

RETAIL SPACE FOR LEASE



# FIFTH AVENUE PLACE

425 1 Street SW, Calgary, Alberta

Unit 101 - 2,950 SF

Unit 201 - 979 SF

Unit 209 - 485 SF

[TAURUSGROUP.COM](http://TAURUSGROUP.COM)

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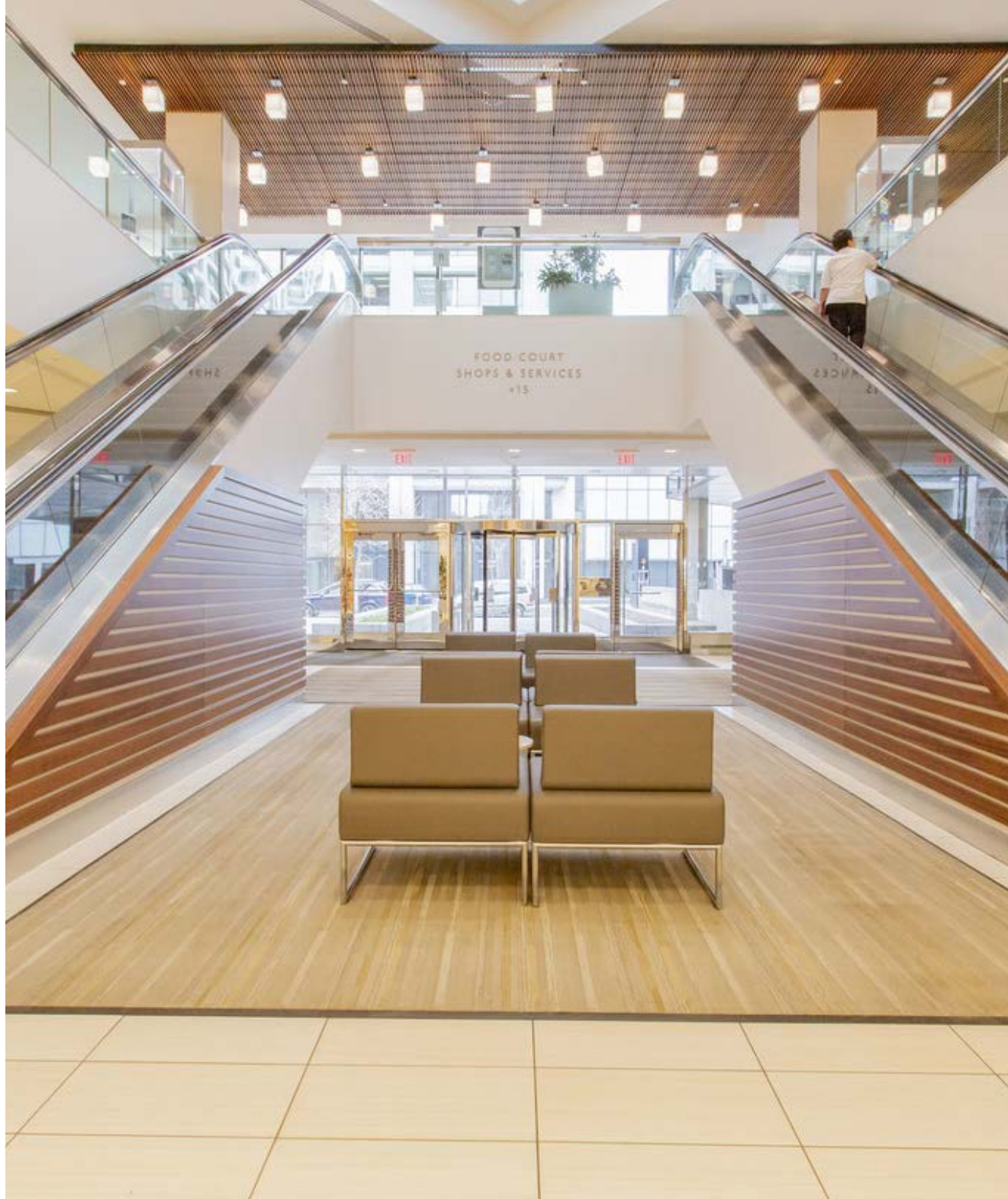


## ABOUT

# BUILDING HIGHLIGHTS

Fifth Avenue Place is a two tower complex that encompasses 1.5 million square feet of office space with 48,273 square feet of retail area.

