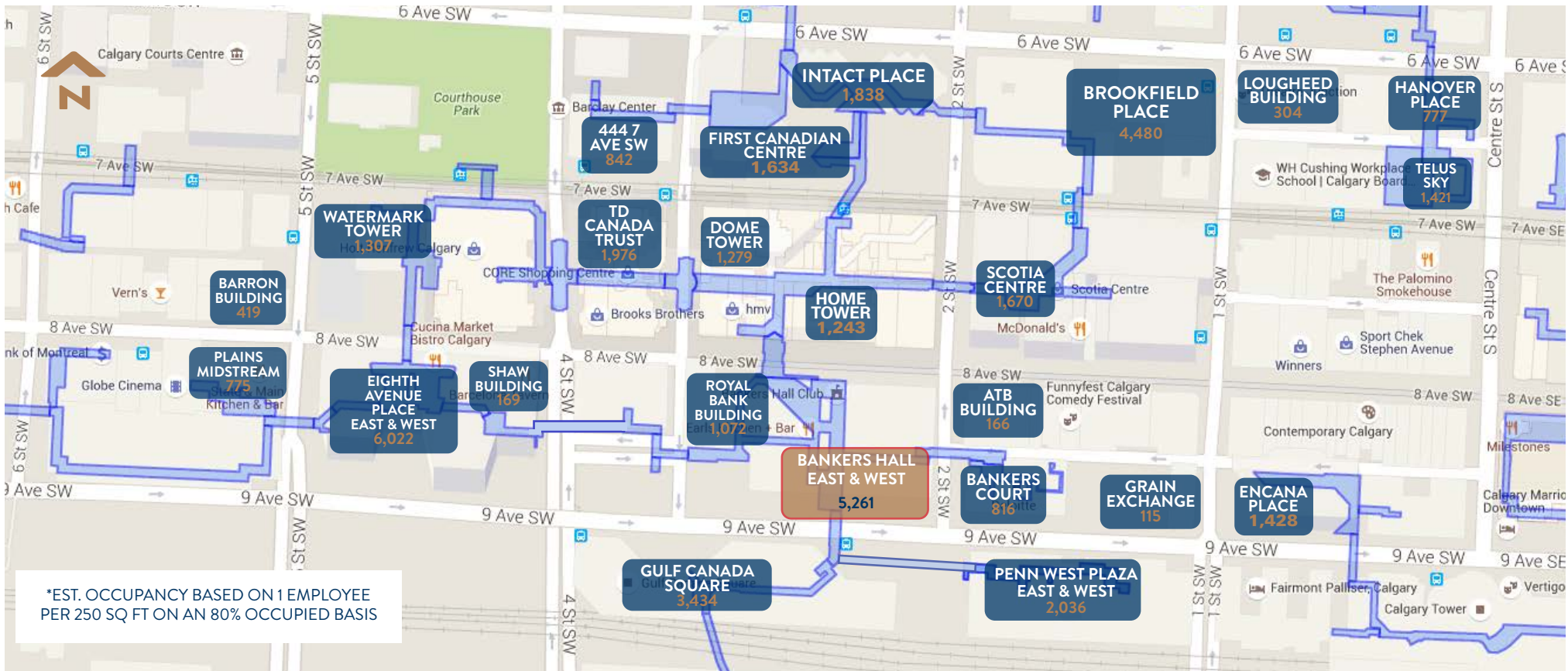
DAYTIME POPULATION

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



HOUSEHOLD INCOME

Downtown: \$87,585
 1 Block Radius: \$79,557
 Calgary: \$129,000



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.

