



RETAIL SPACE FOR LEASE

# BROOKFIELD PLACE

225 6 Avenue SW, Calgary, Alberta

**Retail Availability:**

Unit 108 - 2,300 SF

HEATHER WIETZEL

Direct: (403) 206-6046

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

[TAURUSGROUP.COM](http://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



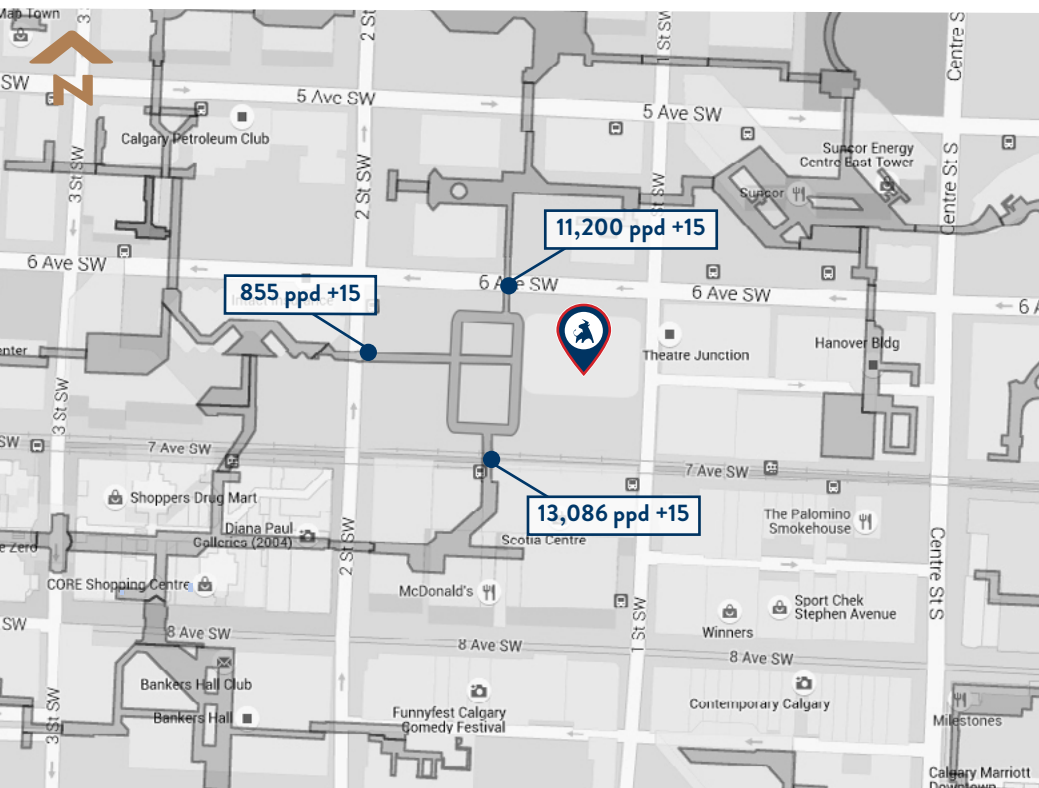


## ABOUT

# 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



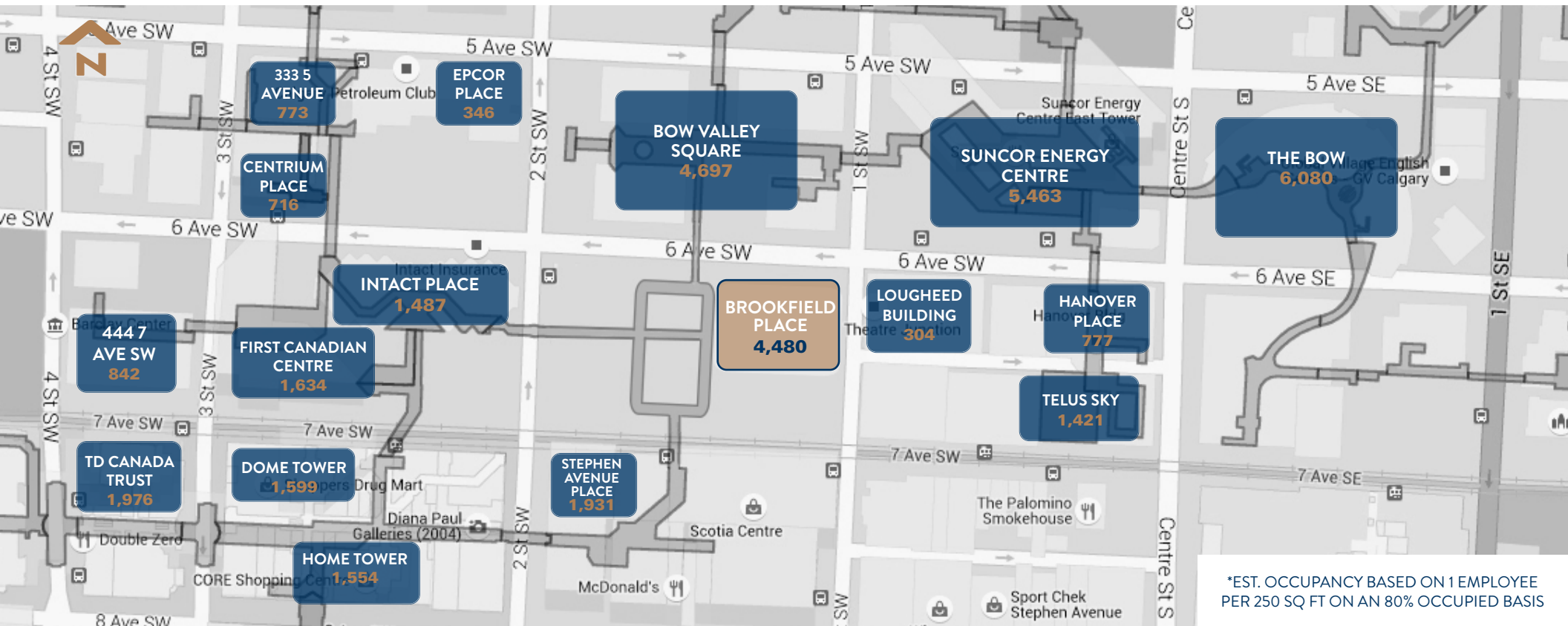
### POPULATION

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



### DAYTIME POPULATION

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