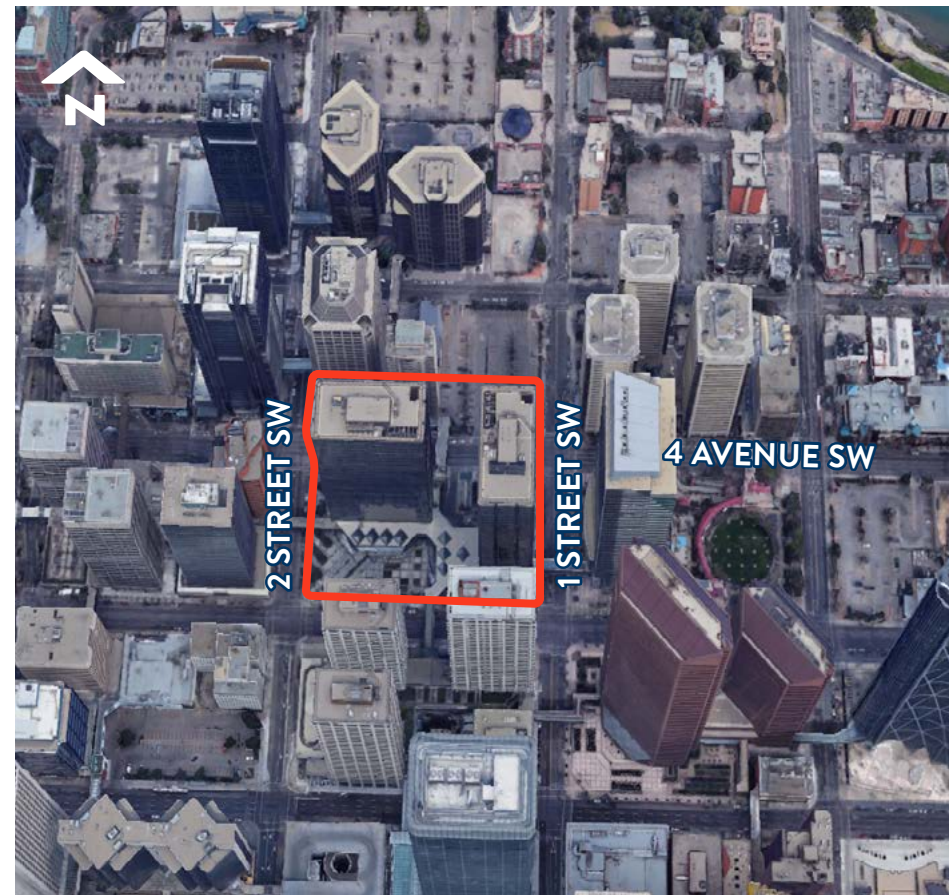
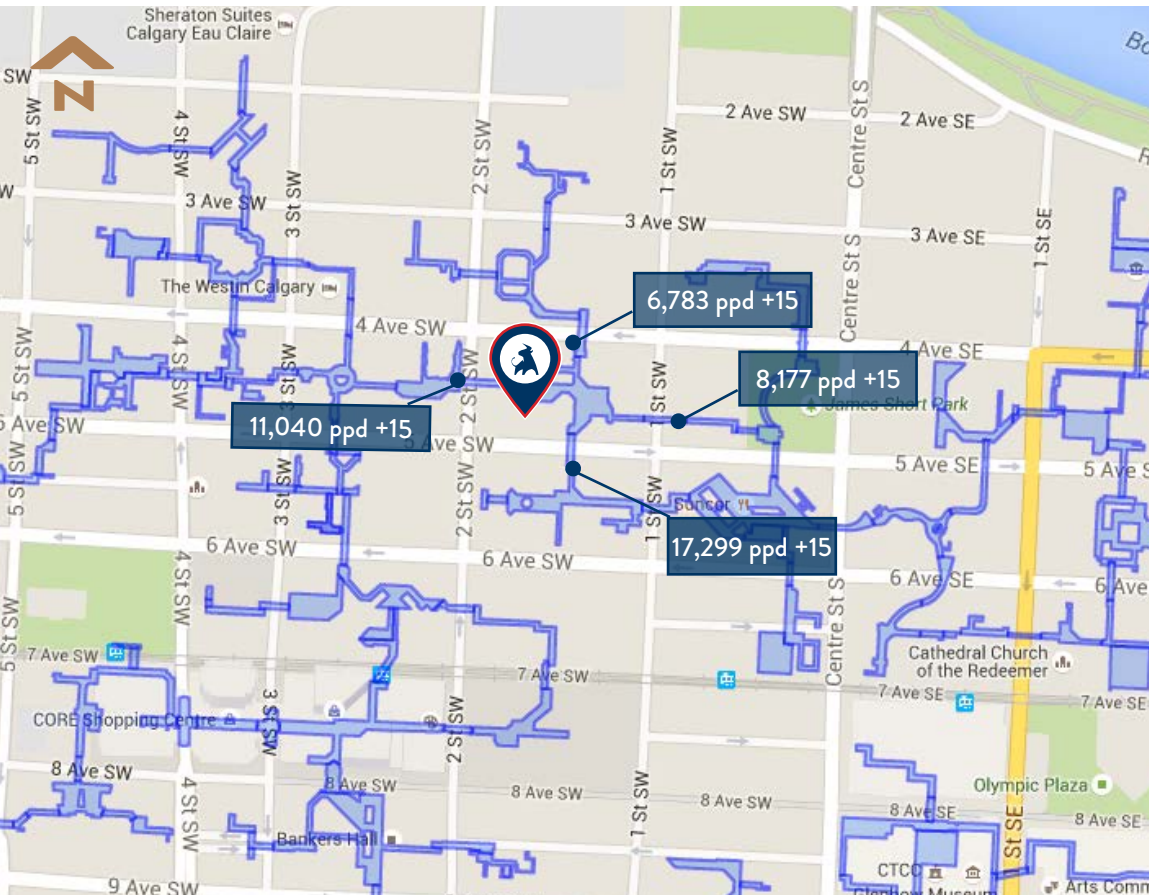
- Complex includes a large food court, drug store and several other amenity retailers
- Centrally located and connected in all four directions to the plus 15
- Recently completed exterior and interior common area renovations
- Co-tenancies include: OEB Breakfast, Bank of Montreal, Monogram Coffee, Mercantino, Freshii, Subway and more



