

RETAIL SPACE FOR LEASE



# GULF CANADA SQUARE

4019 Avenue SW, Calgary, Alberta

Unit 200K - 345 SF

Unit 205 - 921 SF

Unit 207K - 352 SF

Unit 208K - 399 SF

Unit 235 - 4,490 SF

Unit 245 - 1,250 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
- Revitalization scheduled for exterior plaza and interior first two levels
- Current co-tenancies include: Tim Hortons, Alforno Bakery + Café, World Gym, Pronto Pizza-Pasta, LifeMark, Method Dental





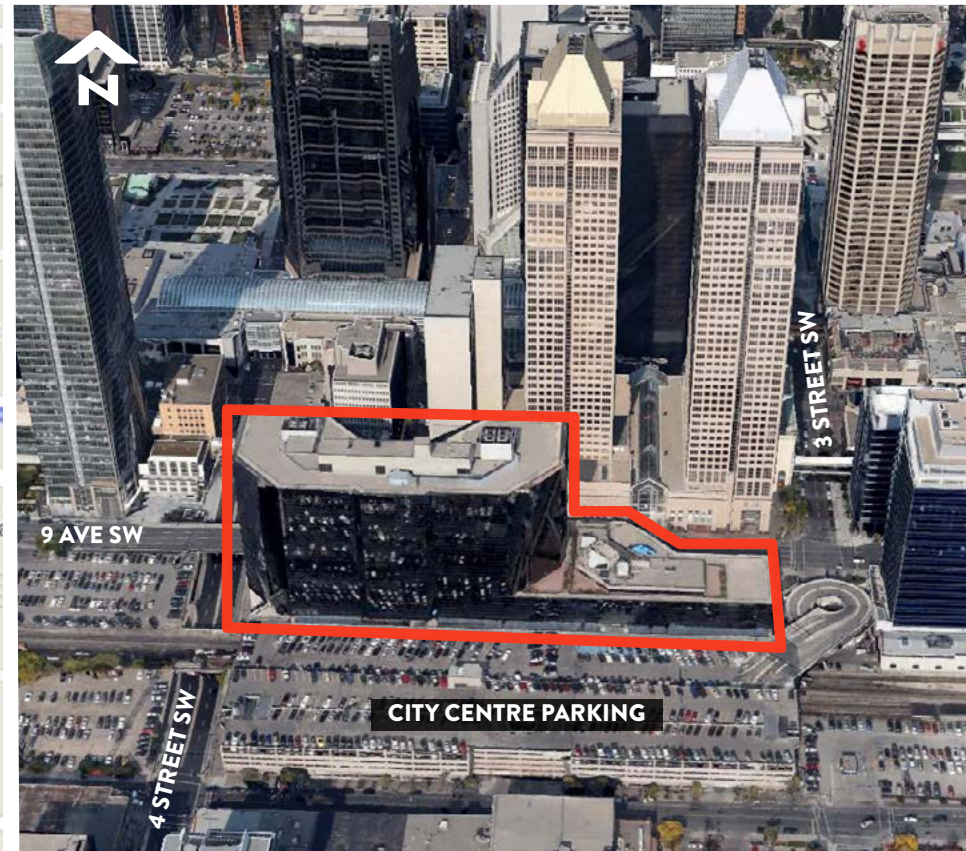
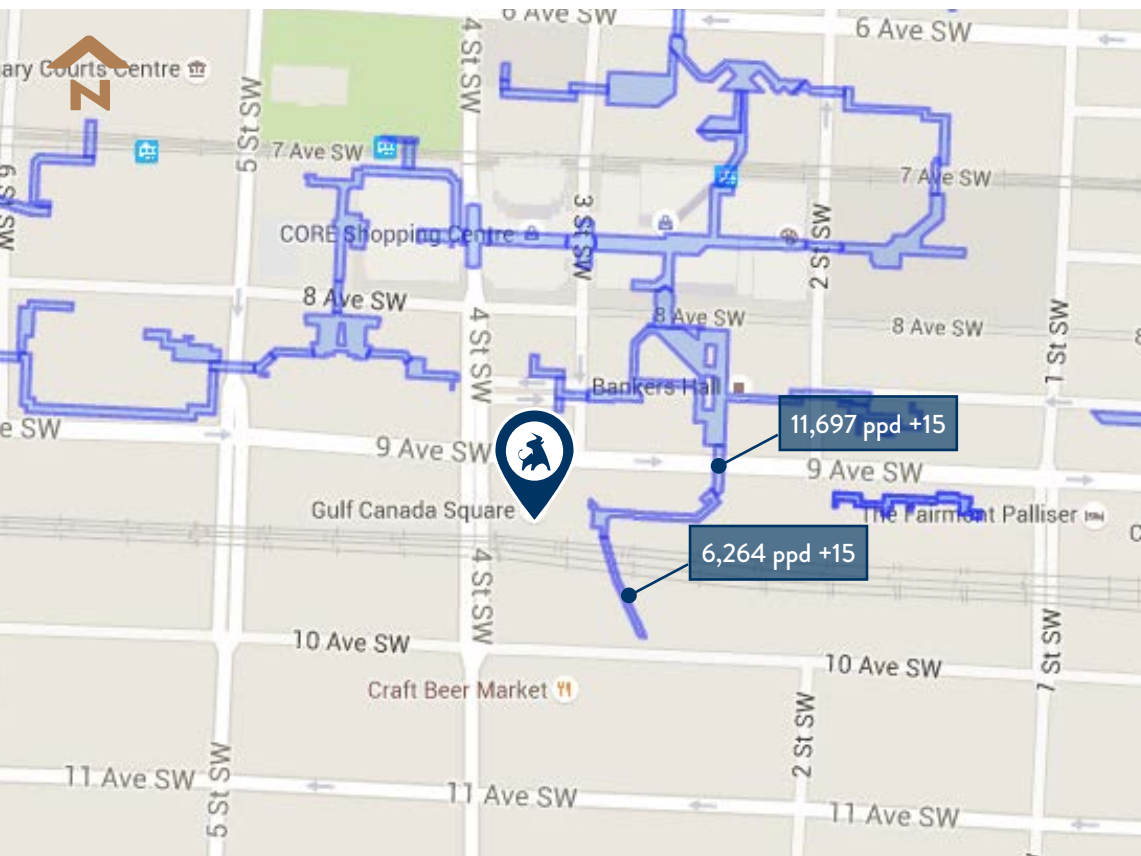
ABOUT

# LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- > 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



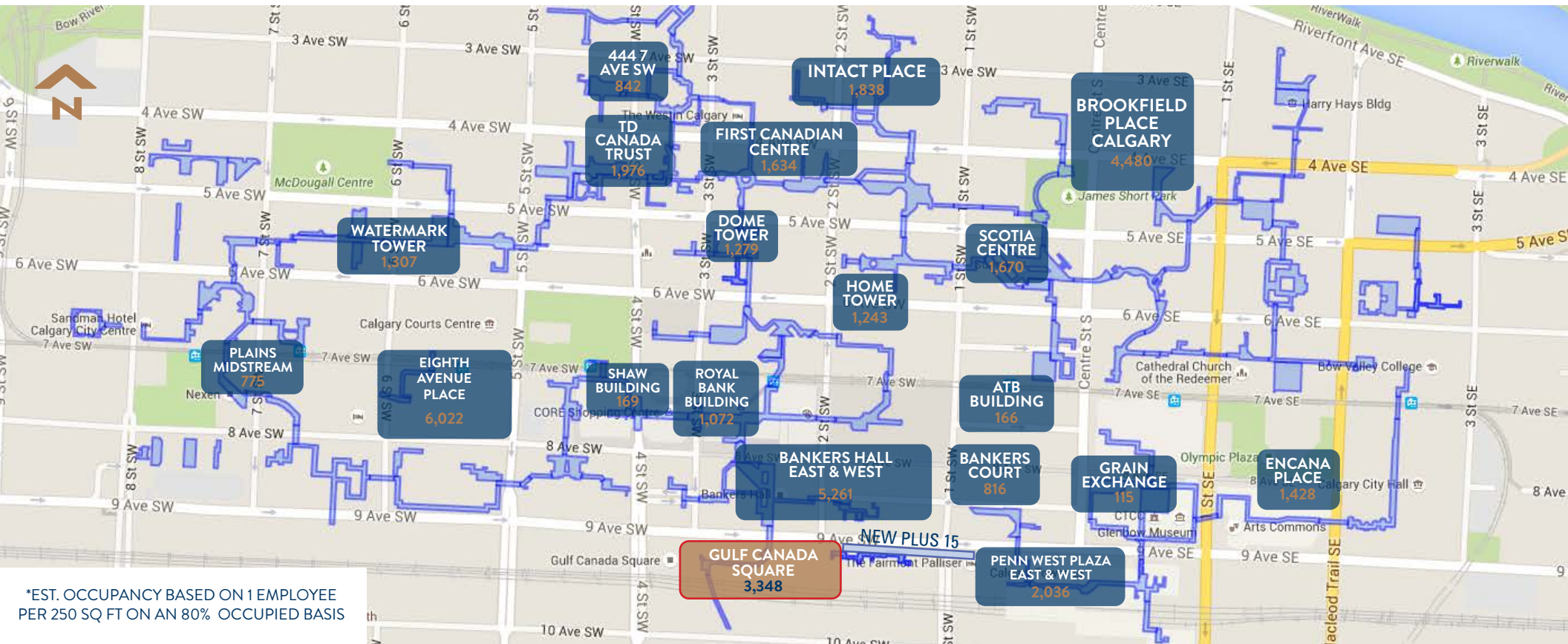
## DAYTIME POPULATION

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



## AVERAGE AGE

Downtown: 41.0  
300M Radius: 34.3  
Calgary: 38.8



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

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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

401 9 Avenue SW, Calgary, Alberta

## YEAR BUILT

1978

## LEGAL DESCRIPTION

Plan: 9211836  
Block: 16  
Lot: 2



## ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 15.31 PSF
Property Tax	\$ 2.08 PSF
<b>Total</b>	<b>\$ 17.39 PSF</b>

## FOOD COURT COSTS

Operating Costs	\$ 15.31 PSF
Food Court Expenses	\$ 28.53 PSF
Property Tax	\$ 2.08 PSF
<b>Total</b>	<b>\$ 45.92 PSF</b>

