

RETAIL SPACE FOR LEASE



STEPHEN AVENUE PLACE

700 2 Street SW, Calgary, Alberta

Retail Availability:
582 SF - 9,261 SF

TAURUSGROUP.COM

HEATHER WIETZEL

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ABOUT

BUILDING HIGHLIGHTS

Located between the C-Train line and Stephen Avenue Walk, Stephen Avenue Place is a high profile retail podium at the base of a 40 storey office tower.

- > Extensive recent renovation including the addition of a new main level restaurant (Barbarella), Plus 15 food hall (construction underway) and 40th floor restaurant (Major Tom)
- > Connected in three directions to the Plus 15, with pedestrian traffic counts of 32,689 people from The CORE and 13,086 from Brookfield Place

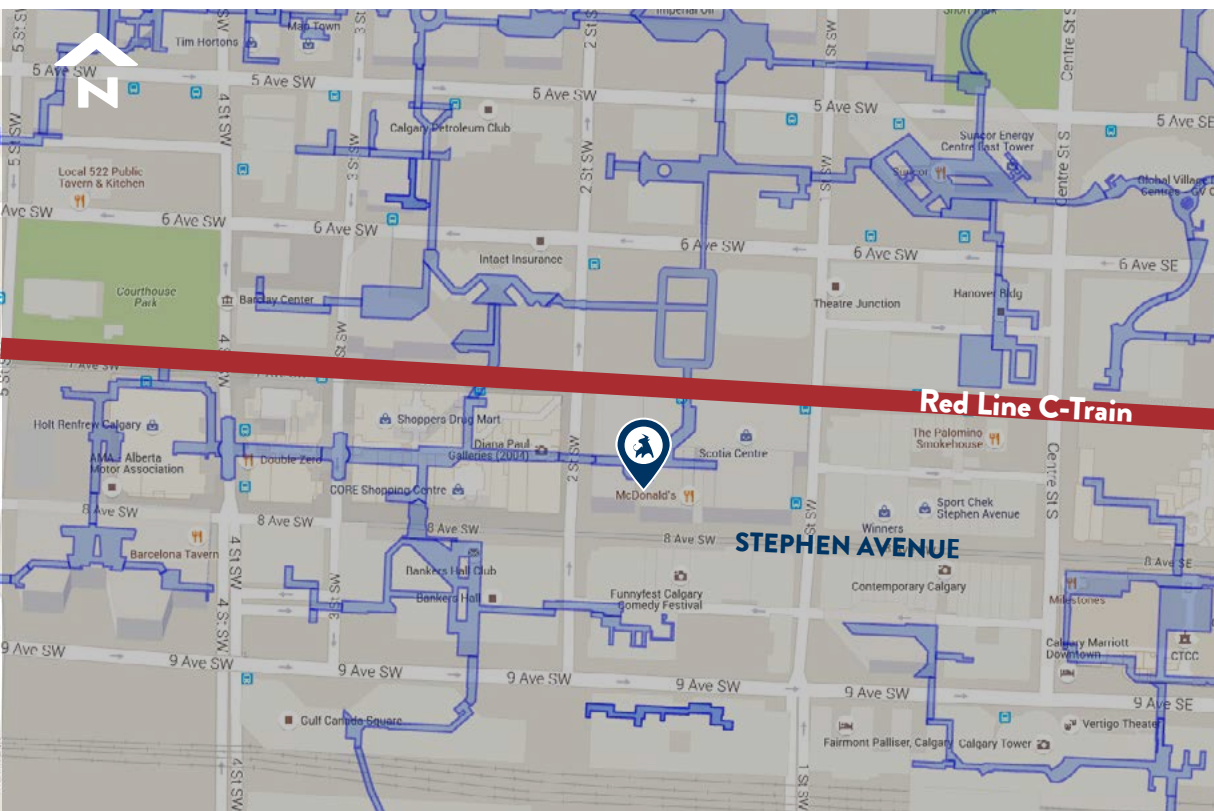
[PROPERTY WEBSITE >>](#)



ABOUT

LOCATION HIGHLIGHTS

- Located between The CORE, Brookfield Place and Hudson's Bay on Stephen Avenue with 22,500 pedestrians walking through the Plus 15 weekly and heavy traffic along 2nd St SW
- Connected via Plus 15 to Bow Parkade, with 875 parking stalls
- Located on the C-Train line, less than 100 metres from two different train stations each with on-offs of over 24,000 people per day
- Future 2nd Street Green Line C-Train station to be located across the street



