

GULF CANADA SQUARE

4019 Avenue SW, Calgary, Alberta

Retail Availability:

Unit 207K - 352 SF Unit 235 - 4,490 SF **HEATHER WIETZEL**

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ABOUT

BUILDING HIGHLIGHTS

Gulf Canada Square is a 20-storey, class 'A' office tower located in downtown Calgary.

- Within close proximity to Bankers Hall, The Core and Calgary Convention Centre
- Connected to the Plus 15 and close to the LRT line
- Medical destination with over 15 medical uses including Calgary Lab Services and EFW Radiology
- Recently renovated exterior plaza and interior first two levels
- Current co-tenancies include: Tim Hortons, Alforno Bakery + Café, Garbanzo's, LifeMark, Method Dental

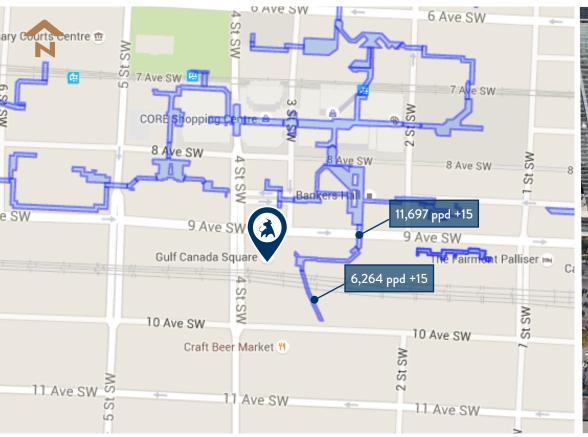


ABOUT

LOCATION HIGHLIGHTS

- Located on 9th Avenue SW, which has daily vehicle counts of 30,000
- > Plus 15 connection to Penn West Plaza and Bankers Hall

 Connected to Bankers Hall and City Centre Parkade via Plus 15 network, which averages more than 25,500 pedestrians daily





COMMUNITY

DEMOGRAPHIC DATA



POPULATION

Downtown: 18,980 300M Radius: 1,301 Calgary: 1,306,784



DAYTIME POPULATION

Downtown: 110,062 300M Radius: 15,658



AVERAGE AGE

 Downtown:
 41.0

 300M Radius:
 34.3

 Calgary:
 38.8



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BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 1,125,780 sq ft Retail Size: 64,104 sq ft

LANDLORD

GWL Realty Advisors

ZONING

DC (Direct Control)

PARKING

1,530 stalls (Attached Parkade)

