

BOW PARKADE DOWNTOWN

600 2 Street SW, Calgary, Alberta

Unit 232 - 1,000 SF Unit 244 - 2,627 SF

TAURUSGROUP.COM

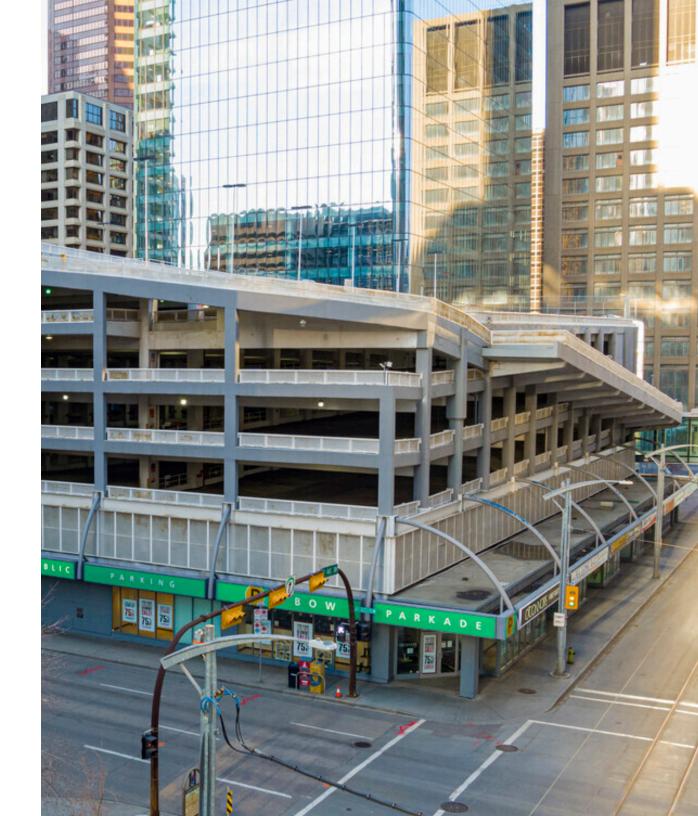
HEATHER WIETZEL Direct: (403) 206-6046 hwietzel@taurusgroup.com



ABOUT BUILDING HIGHLIGHTS

Bow Parkade showcases retail along the LRT line, at the base of an 846 stall parkade.

- New car rental opportunity rental office and 21 stalls on ground level and 30 stalls on level 2
- Located beside Calgary's newest office tower, Brookfield Place Calgary East totalling 1.4 million square feet
- Connected to Intact Place and Brookfield Place through the Plus 15 network

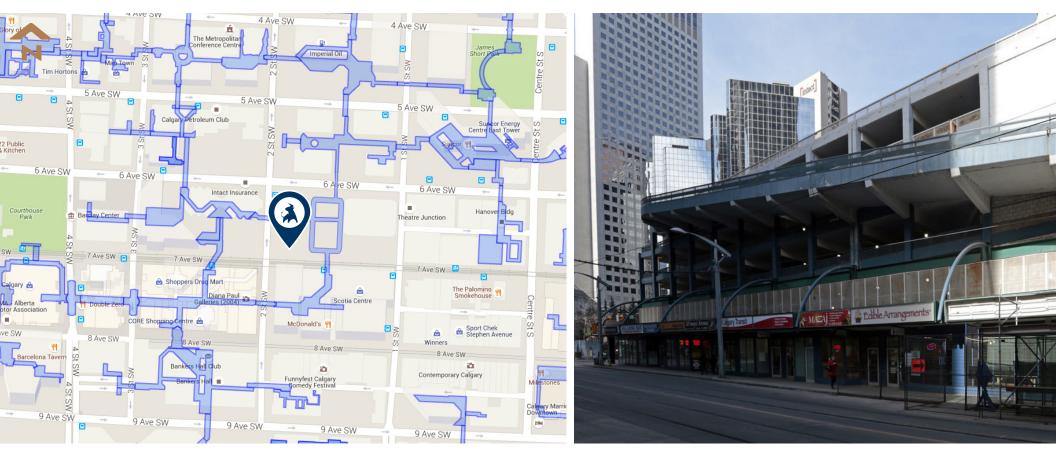


ABOUT LOCATION HIGHLIGHTS

 Located in the heart of the business district on a prominent corner of 7th Avenue and 2nd Street SW

VIEW ON GOOGLE MAPS

- > 8,000 vehicles per day along 2nd Street SW
- Adjacent to the LRT line and located 50 metres from the train station



COMMUNITY DEMOGRAPHIC DATA





BUILDING PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Retail Size:

16,283 sq ft

LANDLORD

Brookfield Office Properties

ZONING

DC (Direct Control)