ABOUT

# LOCATION HIGHLIGHTS

- > Covers the entire block between 4th and 5th Avenue, with 48,273 square feet of retail servicing an employment population of more than 18,000
- > Directly connected to Stock Exchange Tower, Canada Place, TCPL Tower, Bow Valley Square and 240 Fourth





## COMMUNITY

# DEMOGRAPHIC DATA



### RESIDENTIAL POPULATION

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



### DAYTIME POPULATION

Downtown: 110,062  
 300M Radius: 16,994



## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Building Size: 1.5M sq ft  
Retail Size: 48,273 sq ft

## LANDLORD

Brookfield Properties

## ZONING

CM-2

## PARKING

791 underground stalls

## MUNICIPAL ADDRESS

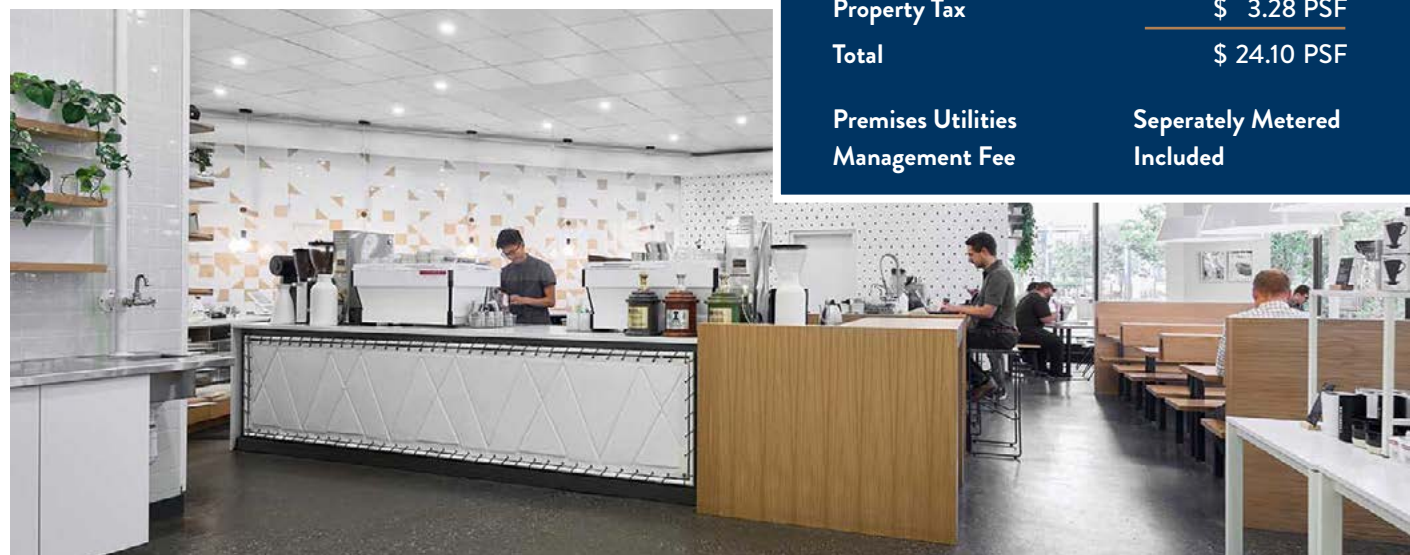
425 1 Street SW, Calgary, Alberta

## YEAR BUILT

1981

## NUMBER OF STORES

32



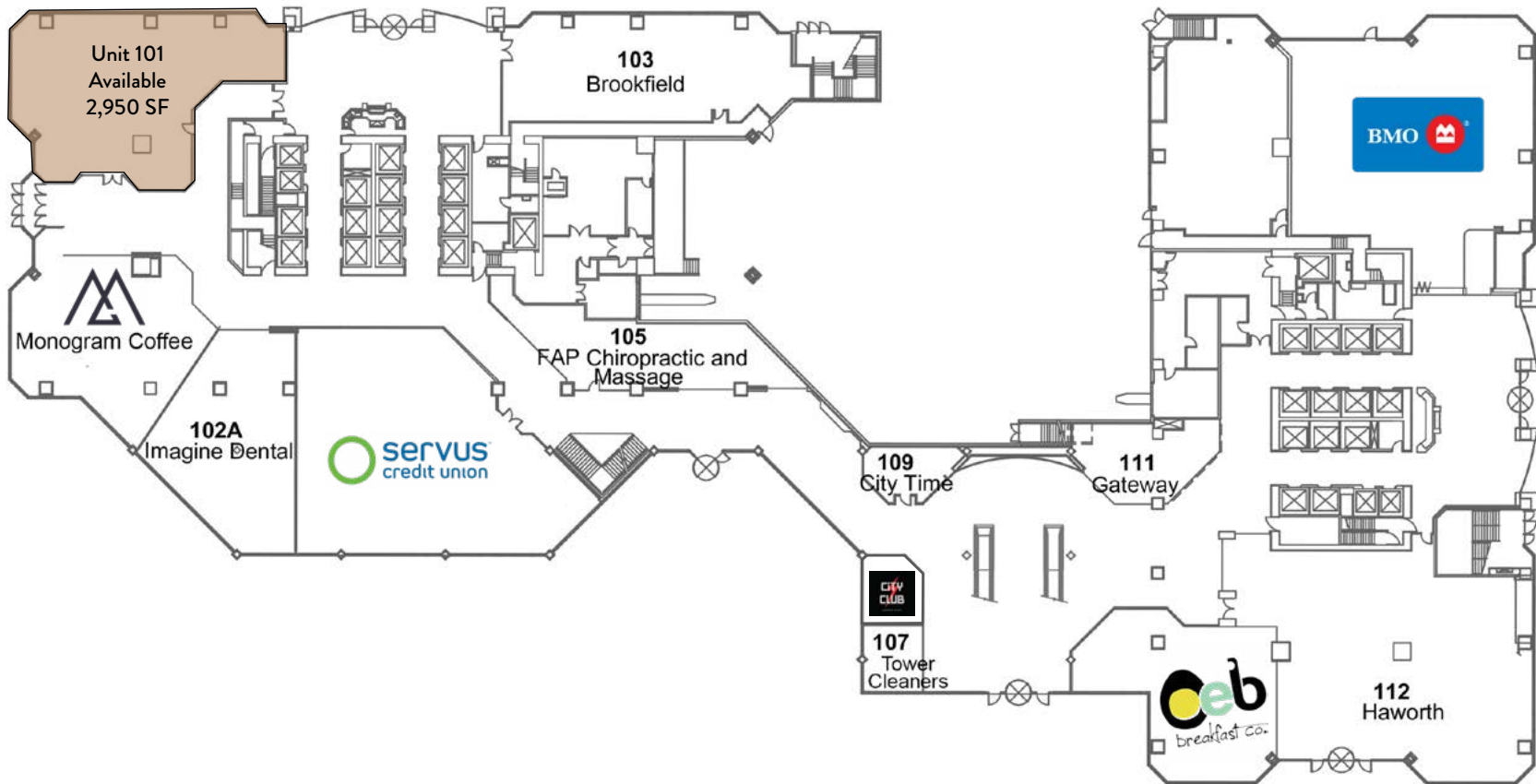
## ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 20.82 PSF
Property Tax	\$ 3.28 PSF
<b>Total</b>	<b>\$ 24.10 PSF</b>
Premises Utilities Management Fee	Seperately Metered Included

