

RETAIL SPACE FOR LEASE

BROOKFIELD PLACE

225 6 Avenue SW, Calgary, Alberta

Retail Availability:

Unit 108 - 2,300 SF

Unit 207 - 452 SF

TAURUSGROUP.COM

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



ABOUT

BUILDING HIGHLIGHTS

In the heart of downtown, Brookfield Place is located along the LRT line and connected directly to Stephen Avenue Place and Bow Valley Square through the Plus 15 network.

- > 14,480 square foot retail podium located at the base of Brookfield Place Calgary East
- > Over 3,300 people working in the tower per weekday
- > Cenovus Energy and Bank of Nova Scotia as the anchor tenants

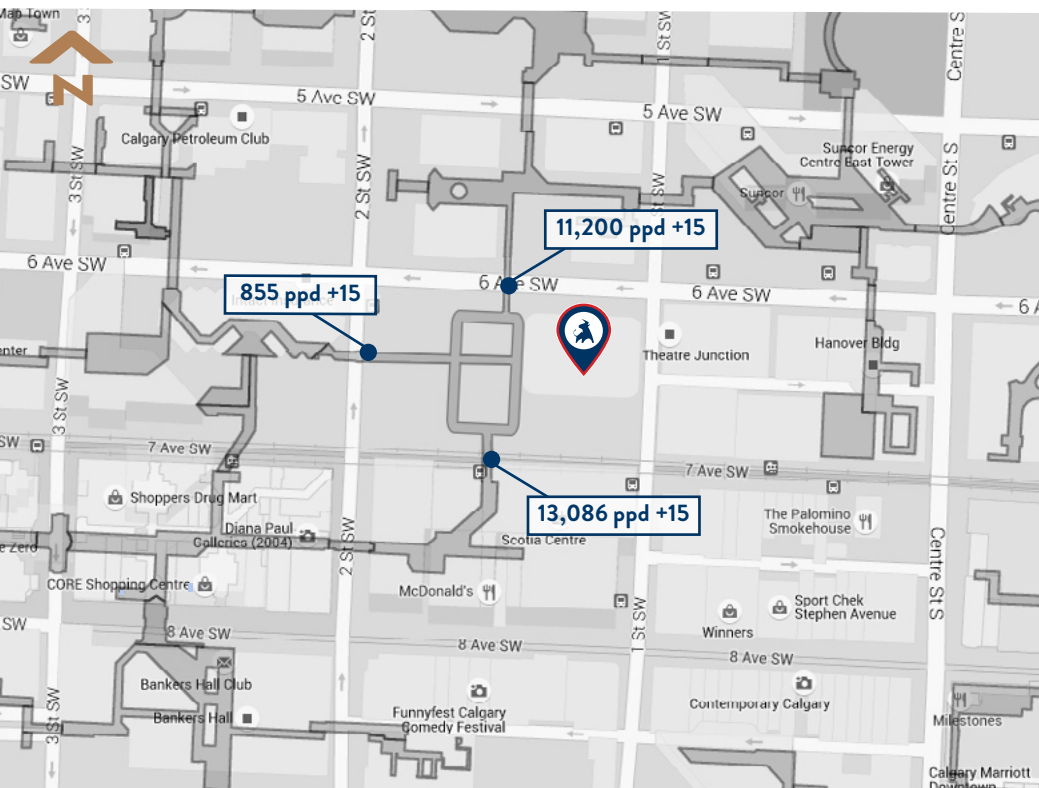


ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Direct access to the Plus 15 network from both the north and south with a future connection to the west planned upon completion of the second tower
- Located in the heart of the business district with a prominent building address
- Adjacent to the LRT line and less than 50m to the nearest station with 24,110 passengers a day