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 - 6:00pm
Saturday 10:00am - 5:00pm
Sunday & Holidays Closed



TERM

COST DETAILS

ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 18.81 PSF
Property Tax	\$ 6.17 PSF
Promotion Fund	\$ 4.54 PSF
Total	\$ 29.52 PSF

FOOD COURT COSTS

Operating Costs	\$ 18.81 PSF
Food Court Expenses	\$ 11.58 PSF
Property Tax	\$ 6.17 PSF
Promotion Fund	\$ 4.54 PSF
Total	\$ 41.10 PSF

Premises Utilities Separately Metered
Management Fees Included



2019

TENANTS & RETAIL SALES

Average Retail Sales	\$659 PSF
Fashion Mens & Womens	\$414 PSF
Accessories	\$256 PSF
General Merchandise	\$570 PSF
Restaurant	\$861 PSF
Food Court	\$1,287 PSF
Service	\$665 PSF



TENANTS

SUNTERRA
market

Earls
KITCHEN + BAR

BUTTER
A BEAUTY PARLOUR

Rexall

gem
by carali



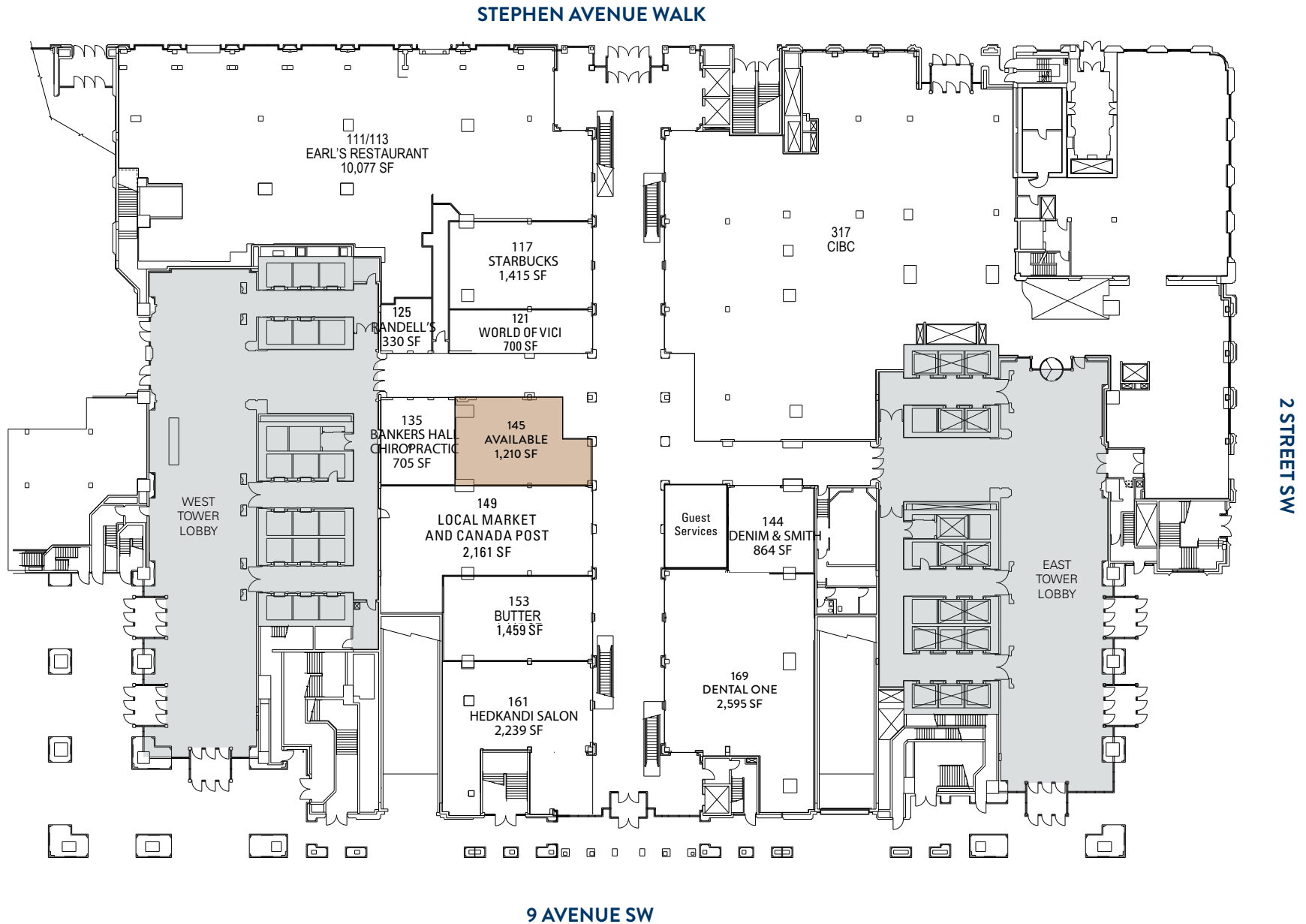
LA CHIC

hedkandi*
salon

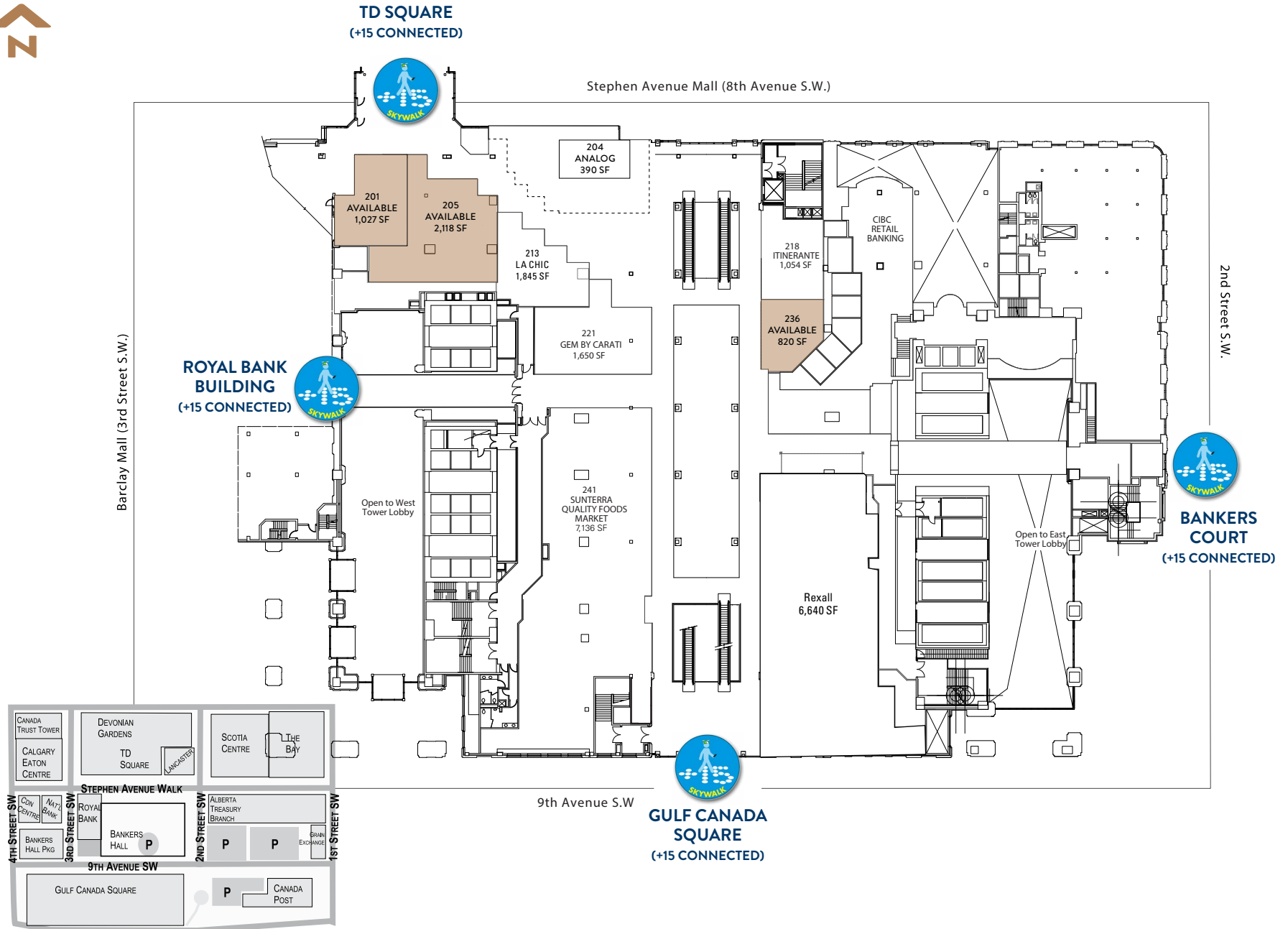
OPA!
OF GREECE

DENIM & SMITH
BARBERSHOPS

MAIN FLOOR



SECOND FLOOR



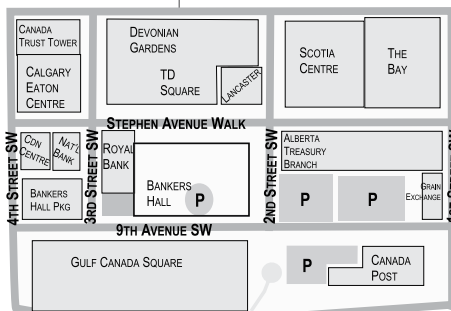
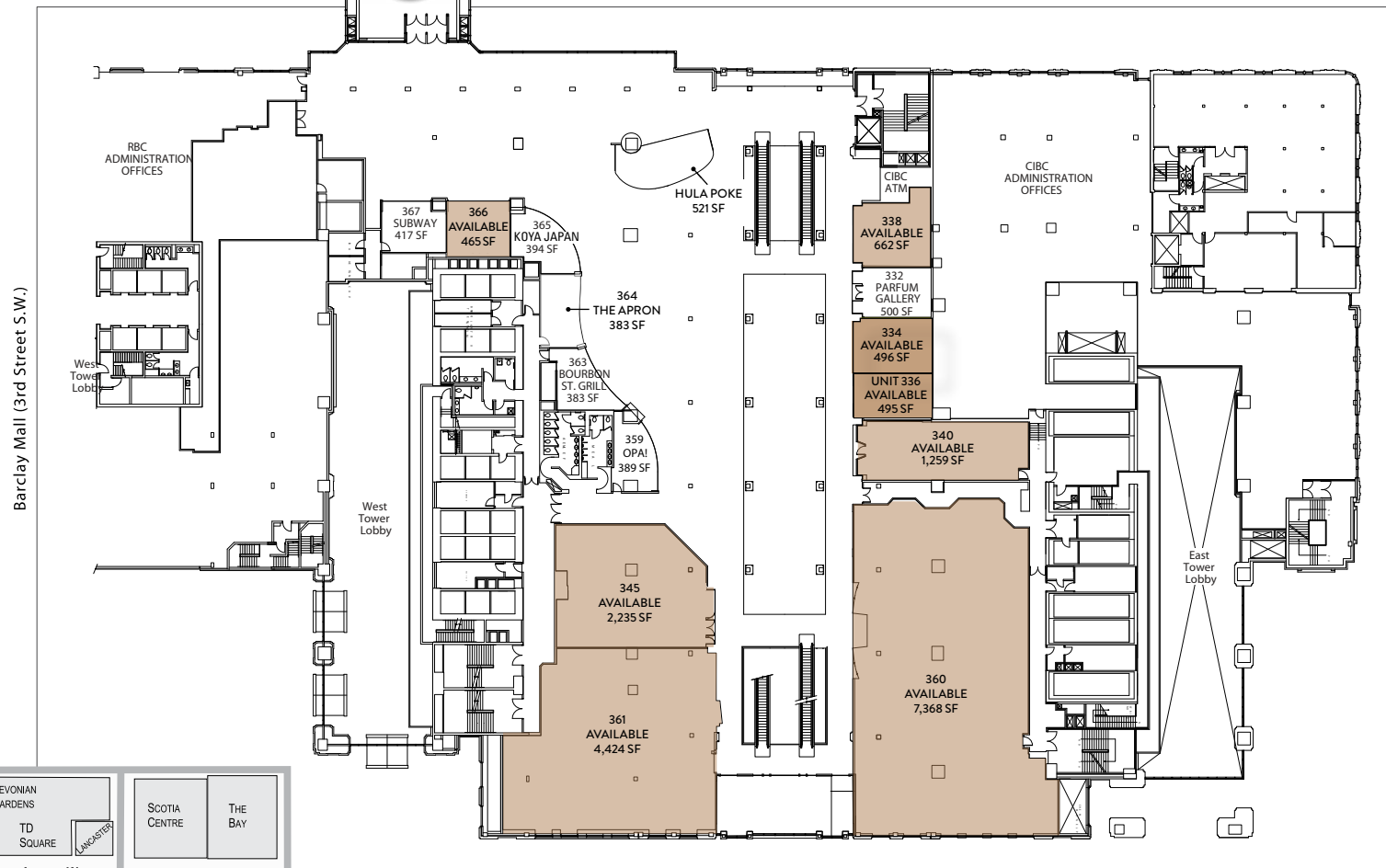
THIRD FLOOR