COMMUNITY

DEMOGRAPHIC DATA



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

ADDITIONAL HIGHLIGHTS:

- SLATE is a Canadian based owner and manager of real estate assets totalling more than \$6 Billion
- The multi-million dollar redevelopment of Stephen Avenue Place repositions property as the premiere office & retail address in downtown Calgary
- Main level now features *Barbarella*, an Oliver & Bonacini concept serving Italian cuisine
- Plus 15 level will be home to a new food hall with a variety of chef inspired offerings
- 40th floor now showcases Concorde Entertainment Group's latest restaurant, *Major Tom*
- *WeWork*, offering flexible coworking spaces, occupies four floors of the building

BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 630,432 sq ft

LANDLORD

Slate

ZONING

CR20 - C20 /R20

MUNICIPAL ADDRESS

700 2 Street SW, Calgary, Alberta

YEAR BUILT

1976 / 2020



ADDITIONAL RENT 2024 ESTIMATES

	RETAIL	KRAFT	VENATOR
Operating Costs	\$ 21.01 PSF	\$ 21.39 PSF	\$ 11.31 PSF
Property Tax	\$ 2.27 PSF	\$ 7.40 PSF	\$ 4.69 PSF
Total	\$ 23.28 PSF	\$ 28.79 PSF	\$ 16.00 PSF
Premises Utilities Management Fee	Seperately Metered Included		