COMMUNITY

DEMOGRAPHIC DATA



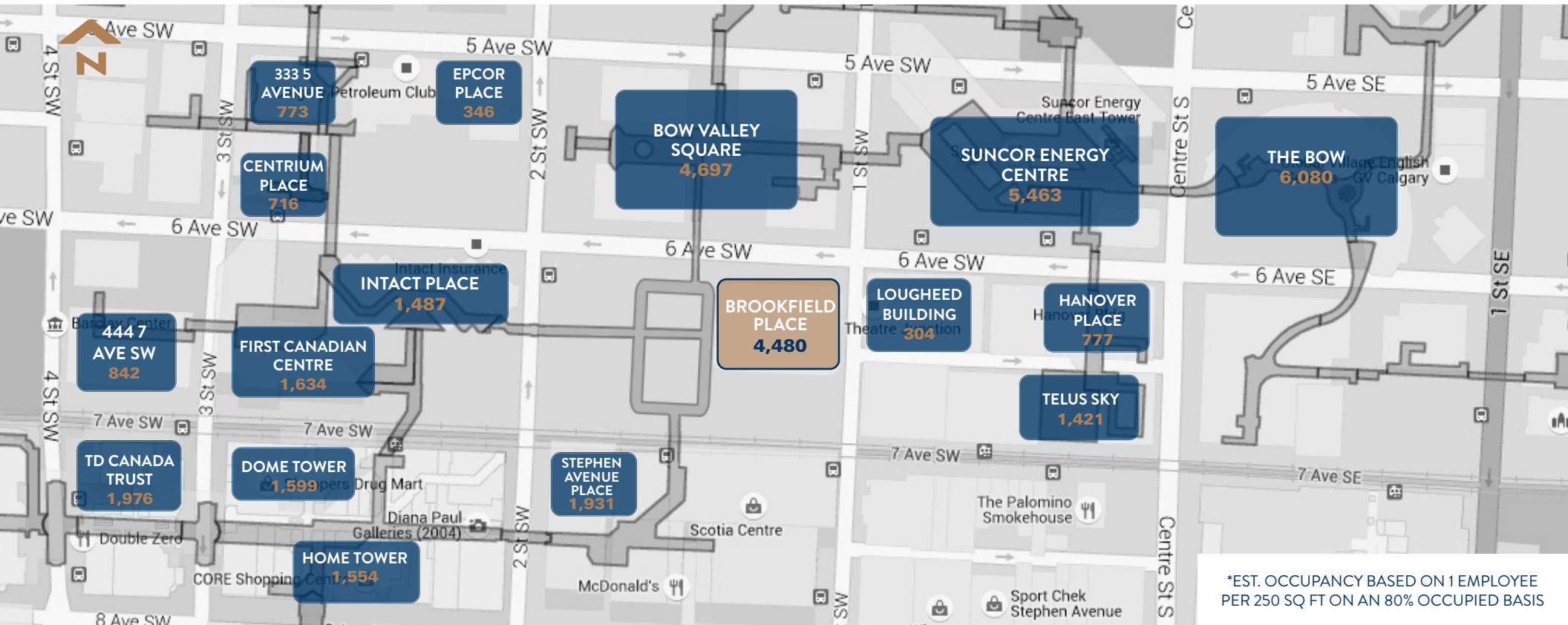
POPULATION

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



DAYTIME POPULATION

Downtown: 110,062
 1 Block Radius: 15,871



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

BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

East Tower: 1.4 M sq/ft
Retail Size: 14,480 sq ft

LANDLORD

Brookfield Office Properties

ZONING

DC (Direct Control)

PARKING

548 parking stalls
328 bicycle stalls

MUNICIPAL ADDRESS

225 6 Avenue SW, Calgary, Alberta

YEAR BUILT

2017

LEGAL DESCRIPTION

Plan: A
Block: 44
Lot: 1-41



ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 14.97 PSF
Property Tax	\$ 8.50 PSF
Total	\$ 23.47 PSF