TD SQUARE (+30 CONNECTED)

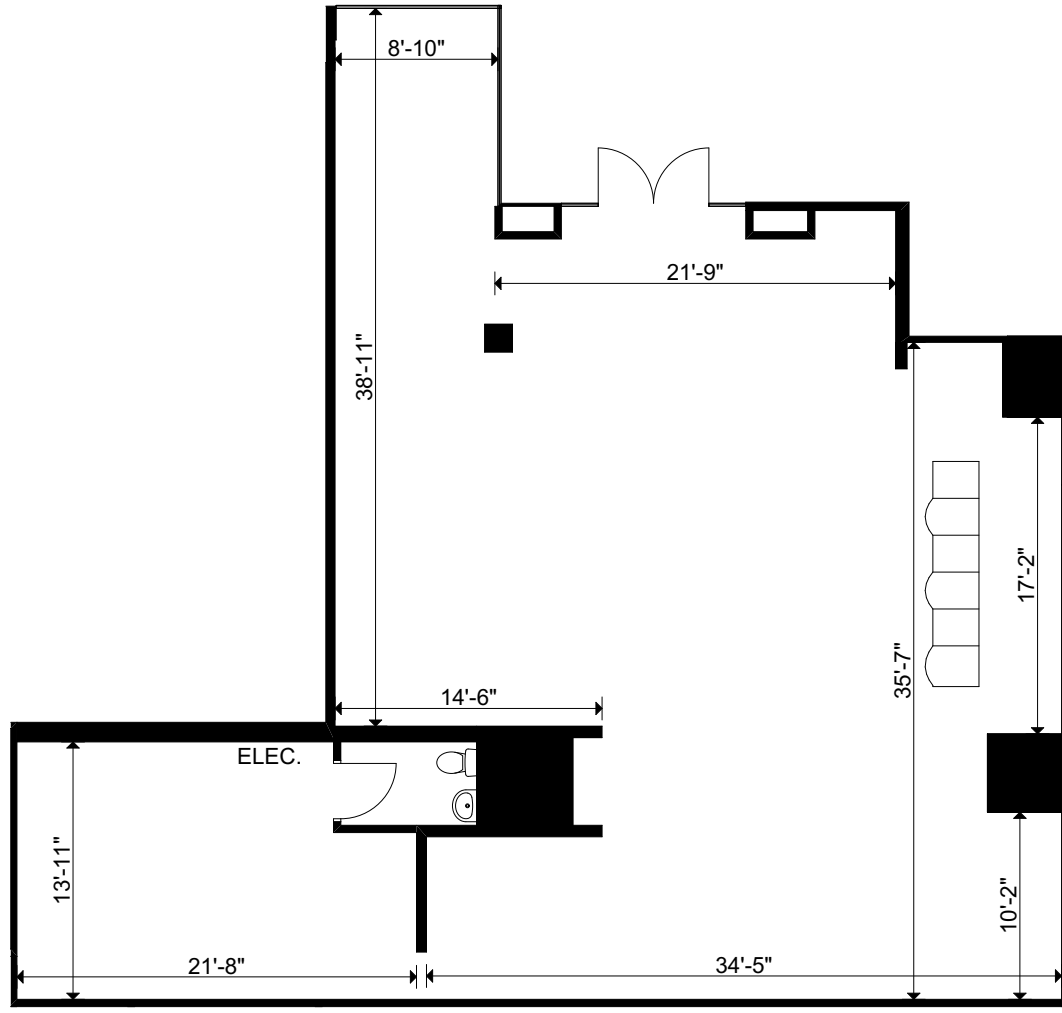


Stephen Avenue Mall (8th Avenue S.W.)