TENANTS

BARBARELLA

MAJOR
TOM

GORO+GUN

NATIONAL

PHIL &
SEBASTIAN
COFFEE
ROASTERS

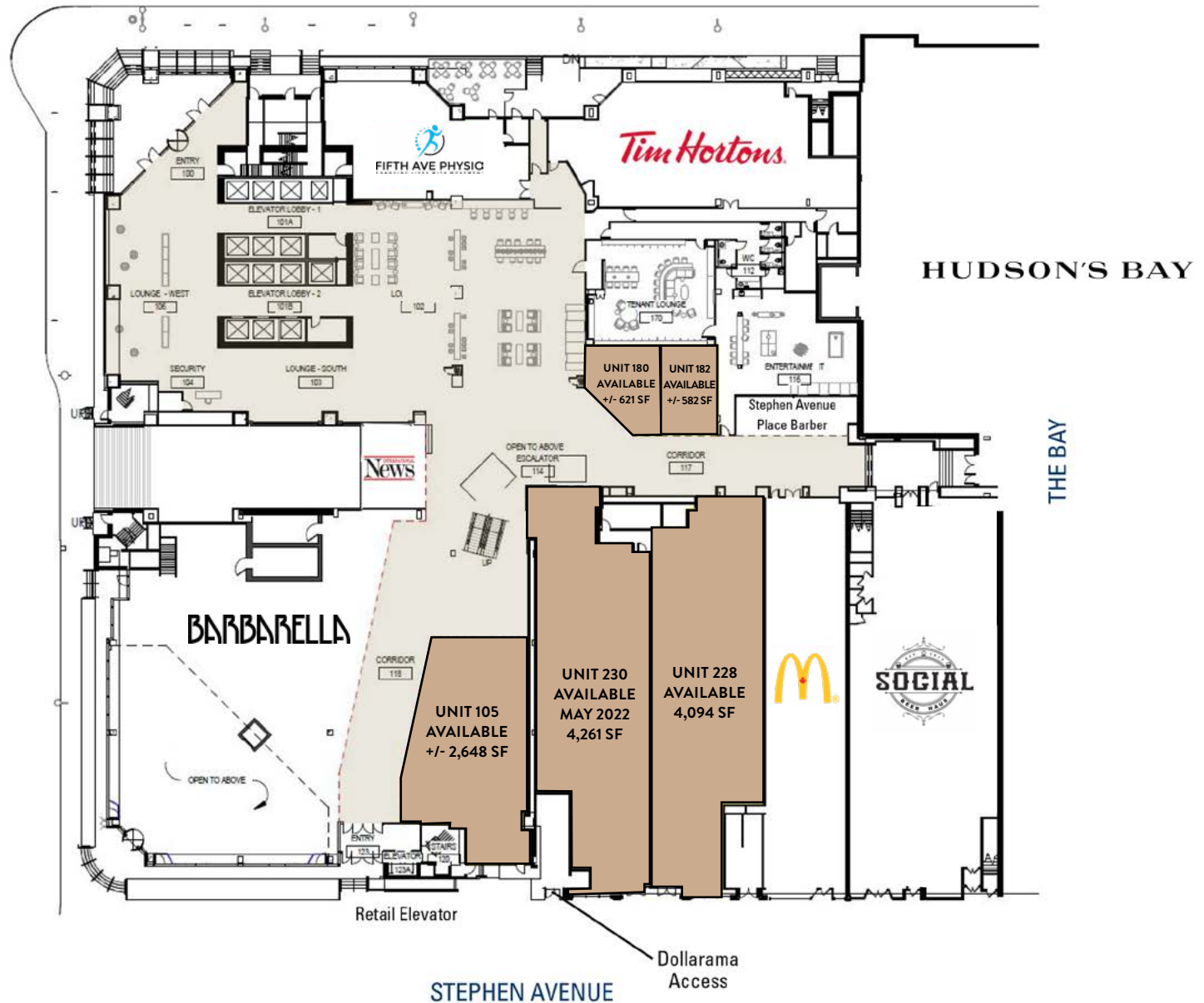


MAIN FLOOR

7 AVENUE SW