Premises Utilities Separately Metered  
Management Fee Included

## TENANTS

*Tim Hortons*

ALFORNO  
BAKERY & CAFÉ

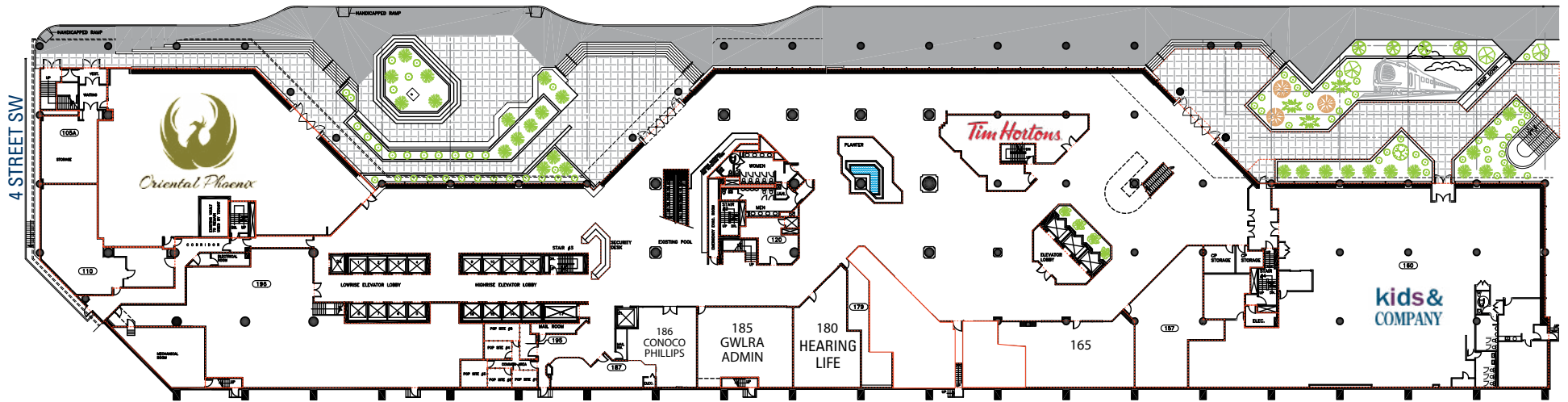