UNIT PLAN

UNIT #205



UNIT

205

RETAIL AREA

2,118 Square Feet

CEILING HEIGHT

10' to Underside T-Bar

POWER

60A, 120/208V

HVAC

Two Units - 4 & 10 Tons

WATER

1 1/2" Line

GAS

No

SEWER

3" Line

GARBAGE

Loading Dock

LOADING

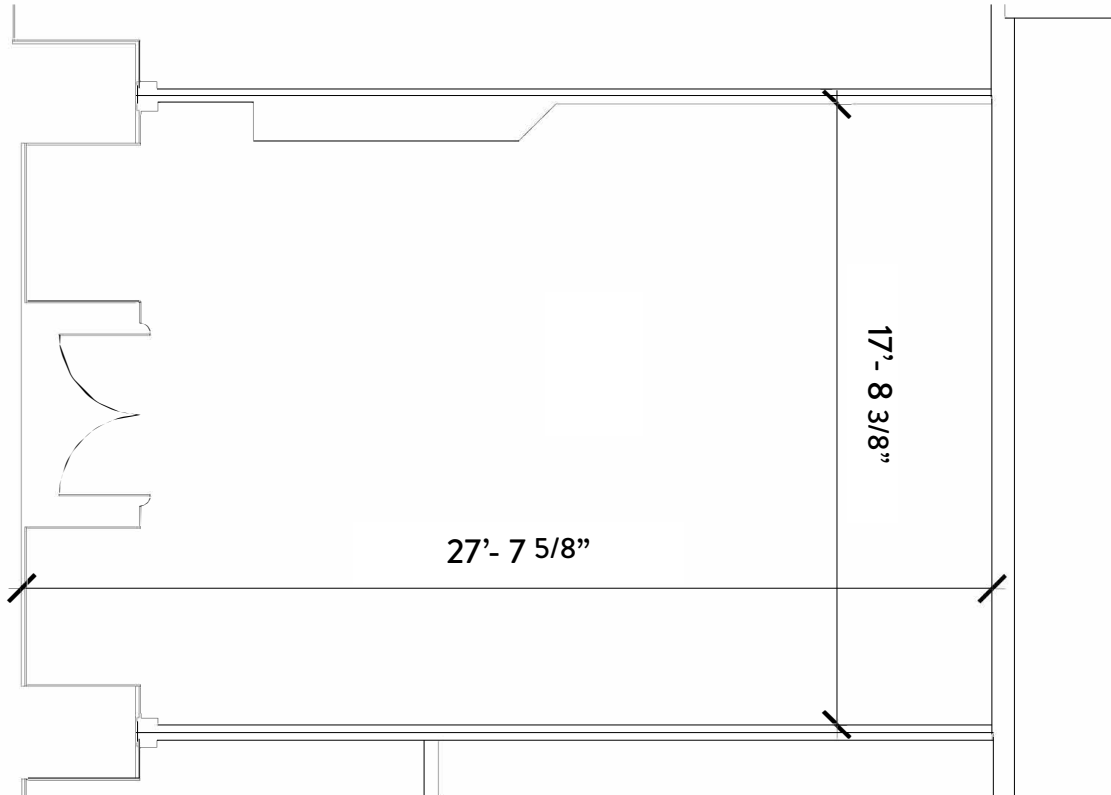
Freight Elevator

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

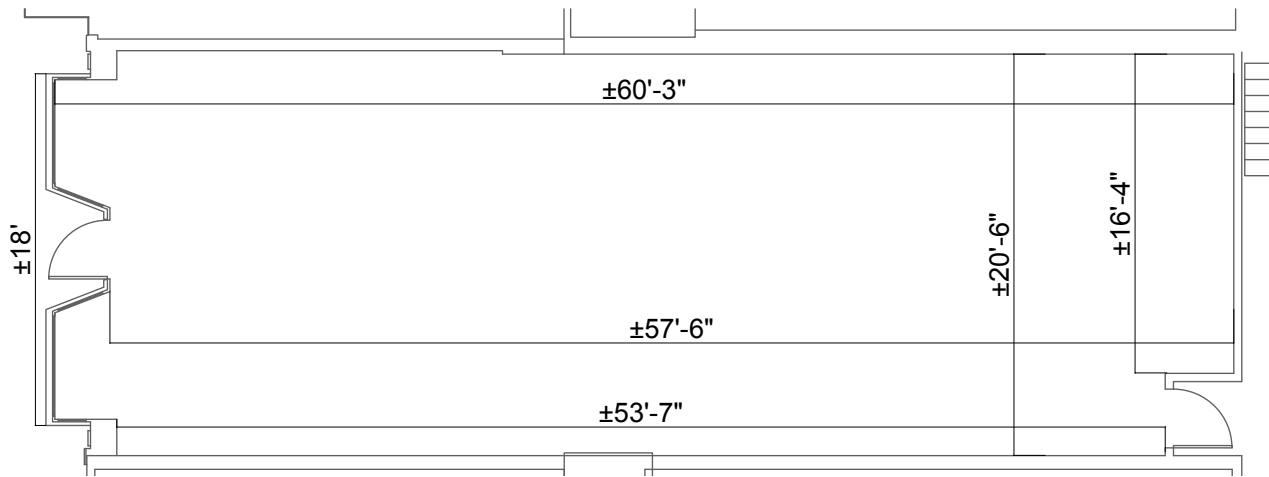
