

RETAIL SPACE FOR LEASE



BOW PARKADE DOWNTOWN

600 2 Street SW, Calgary, Alberta

Unit 232 - 1,000 SF

Unit 244 - 2,627 SF

TAURUSGROUP.COM

HEATHER WIETZEL

Mobile: (403) 206-6046

hwietzel@taurusgroup.com



TAURUS
PROPERTY GROUP

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

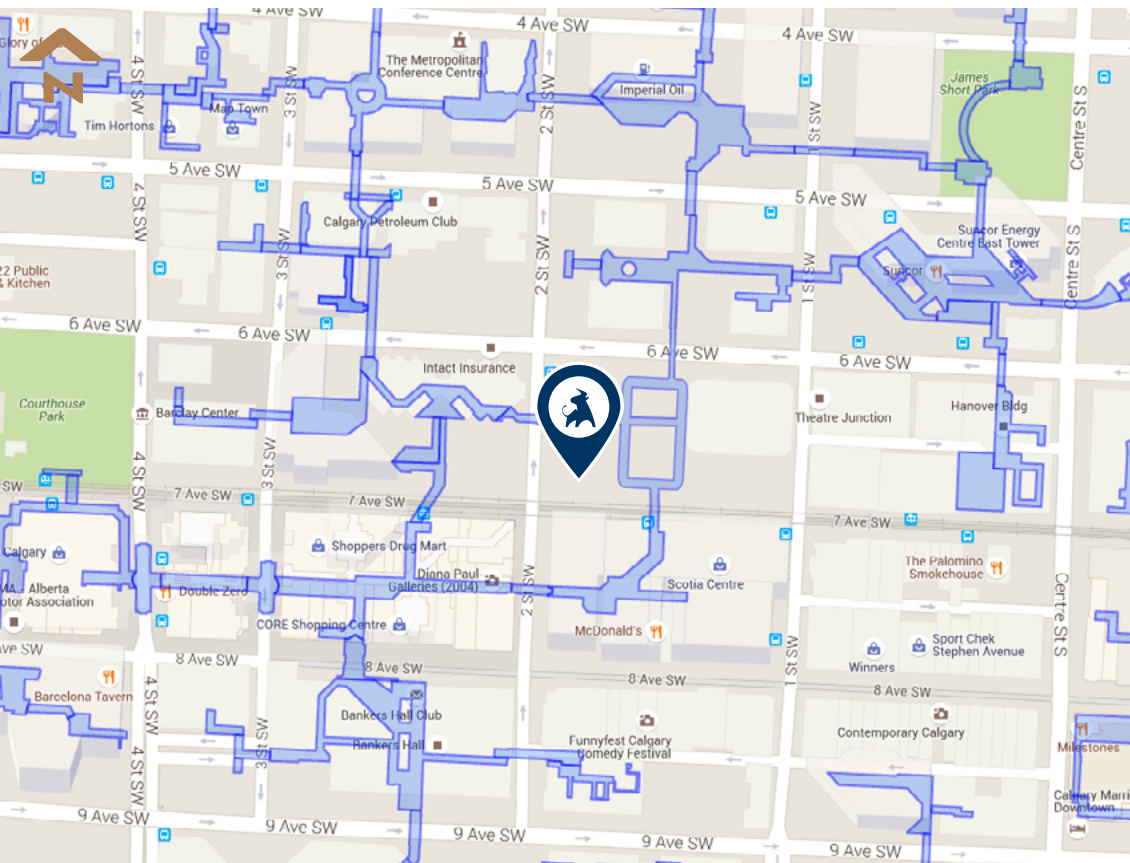


VIEW ON GOOGLE MAPS

ABOUT

LOCATION HIGHLIGHTS