servus  
credit union

kids &  
COMPANY

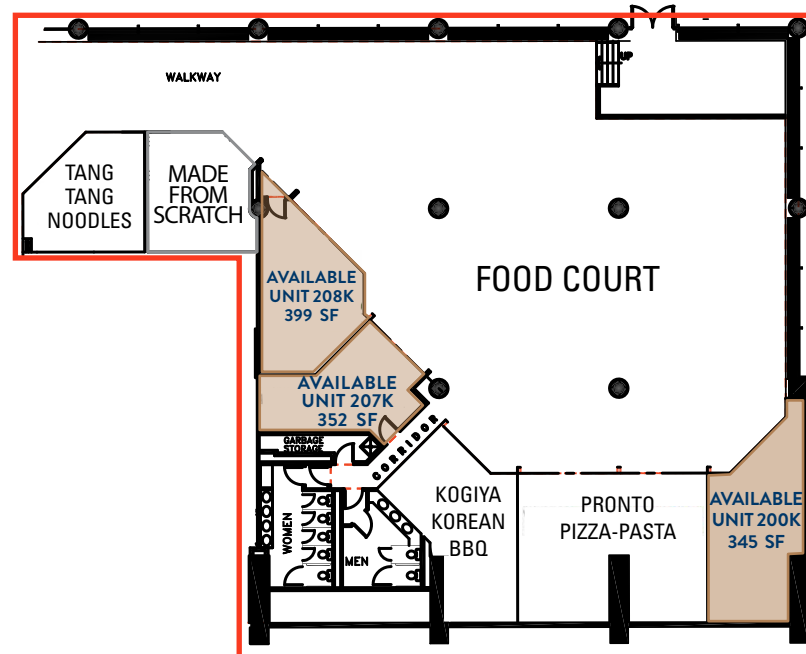
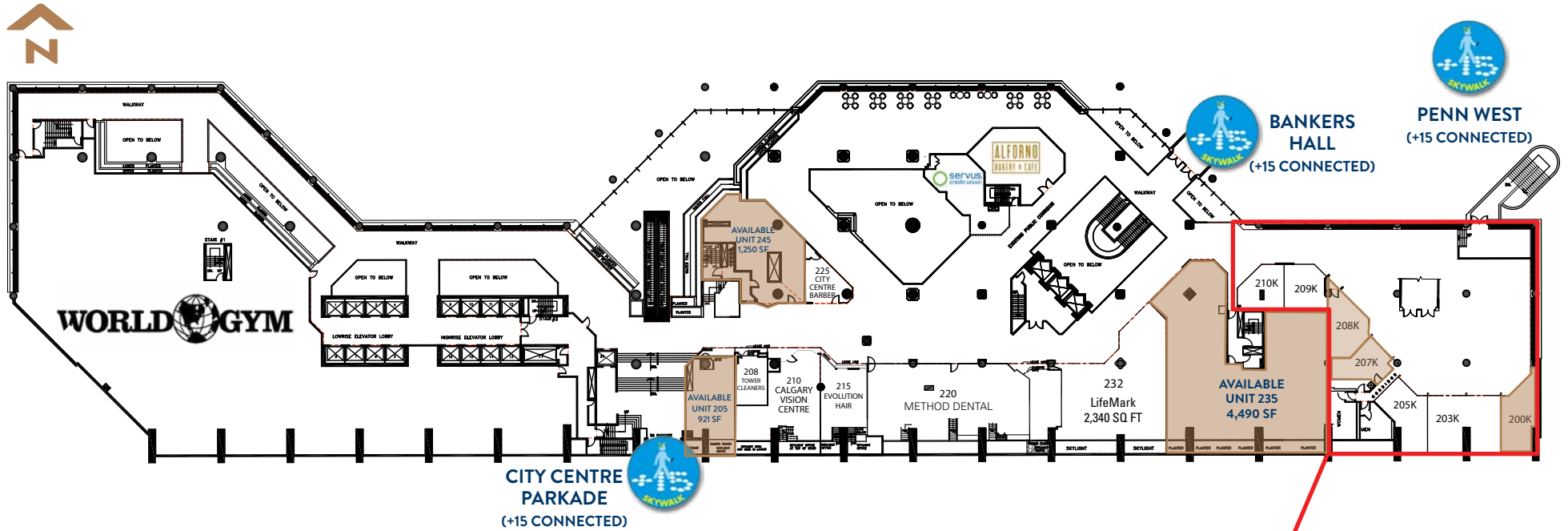
# MAIN FLOOR