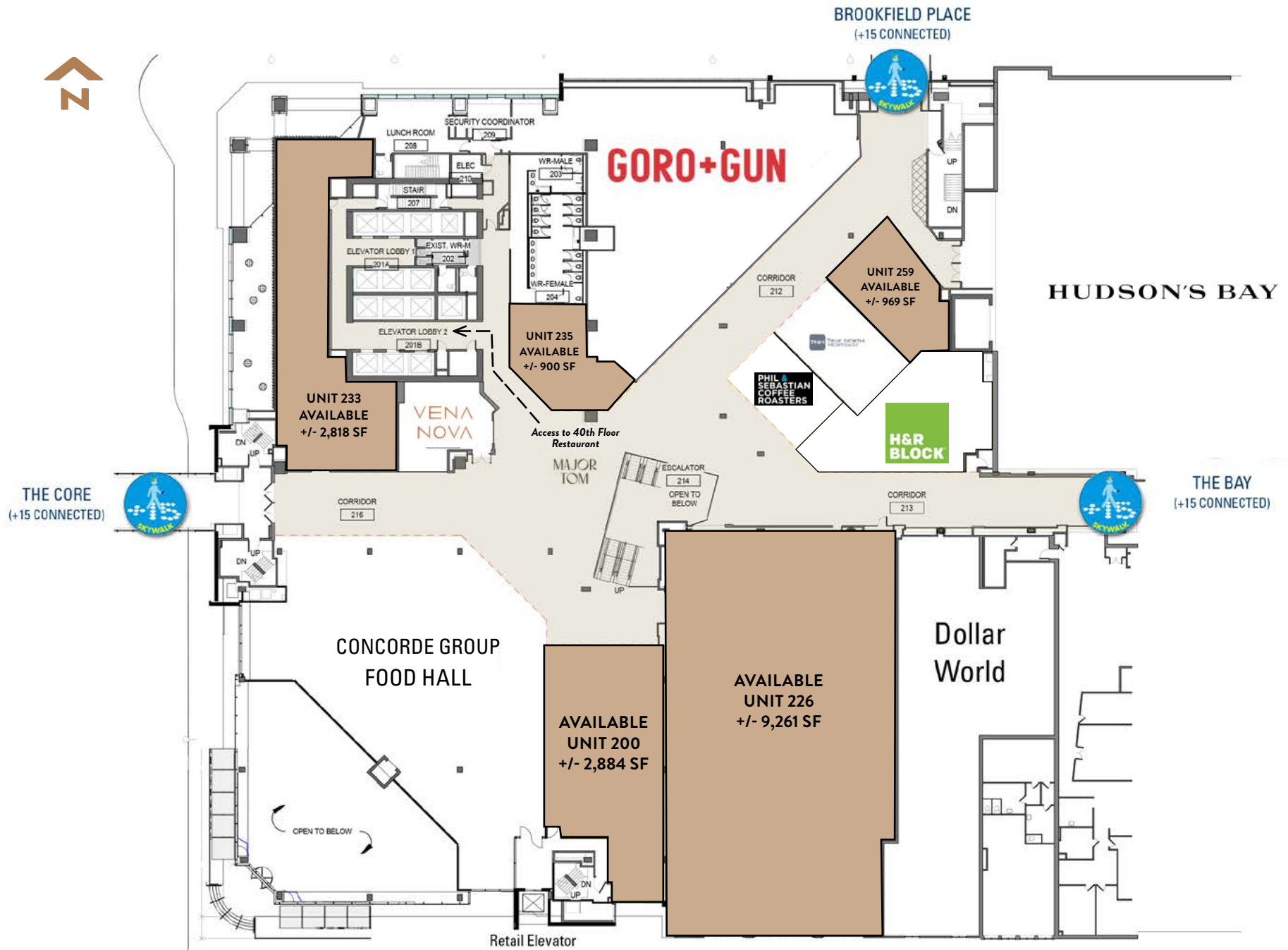


2 STREET SW

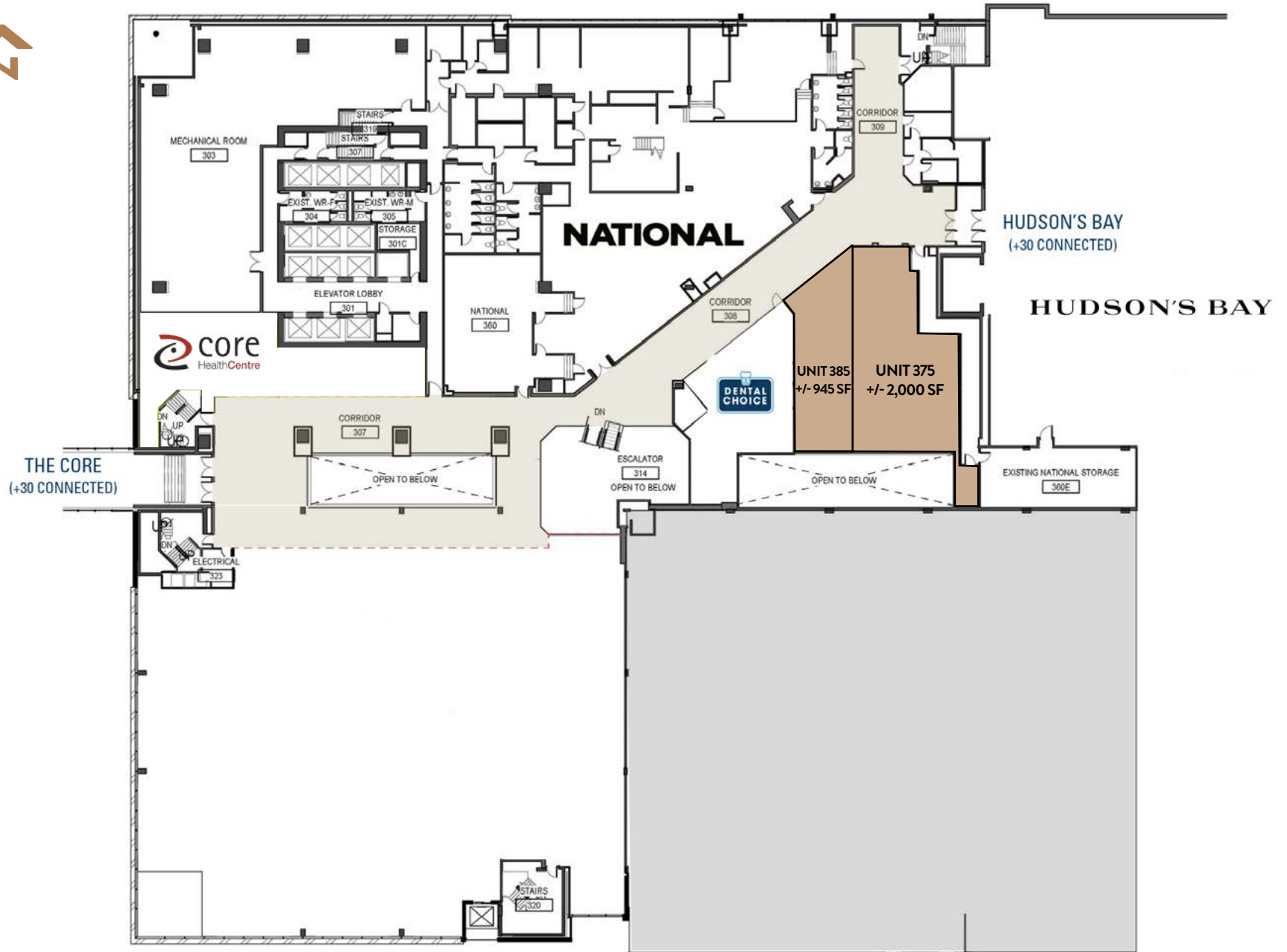


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SECOND FLOOR