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



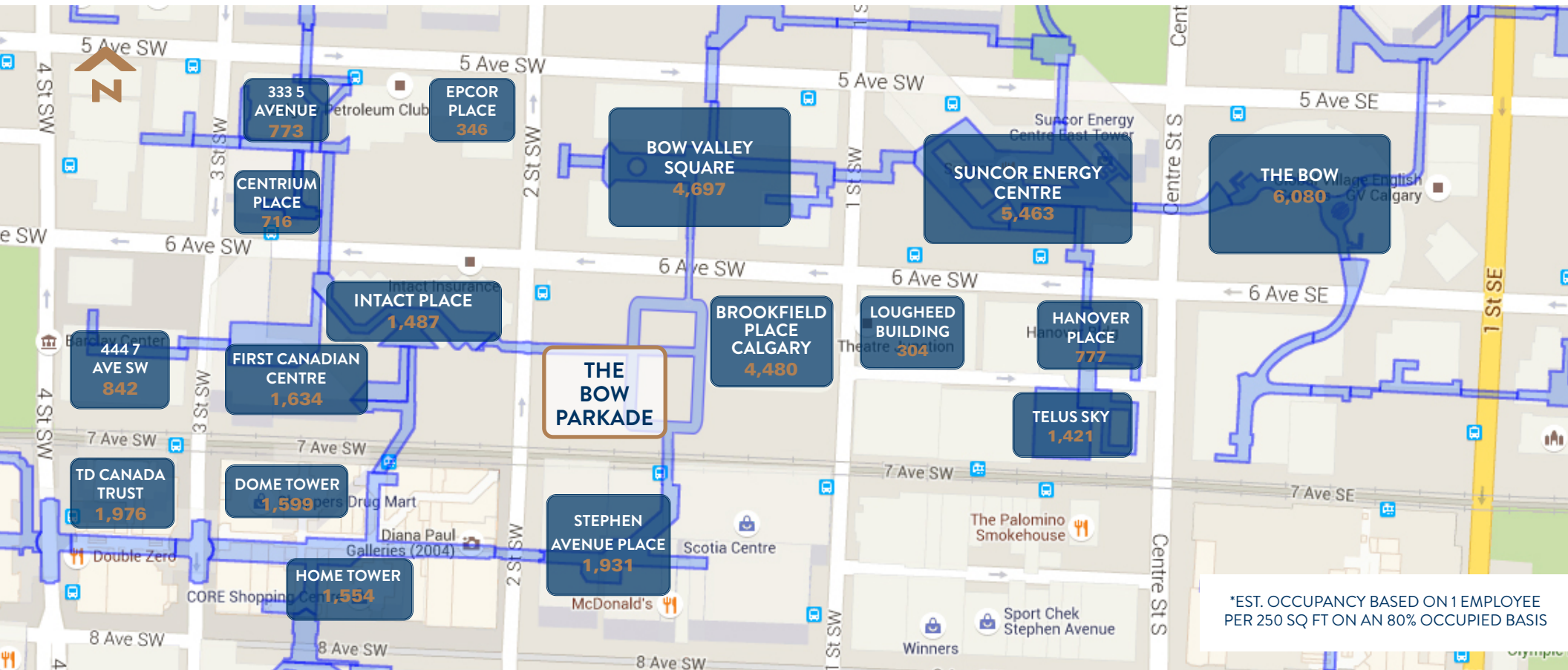
POPULATION

Downtown: 18,980
Calgary: 1,306,784



DAYTIME POPULATION

Downtown: 110,062



*EST. OCCUPANCY BASED ON 1 EMPLOYEE PER 250 SQ FT ON AN 80% OCCUPIED BASIS

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



ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 8.00 PSF
Property Tax	\$ 2.41 PSF
Total	\$ 10.41 PSF