9 AVENUE SW

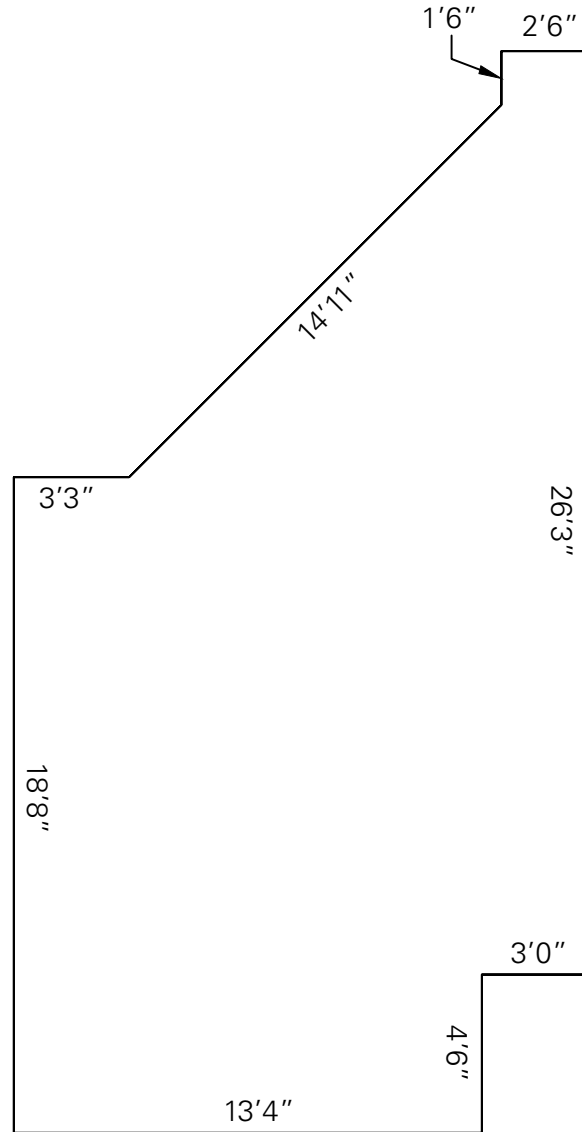


# PLUS 15



UNIT PLAN

# UNIT #200K



## UNIT

200K

## RETAIL AREA

345 Square Feet

## CEILING HEIGHT

9'9"