Loading Dock

LOADING

Freight Elevator

UNIT PLAN

UNIT #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

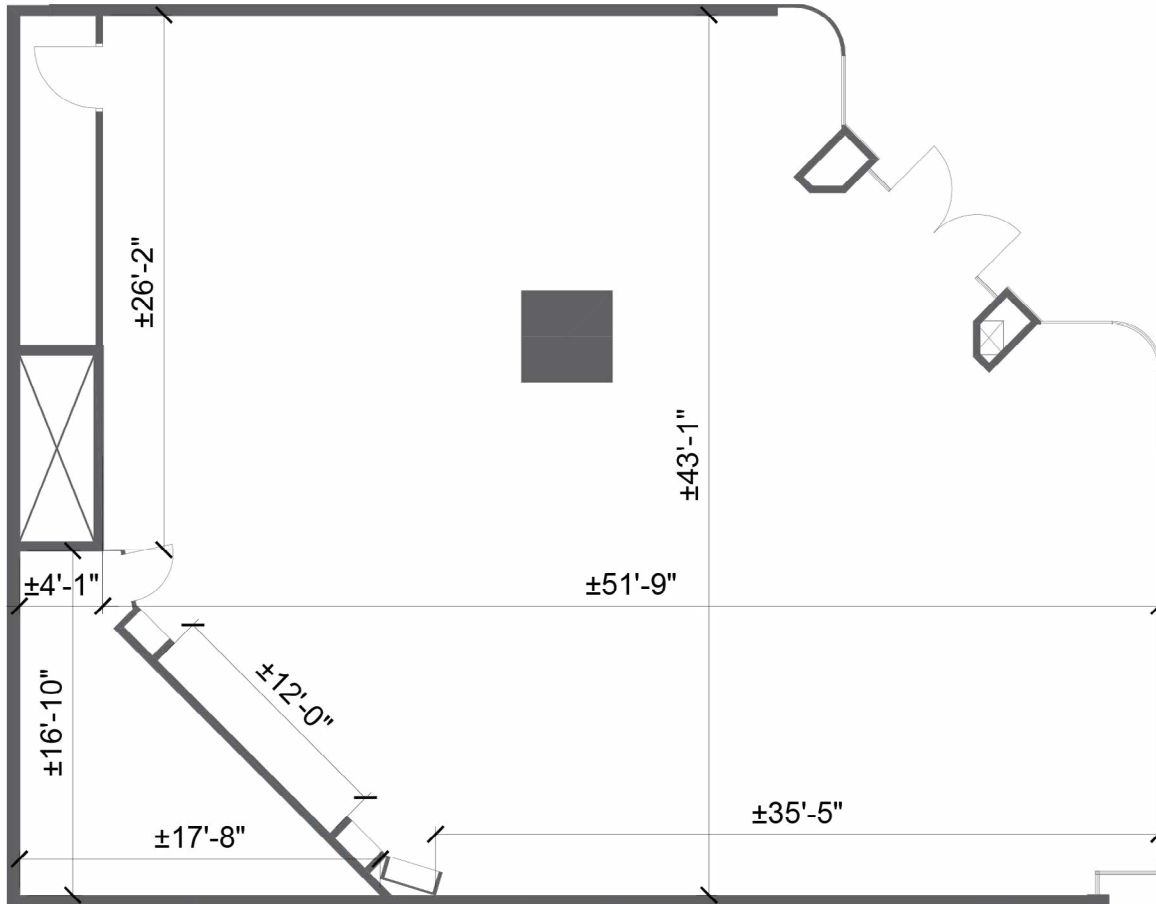
Loading Dock

LOADING

Freight Elevator

UNIT PLAN

UNIT #345



UNIT

345

RETAIL AREA

2,235 Square Feet

CEILING HEIGHT

14'5" U/S of Slab

POWER

120/208 V, 225A

120/208V, 250A

2 x 15KVA Transformer

EXHAUST