Premises Utilities	Seperately Metered
Management Fee	Included

TENANTS

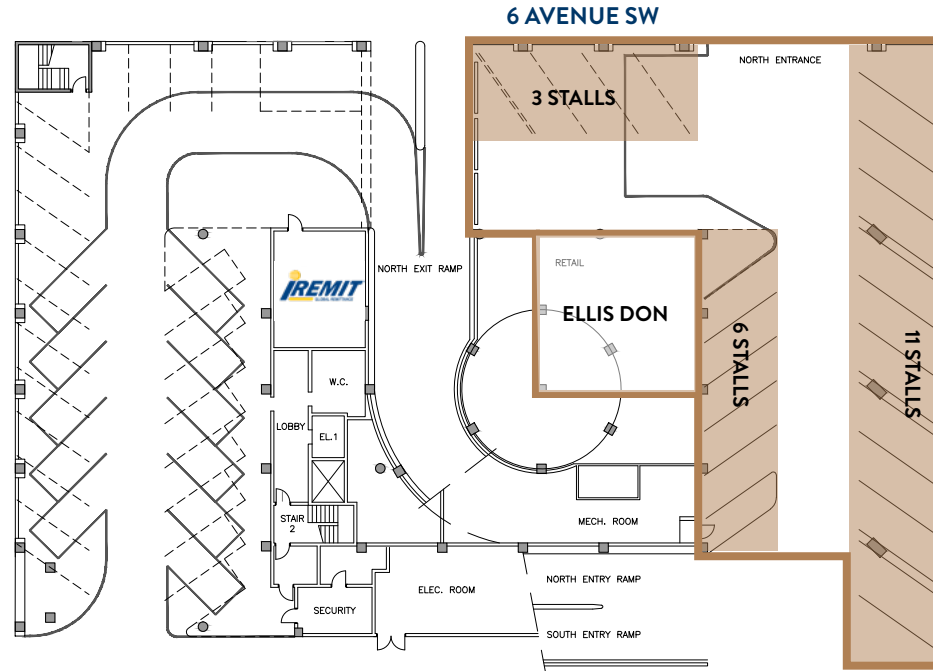


GROUND LEVEL

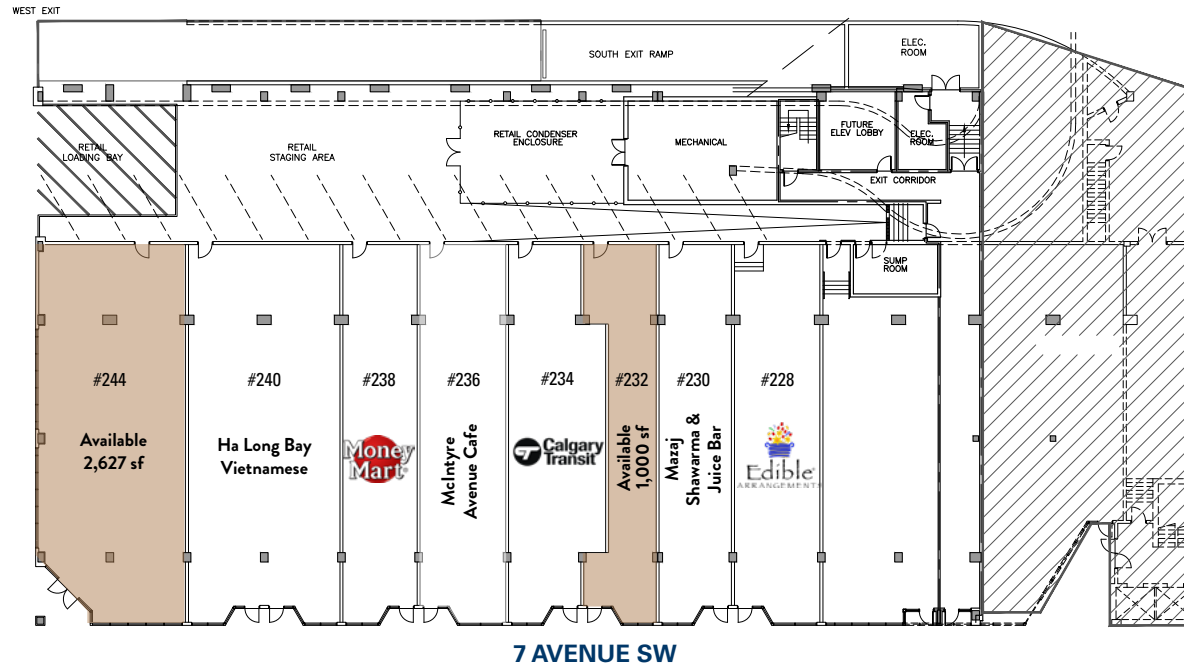


Car Rental Opportunity
Office and 20 Stalls on Ground Level
31 Stalls on level 2

2 STREET SW



BROOKFIELD PLACE CALGARY