## POWER

120/208V, 225A

## HVAC

~ 700-800 CFM

## MUA

Yes

## KITCHEN EXHAUST

Yes

## WATER

3/4" Line

## GAS

1 1/4" Line

## SEWER

Floor Drain 4" Line

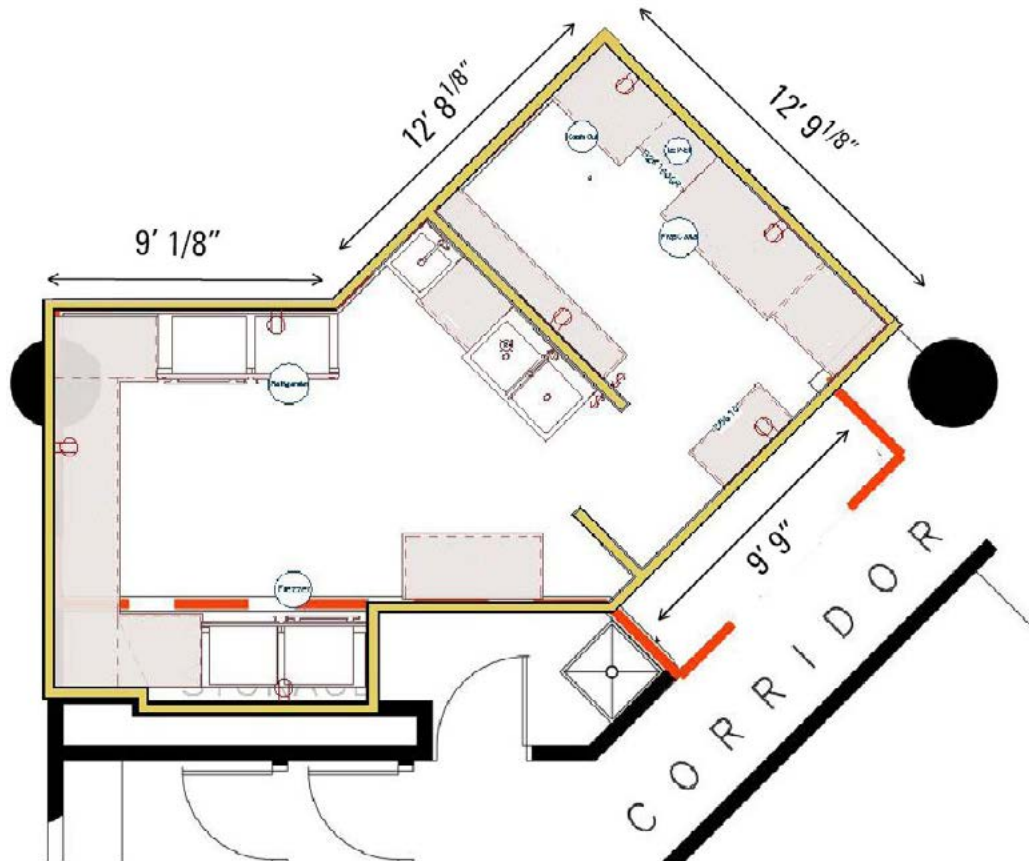
## LOADING

Freight Elevator



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

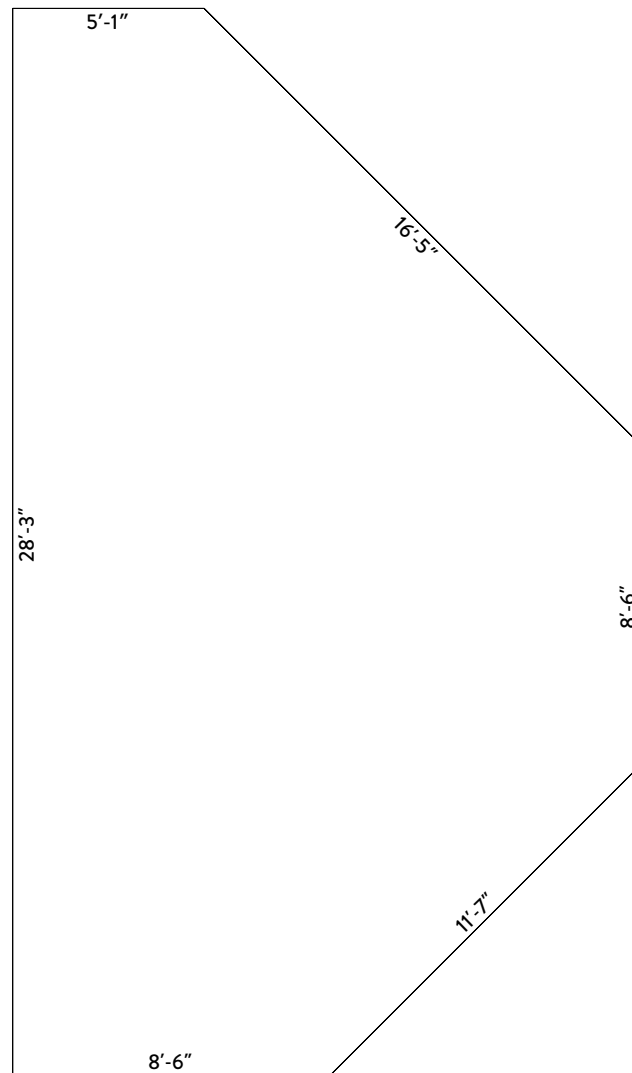
Freight Elevator

## GARBAGE

Food Court Washroom Corridor

UNIT PLAN

# UNIT #208



## UNIT

208K

## RETAIL AREA

399 Square Feet

## CEILING HEIGHT

9'7"