MUNICIPAL ADDRESS

4019 Avenue SW, Calgary, Alberta

YEAR BUILT

1978

LEGAL DESCRIPTION

Plan: 9211836 Block: 16 Lot: 2



TENANTS



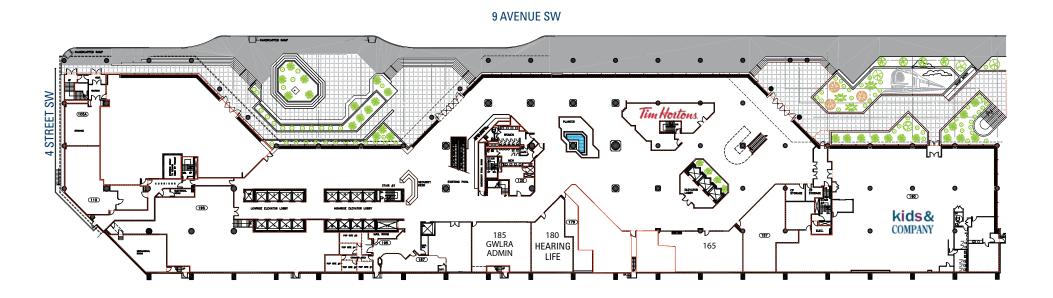


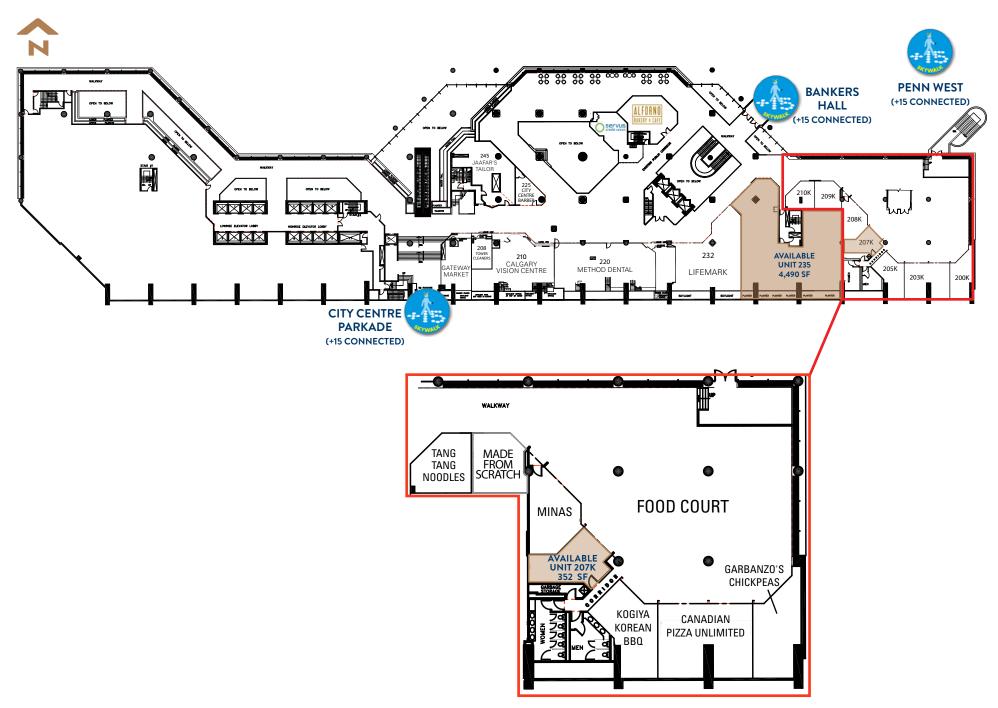




MAIN FLOOR

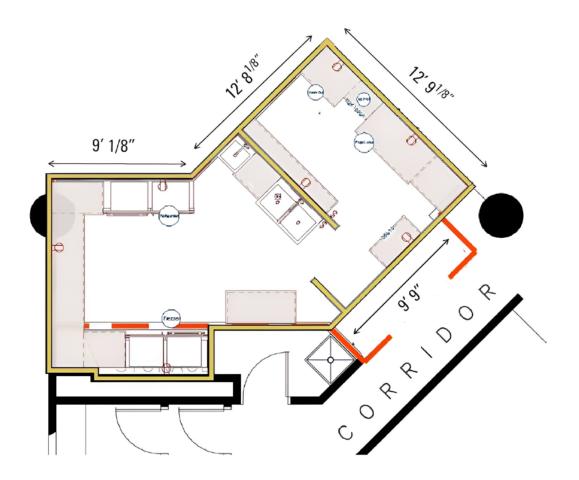






UNIT PLAN

UNIT #207K



UNIT

207K

RETAIL AREA

352 Square Feet

CEILING HEIGHT

Front: 10'; Rear: 9'6"

POWER

600V

HVAC

450 CFM Transfer Air Fan

ECOLOGY UNIT

No

WATER

1" Line

GAS

1" Line

SEWER

3" Line with Grease Trap

LOADING

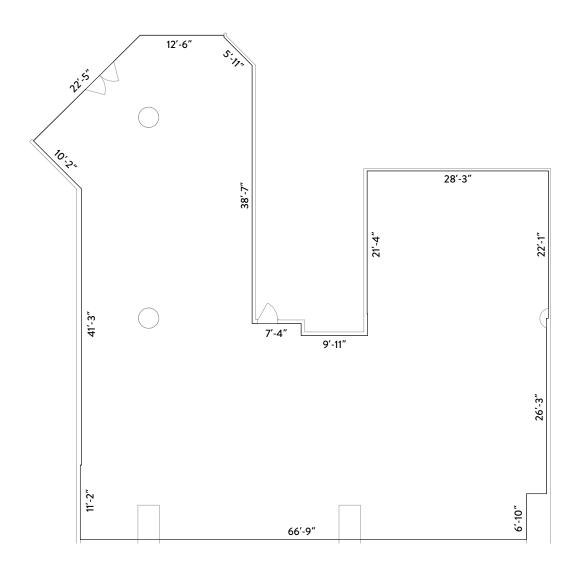
Freight Elevator

GARBAGE

Food Court Washroom Corridor

UNIT PLAN

UNIT #235



UNIT

235

RETAIL AREA

4,490 Square Feet

CEILING HEIGHT

Ranges from 8'1" to 13'5"

POWER

225A, 120/208V, 42 Circuit Panel Fed from a 15 KVA transformer

HVAC

4 Fan Coils Totalling 7 Tons

ECOLOGY UNIT

No

WATER

1" Line (TBC)

GAS

Yes

SEWER

Yes

LOADING

Freight Elevator

STORAGE

Available for Lease























CONNECT WITH US

CONTACT

GENERAL

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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.