## 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 2025 ESTIMATES

Operating Costs	\$ 13.65 PSF
Property Tax	\$ 8.53 PSF
Total	\$ 22.18 PSF

Premises Utilities	Seperately Metered
Management Fee	Included

## TENANTS



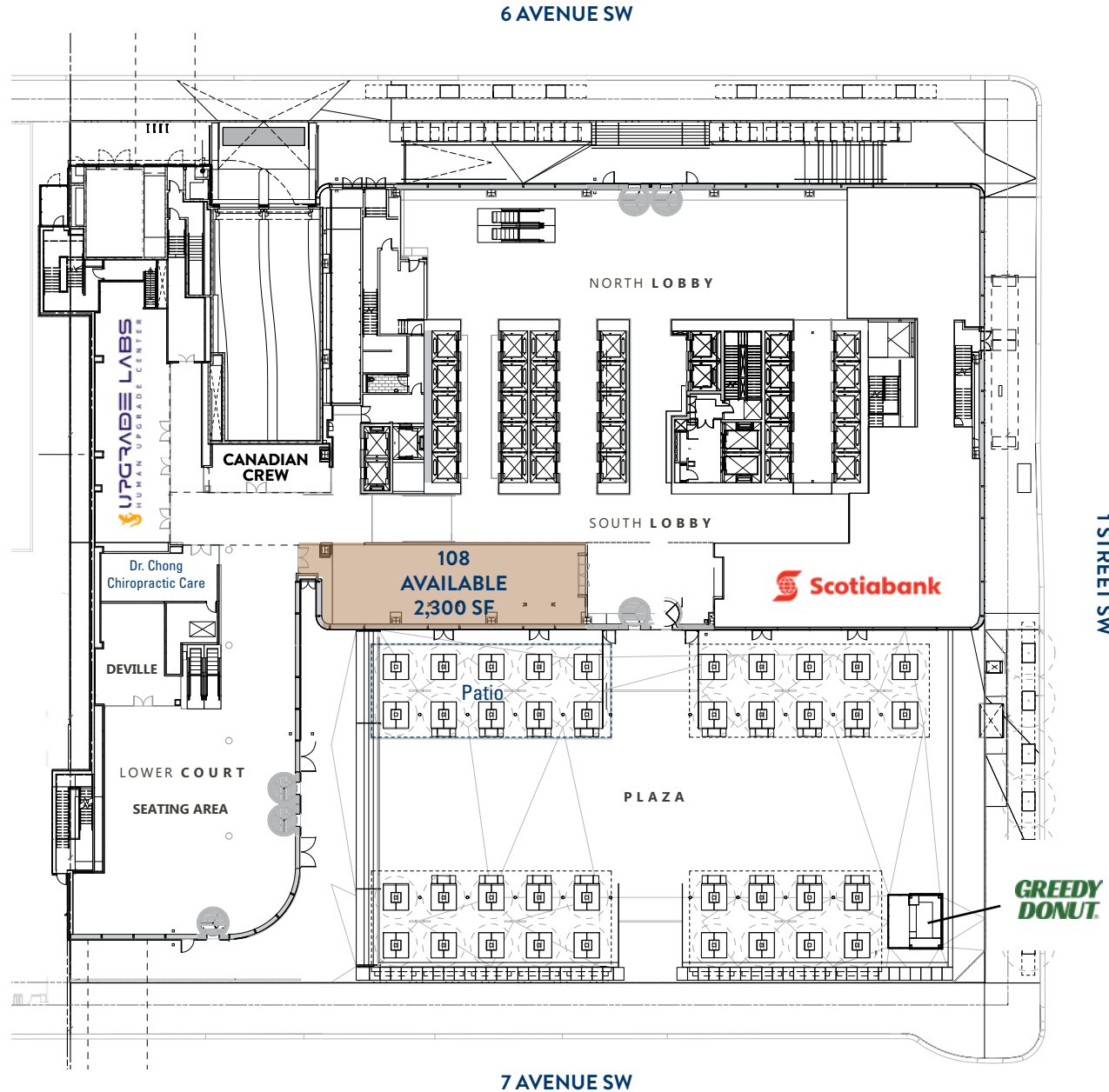