## TENANTS



# MAIN FLOOR

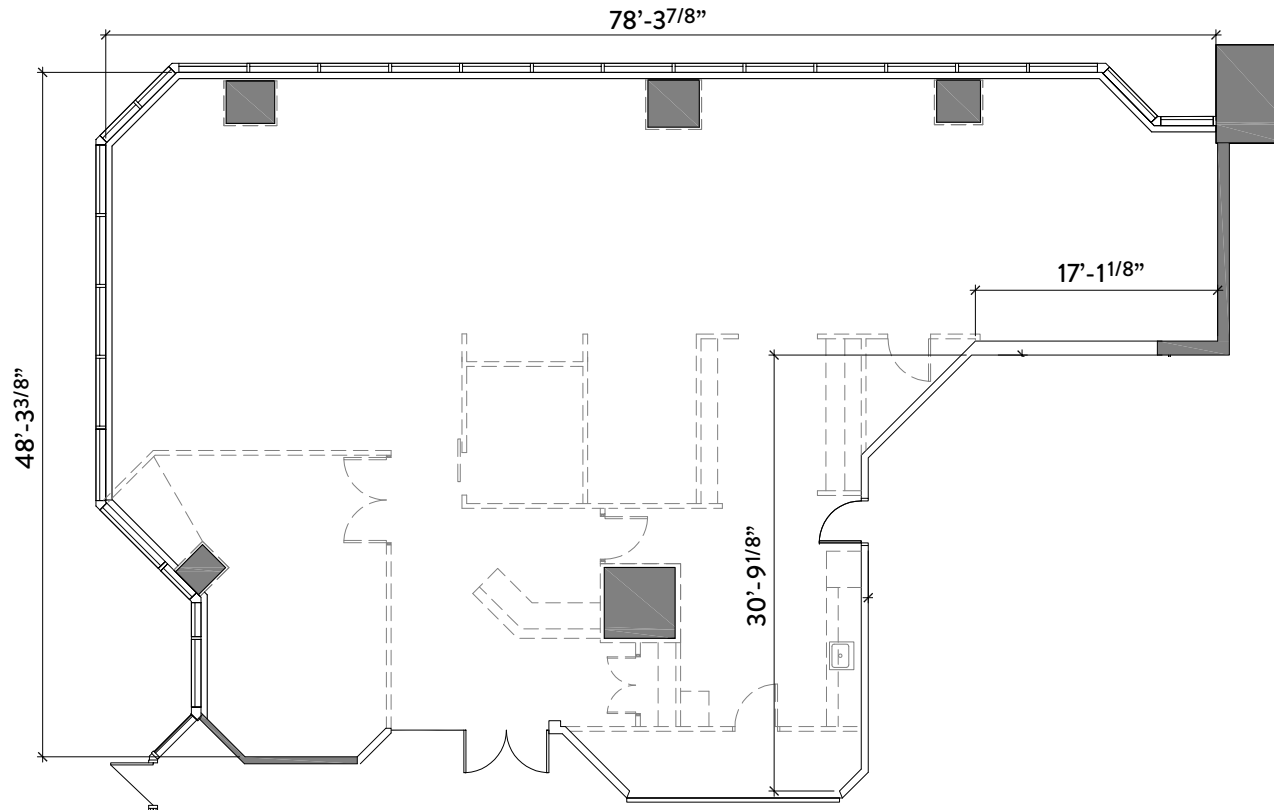


# SECOND FLOOR



UNIT PLAN

# UNIT #101



## UNIT

101

## RETAIL AREA

2,950 Square Feet

## CEILING HEIGHT

11' to Grid; 14.5' Above Grid

## POWER

40A, 120/208V

## HVAC

Existing Distributed HVAC for Standard Office User

## WATER

1" Line

## SEWER

2" Line Ties Into 4" Line

## GAS

No

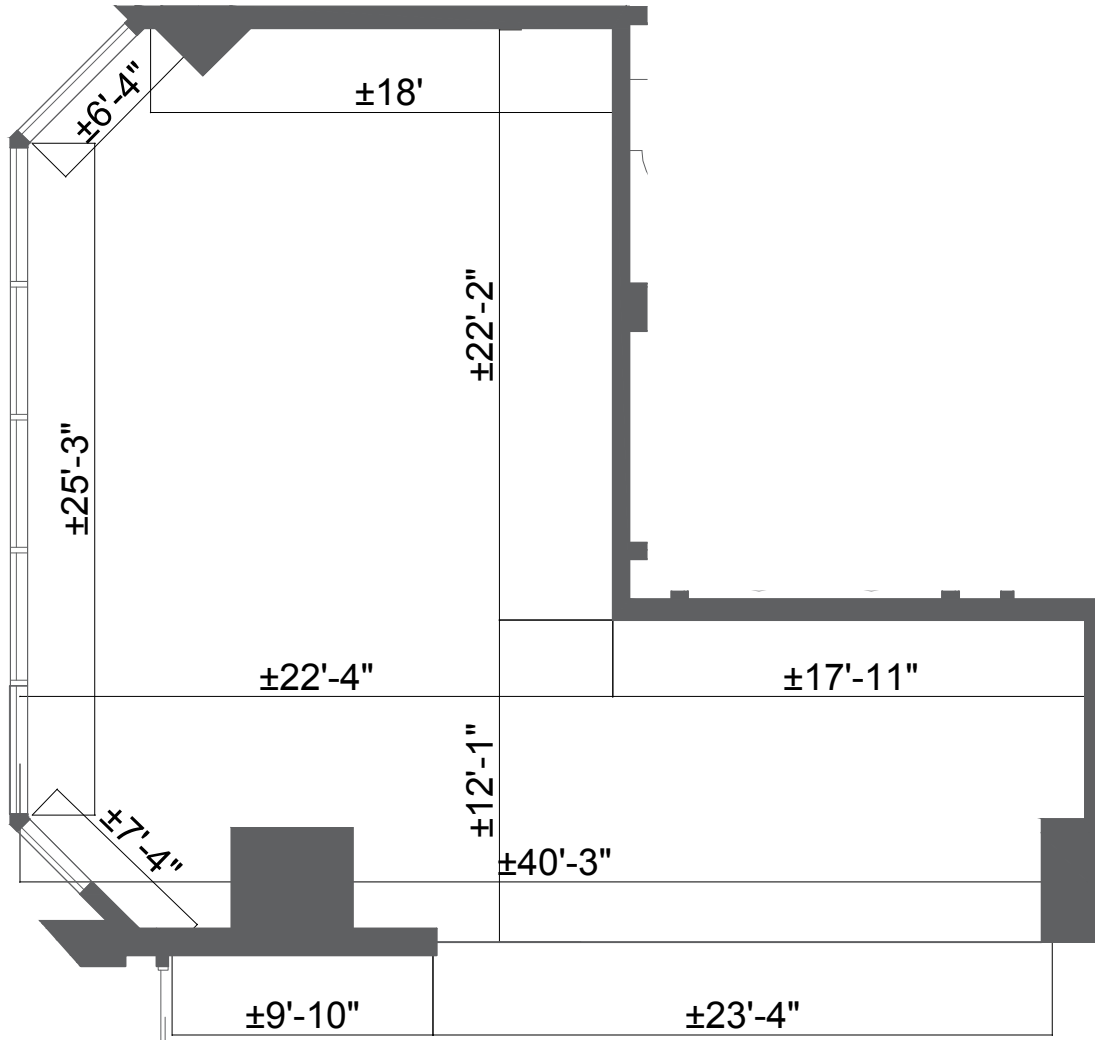
## GARBAGE

Loading Dock



UNIT PLAN

# UNIT #201



## UNIT

201