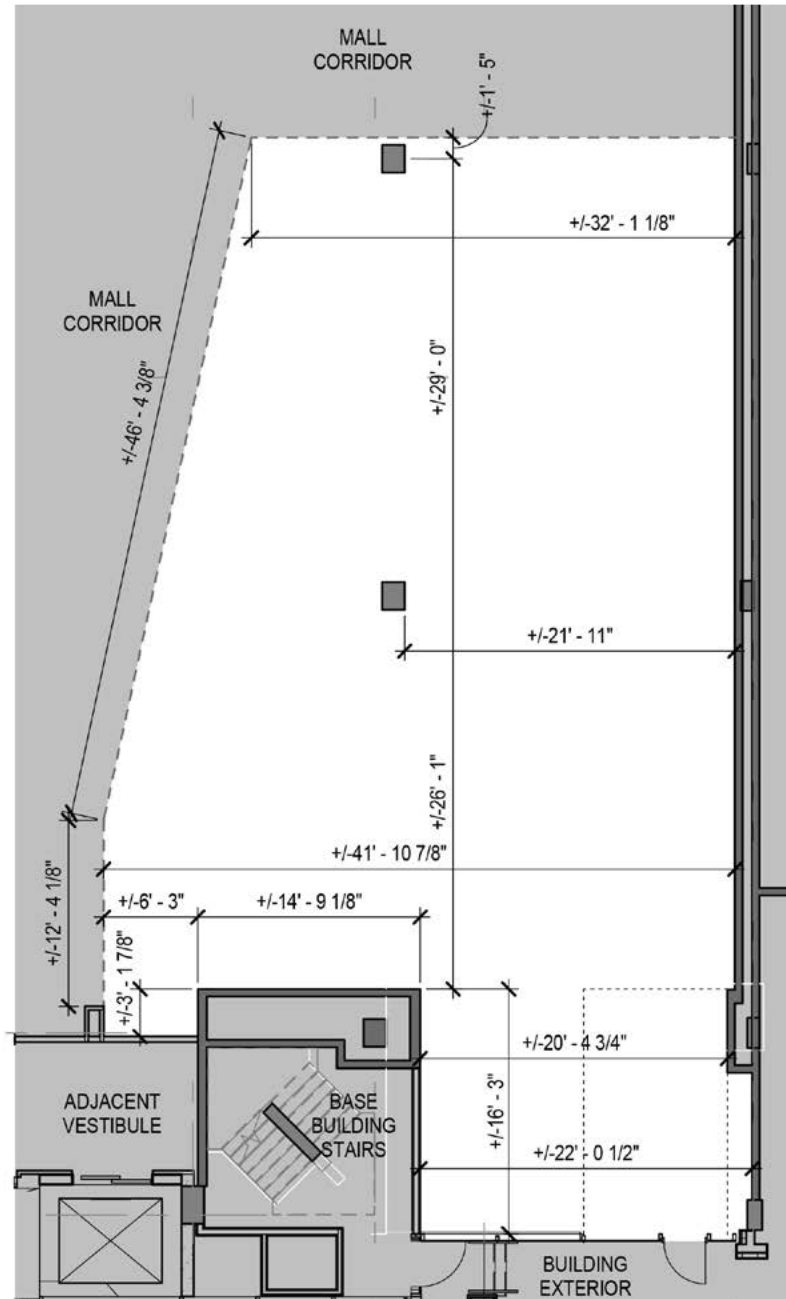


THIRD FLOOR



UNIT PLAN

UNIT #105



UNIT

105

RETAIL AREA

2,966 Square Feet

CEILING HEIGHT

15'6"