dirtbelly



# MAIN FLOOR

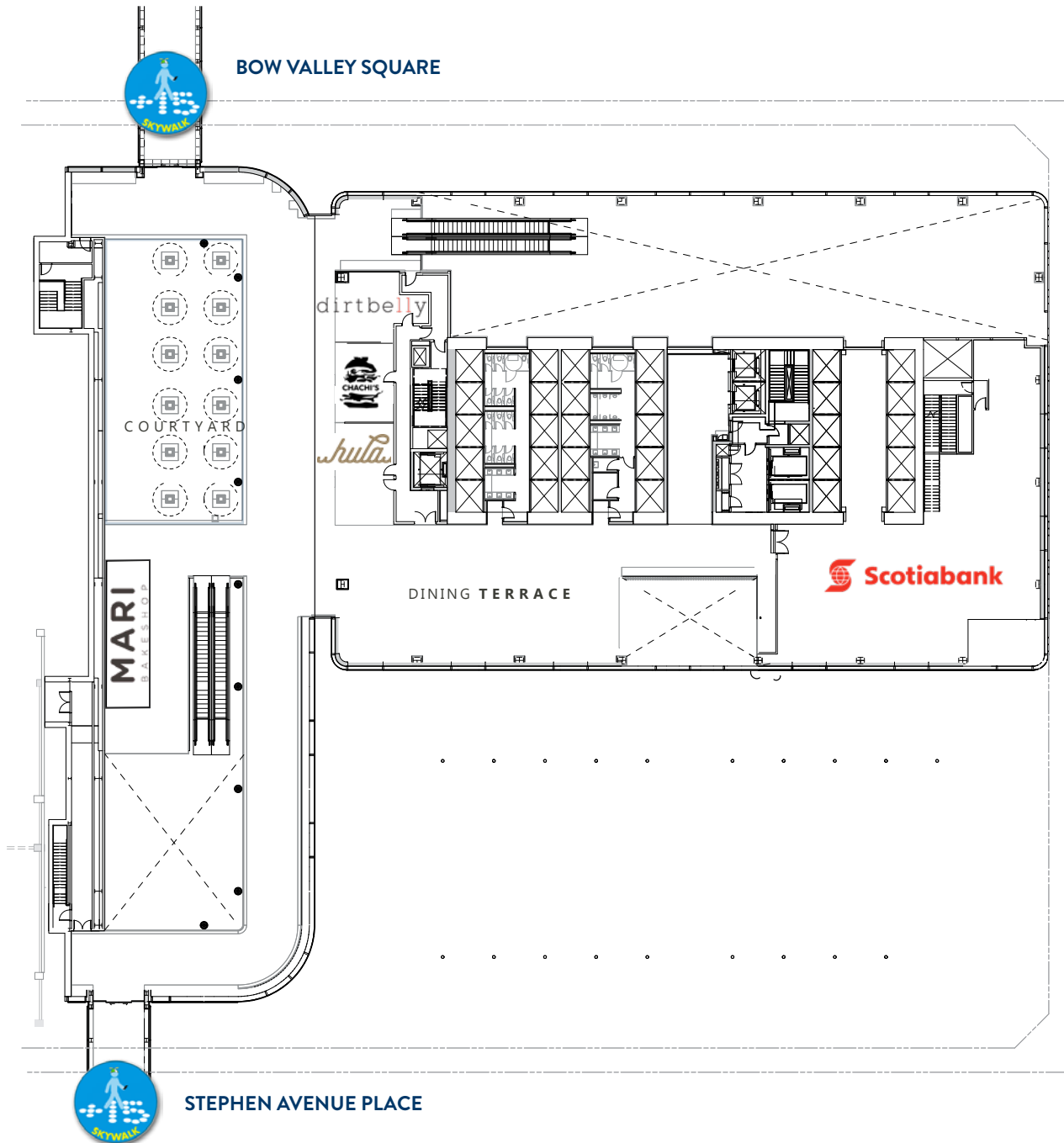


SITE OF FUTURE WEST TOWER



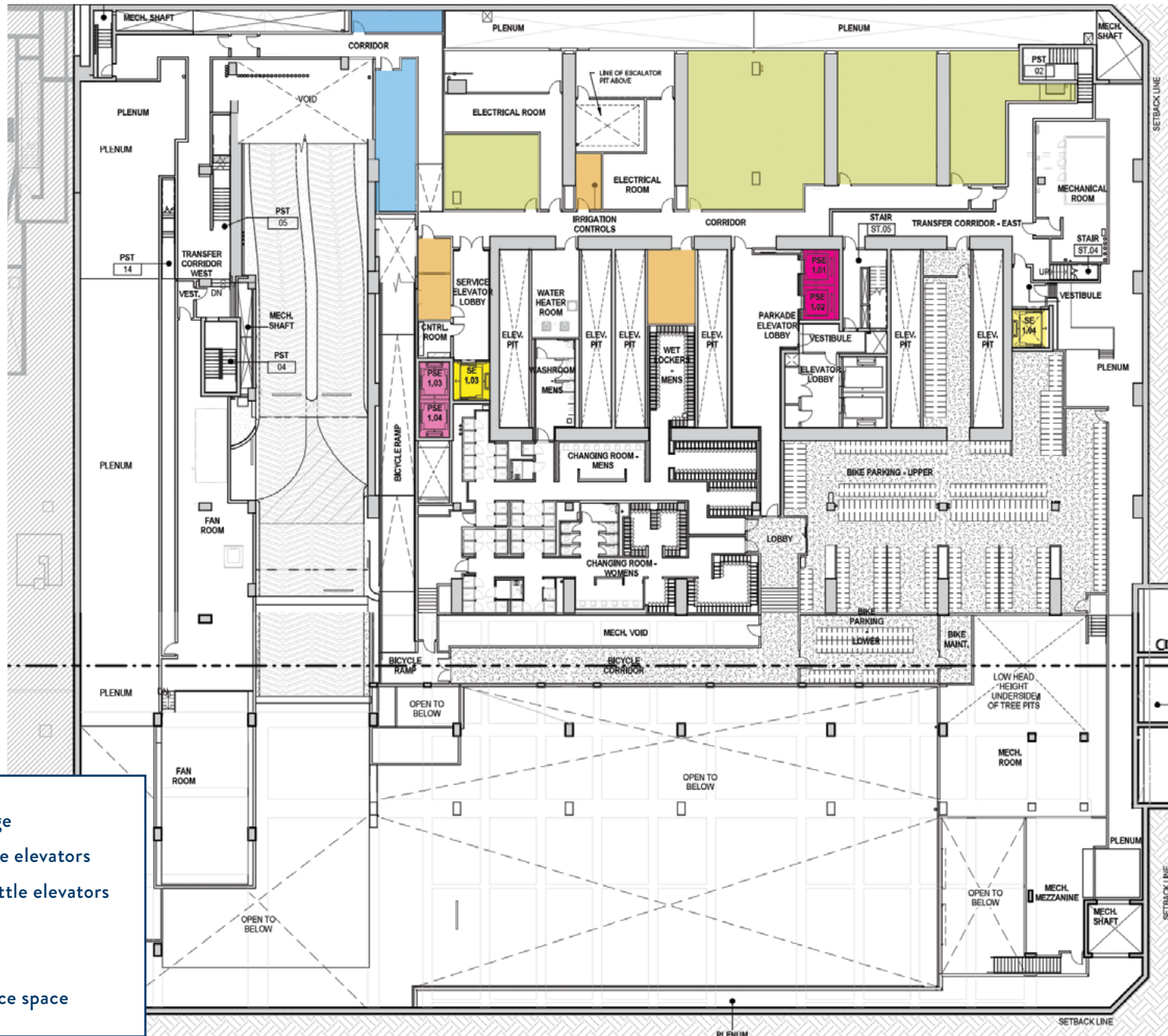


SITE OF FUTURE WEST TOWER





# PARKADE & STORAGE

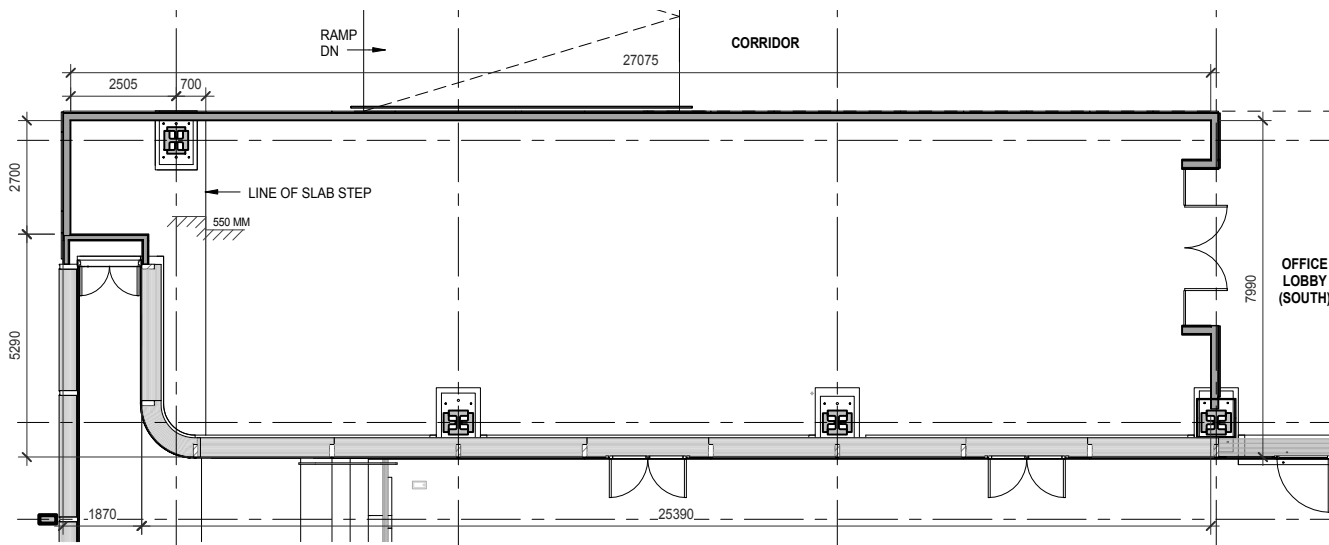


- Retail storage
- Retail service elevators
- Parkade shuttle elevators
- Storage
- Operations
- Tenant service space



## 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](mailto:inquiries@taurusgroup.com)



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### 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.