Premises Utilities Separately Metered
Management Fee Included

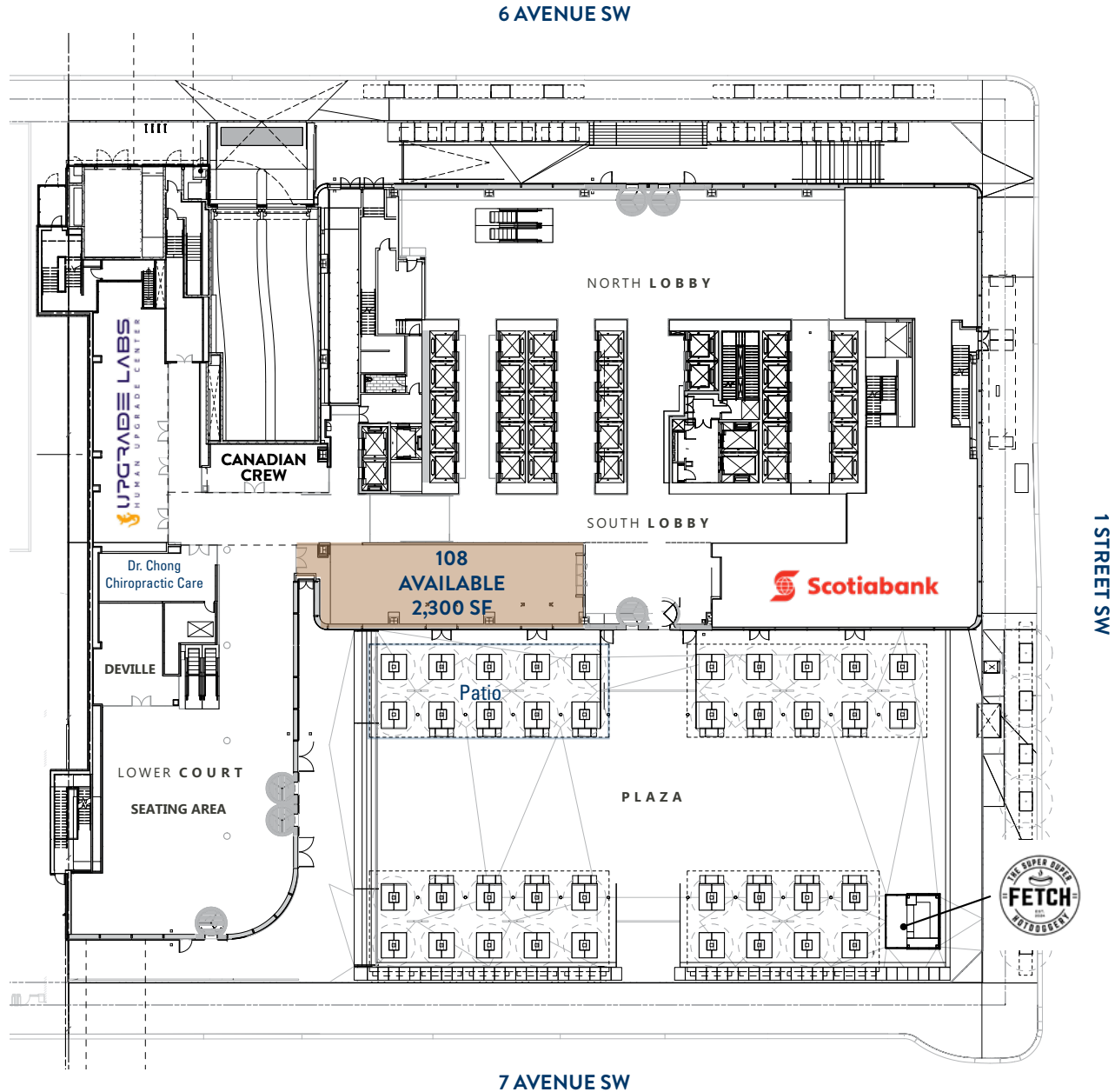
TENANTS

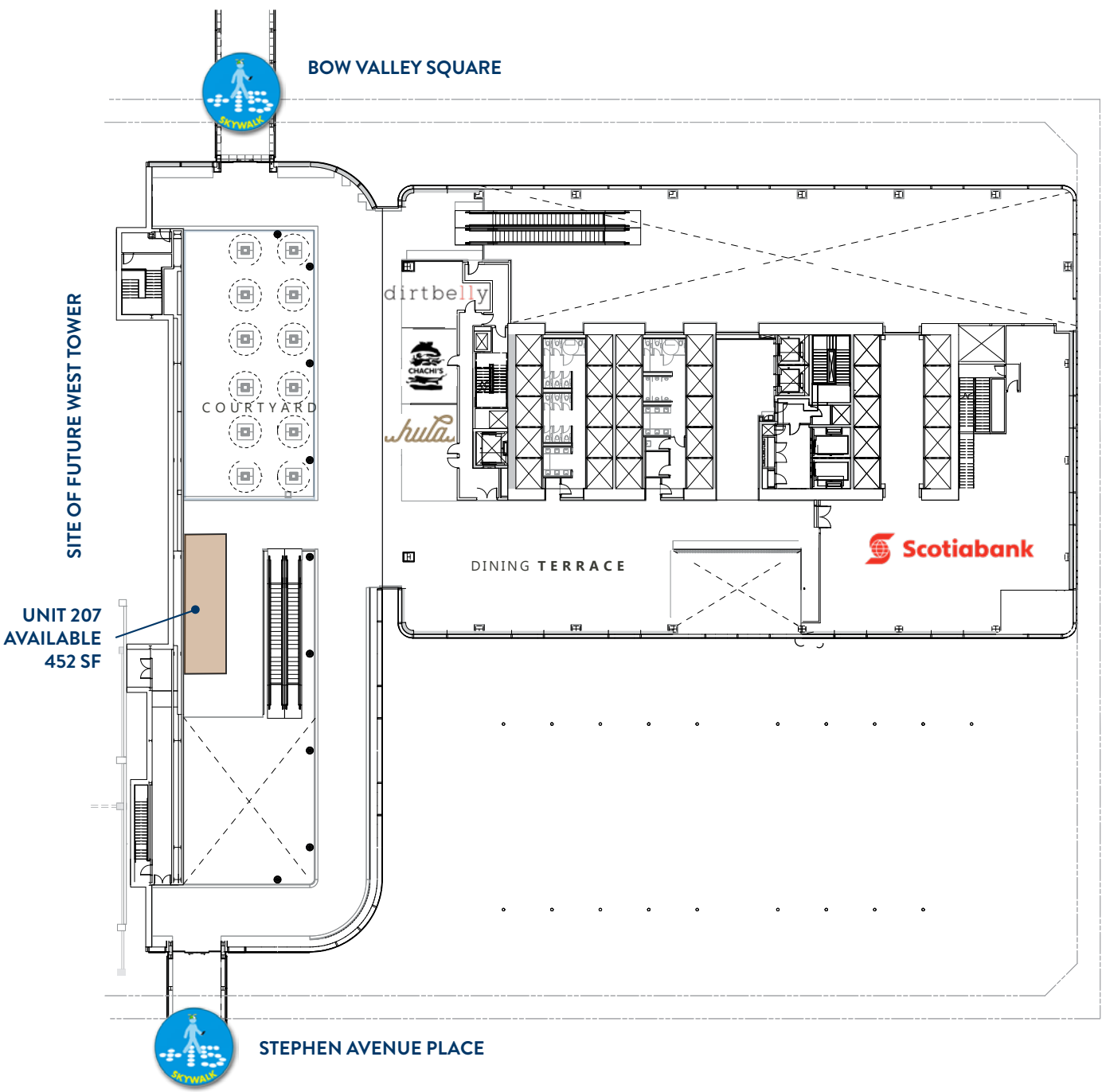


MAIN FLOOR

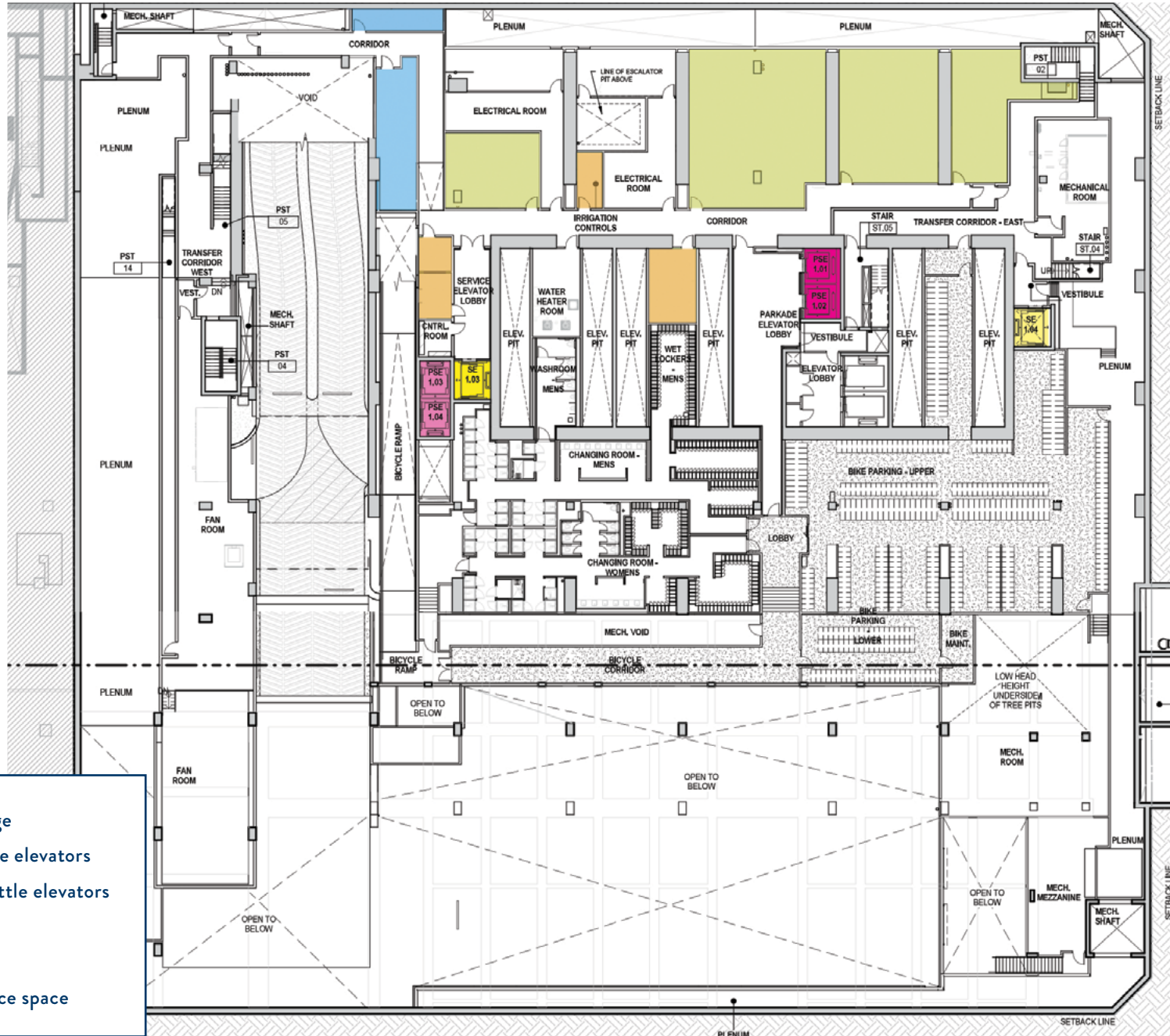


SITE OF FUTURE WEST TOWER





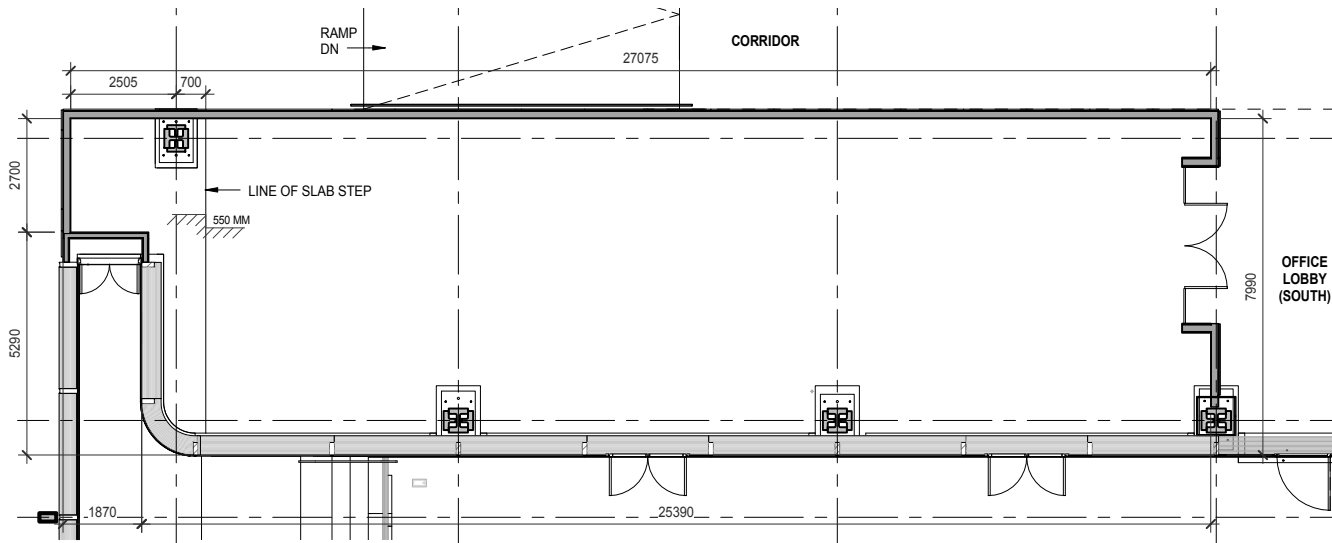
PARKADE & STORAGE



■	Retail storage
■	Retail service elevators
■	Parkade shuttle elevators
■	Storage
■	Operations
■	Tenant service space

UNIT PLAN

UNIT #108



UNIT

108

RETAIL AREA

2,300 Square Feet

CEILING HEIGHT

15'

POWER

400A, 208V, 3Ph, 4W

HVAC

3" chilled water capped connections.
Dedicated FCU's for perimeter

Landlord to provide fan coil units
to meet Tenant heating and cooling
requirements

EXHAUST

5,000 CFM Welded Grease
Exhaust to Dedicated Ecology Unit

Washroom Exhaust

WATER

1.5" Line

GAS

3/16" Line

SEWER

4" Sanitary Line

2" Plumbing Vent

4" Grease Sanitary Line with
Common Grease Interceptor

LOADING

Service Elevator to Loading
Dock Located in P2

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.