POWER

600V / 20A

HVAC

From Base Building
Chiller Unit; No Fan Coil

MUA

771 CFM from new RTU2

WATER

1" Line

GAS

No

SEWER

Yes

GARBAGE

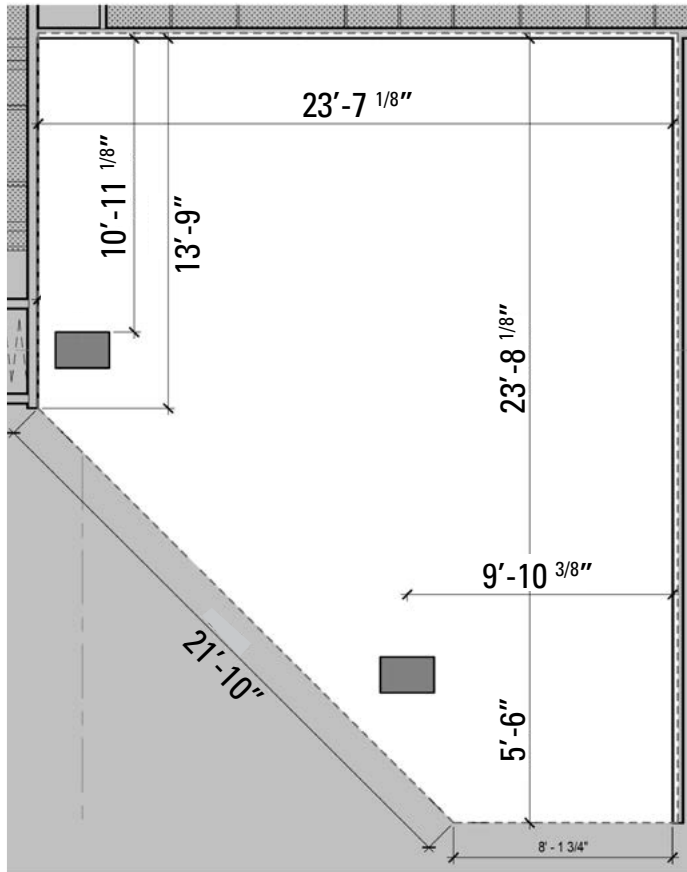
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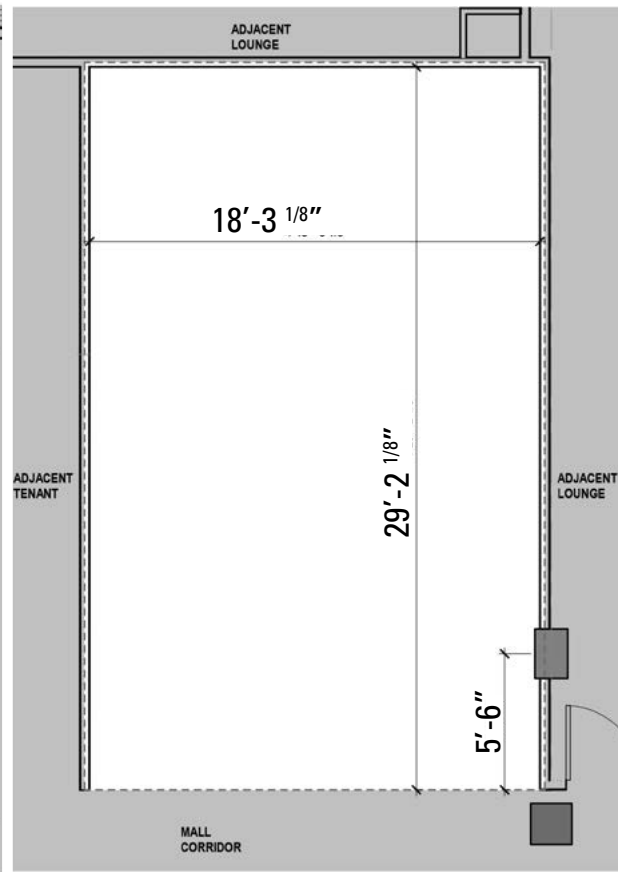
Retail Shuttle Elevator to
Basement

UNIT PLAN

UNITS #180 & #182



UNIT 180



UNIT 182

UNIT

180

RETAIL AREA

626 Square Feet

CEILING HEIGHT

15'6"