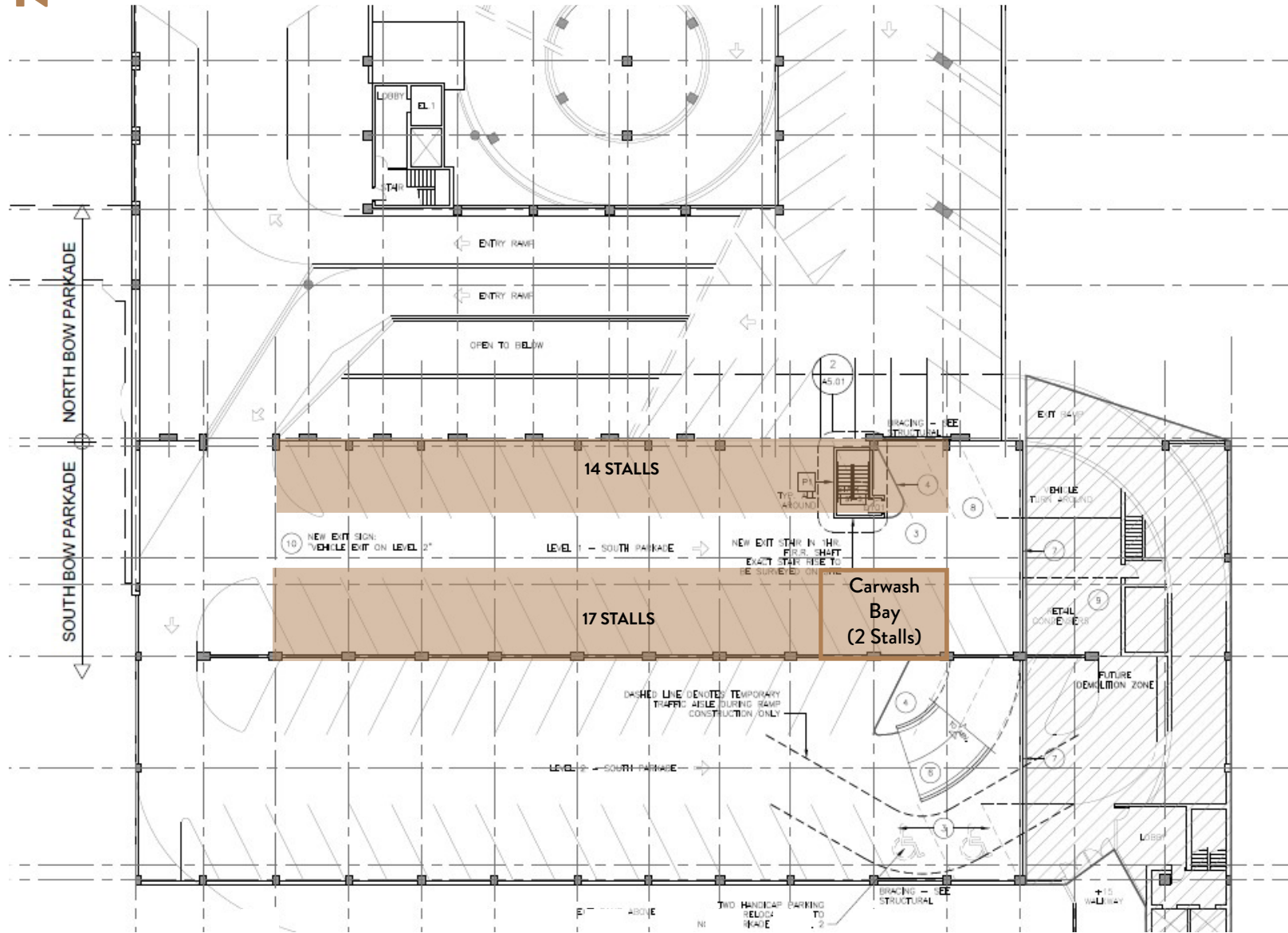
7 AVENUE SW

SECOND LEVEL



6 AVENUE SW

2 STREET SW

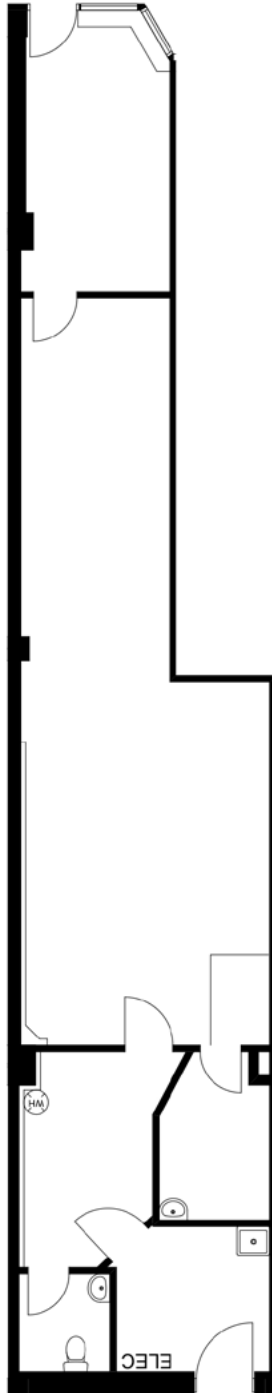


BROOKFIELD PLACE CALGARY

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

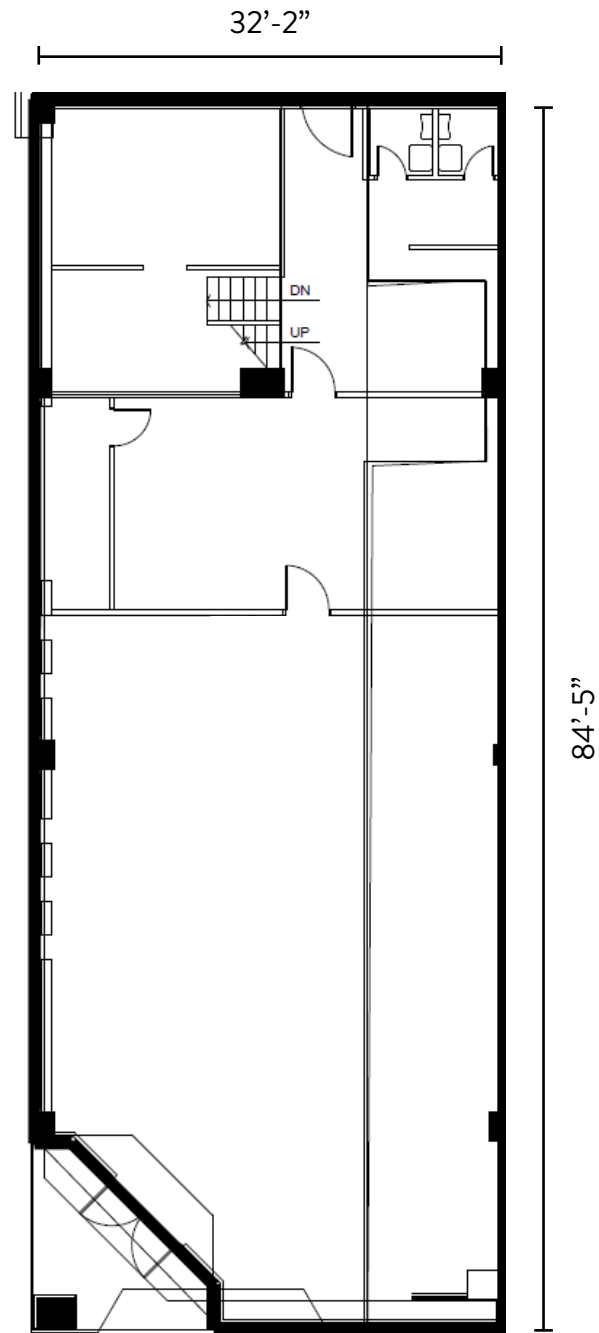
Behind Tenant Space

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

Behind Tenant Space

STORAGE

None

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

HEATHER WIETZEL



Mobile: (403) 206-6046



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



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.