PARKING

846 stalls

MUNICIPAL ADDRESS

600 2 Street SW, Calgary, Alberta

YEAR BUILT

1956

LEGAL DESCRIPTION

Plan: 1711094 Block: 44 Lot: 45



Total

Premises Utilities Management Fee Seperately Metered Included

\$ 9.63 PSF

TENANTS





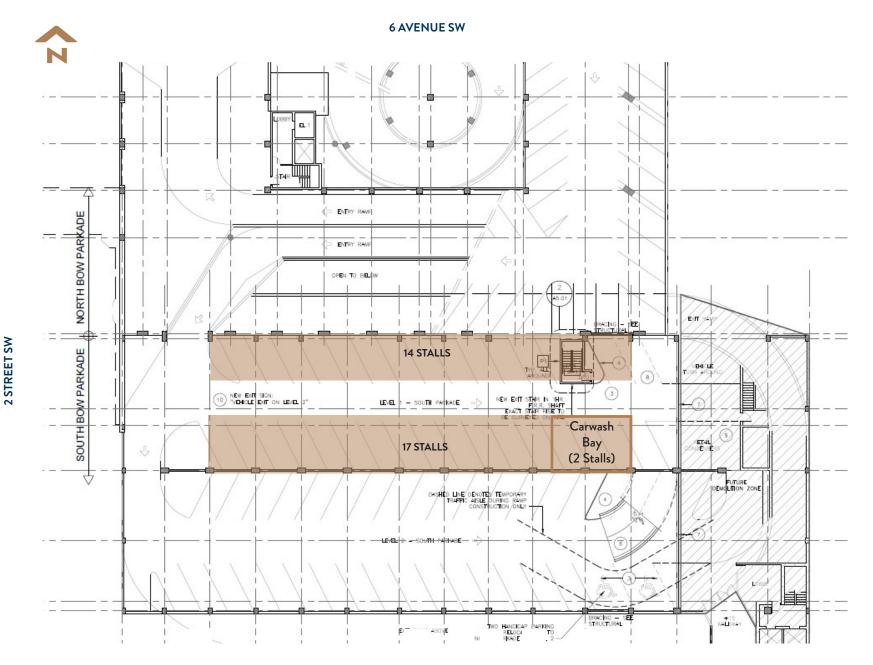


6 AVENUE SW NORTH ENTRANCE **3 STALLS** Car Rental Opportunity Office and 20 Stalls on Ground Level RETAIL ORTH EXIT **I**REMI1 31 Stalls on level 2 **ELLIS DON** 11 STALLS 6 STALLS STAIR 2 MECH. ROOM **BROOKFIELD PLACE CALGARY** NORTH ENTRY RAN ELEC. ROOM SECURITY SOUTH ENTRY RAM WEST EXIT ELEC. ROOM SOUTH EXIT RAMP _ . FUTURE ELEV LOBBY ETAIL CONDENSER ELEC. MECHANICAL RETAIL STAGING AREA FXIT CORRID SUMP #244 #240 #238 #236 #234 #232 #230 #228 ø McIntyre Avenue Cafe Mazaj Shawarma 8 Juice Bar Available 1,000 sf Available **Calgary** Transit Edible Ha Long Bay Money Mart 2,627 sf Vietnamese

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7 AVENUE SW

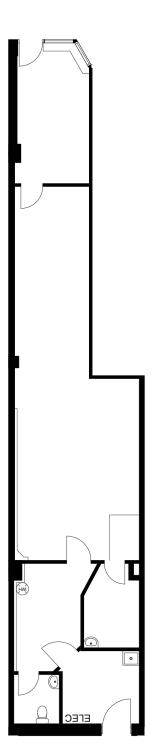
SECOND LEVEL



BROOKFIELD PLACE CALGARY

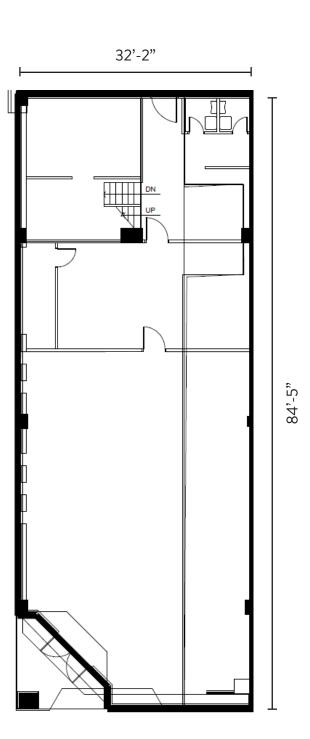
7 AVENUE SW

UNIT PLAN UNIT #232



UNIT 232 **RETAIL AREA** 1,000 Square Feet **CEILING HEIGHT** 12' structural; 9.3' T-Bar POWER 100A, 120/208V, 30Ph, 4W HVAC 36,000 BTU/hr WATER 3/4" Line GAS No SEWER Yes GARBAGE West End of Loading Area LOADING Behing Tenant Space **STORAGE** Back Area; 286 sq ft

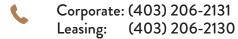
UNIT PLAN UNIT #244



UNIT 244 **RETAIL AREA** 2,627 Square Feet **CEILING HEIGHT** 12' structural; 9.3' T-Bar POWER 200A, 120/208V HVAC 6.5 Tons WATER 1.25" Line GAS No SEWER 4" Line GARBAGE West End of Loading Area LOADING Behing Tenant Space **STORAGE** None

CONNECT WITH US

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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.