## RETAIL AREA

979 Square Feet

## CEILING HEIGHT

11'8"

## POWER

60A

## HVAC

Two Units; VAV 8" & 10"

## WATER

3/4" Line

## SEWER

2 1/2" Line

## GAS

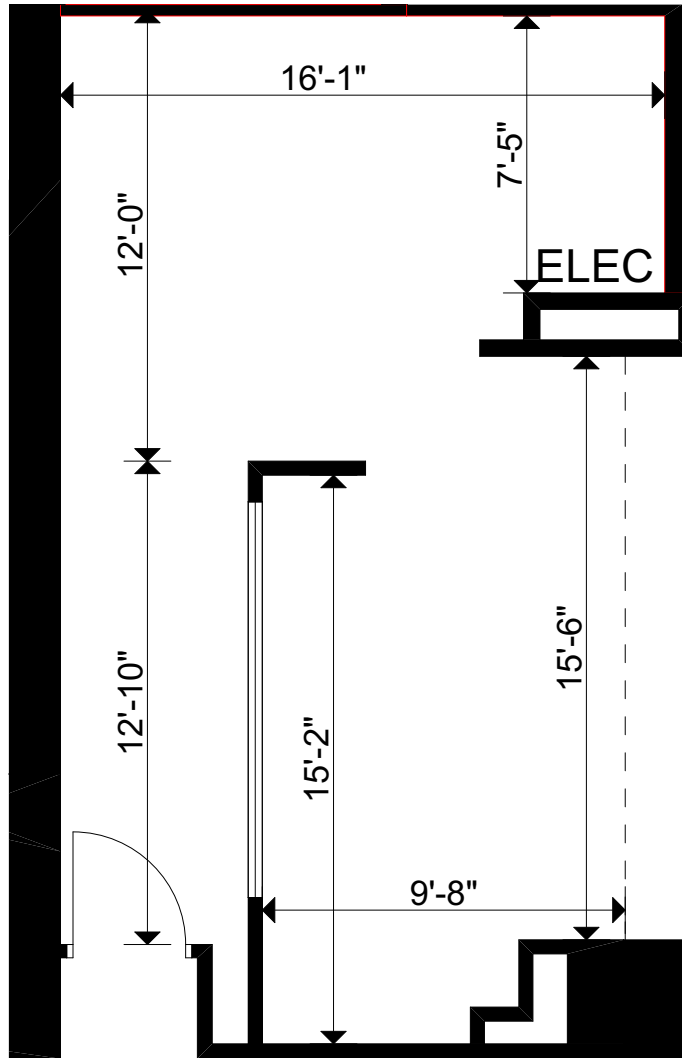
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## GARBAGE

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UNIT PLAN

UNIT #209



UNIT

209

RETAIL AREA

485 Square Feet

CEILING HEIGHT

15'

POWER

100A, 600V; Includes Two 225A Panels with Breakers

HVAC

Two Units; VAV 6"  
Min 300 CFM, Max 600 CFM

MUA

Common MUA;  
55,000CFM for Entire Fan

WATER

1 1/4" Line

SEWER

3" Line

GARBAGE

Loading Dock

LOADING

West Service Elevators

STORAGE

Leasable Units in Parkade

CONNECT WITH US  
**CONTACT**

GENERAL



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Leasing: (403) 206-2130



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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.