3,127 CFM

WATER

No

GAS

No

SEWER

No

GARBAGE

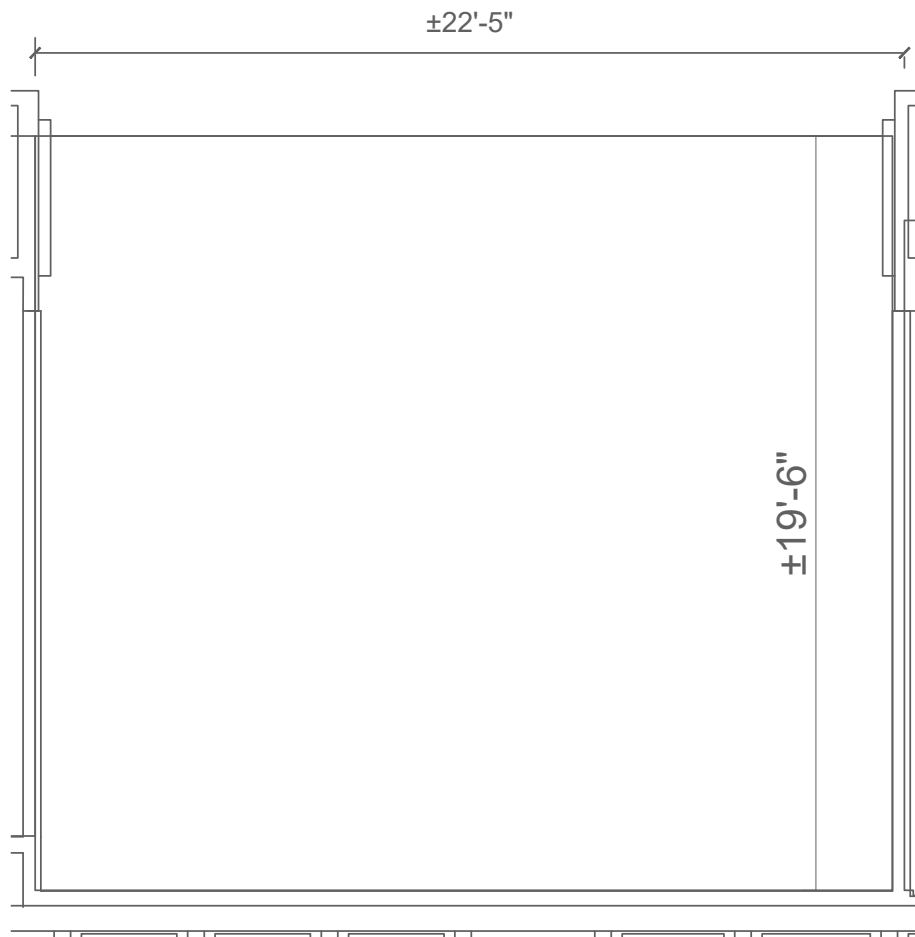
Loading Dock

LOADING

Freight Elevator

UNIT PLAN

UNIT #366



UNIT

366

RETAIL AREA

465 Square Feet

POWER

120/208 V

WATER

1/2" Line

GAS

1 1/4" Line

SEWER

Yes

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



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.