## POWER

200A service - 120/208V fed from  
75 KVA Transformer (600V)

Two 30 Circuit Panel Boards

Electrical Meter in Place

## HVAC

2,000 CFM (No Cooling)

## MUA

Yes

## KITCHEN EXHAUST

Two Grease Hood Fans -

1,800 CFM & 2,700 CFM

## WATER

3/4" Line

## GAS

3/4" Line

## SEWER

4" Line

## LOADING

Freight Elevator

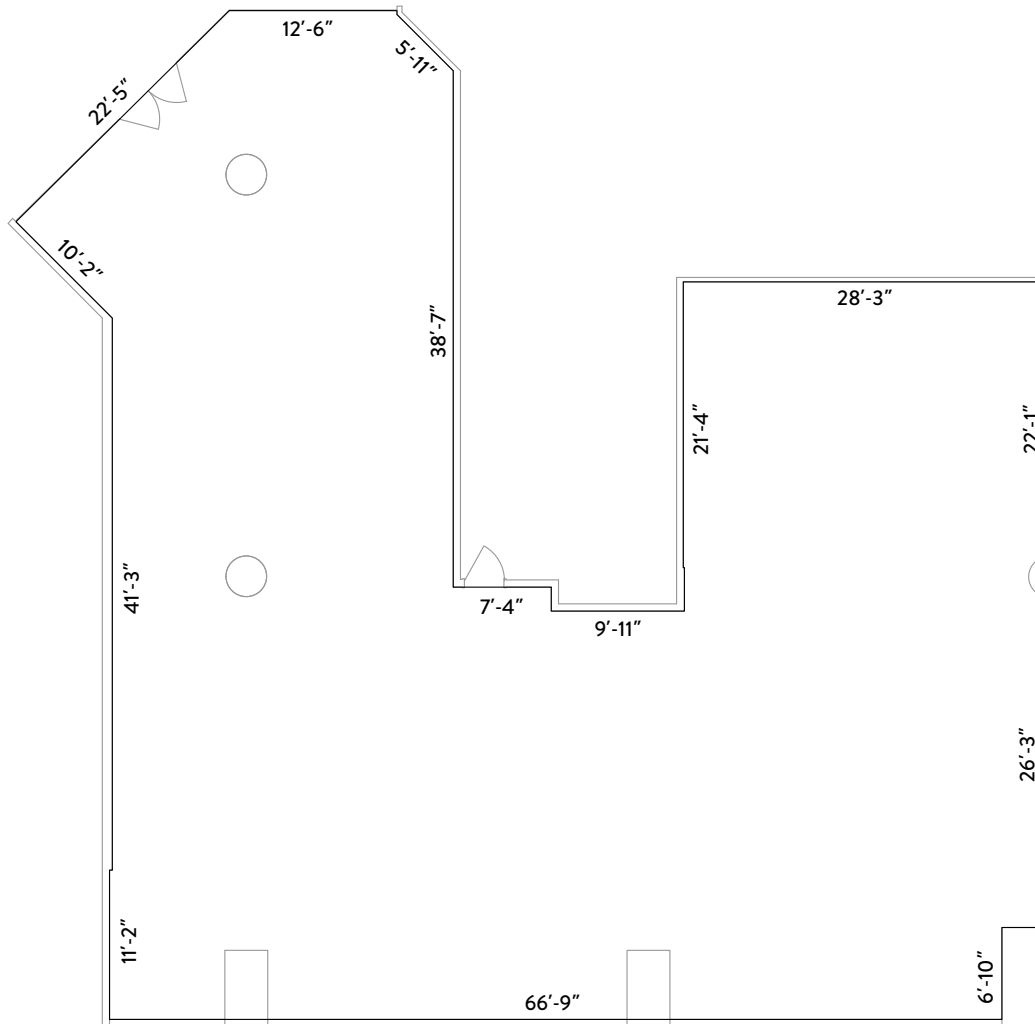
## GARBAGE

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

ADDITIONAL PHOTOS





FUTURE DEVELOPMENT





# FUTURE DEVELOPMENT





CONNECT WITH US  
**CONTACT**

GENERAL



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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.