POWER

600V / 20A

HVAC

From Base Building Chiller Unit; No Fan Coil

MUA

170 CFM from new RTU2

WATER

1" Line

GAS

No

SEWER

Yes

GARBAGE

Loading Dock

LOADING

Retail Shuttle Elevator to Basement

UNIT

182

RETAIL AREA

592 Square Feet

CEILING HEIGHT

15'6"

POWER

600V / 20A

HVAC

From Base Building Chiller Unit; No Fan Coil

MUA

160 CFM from new RTU2

WATER

1" Line

GAS

No

SEWER

Yes

GARBAGE

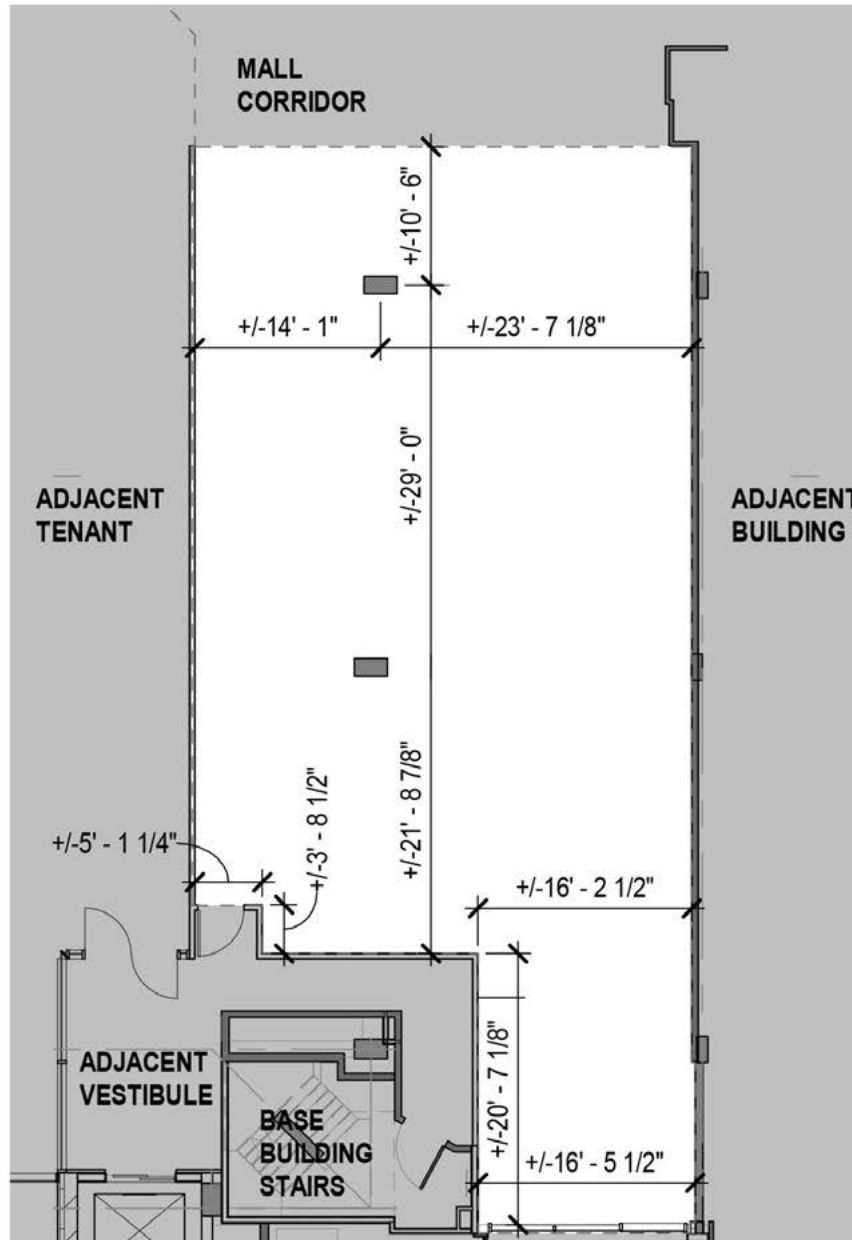
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Retail Shuttle Elevator to Basement

UNIT PLAN

UNIT #200



UNIT

200

RETAIL AREA

2,851 Square Feet

CEILING HEIGHT

15'6"

POWER

600V / 40A

HVAC

From Base Building
Chiller Unit; No Fan Coil

MUA

574 CFM from new RTU2

WATER

1" Line

GAS

No

SEWER

Yes

GARBAGE

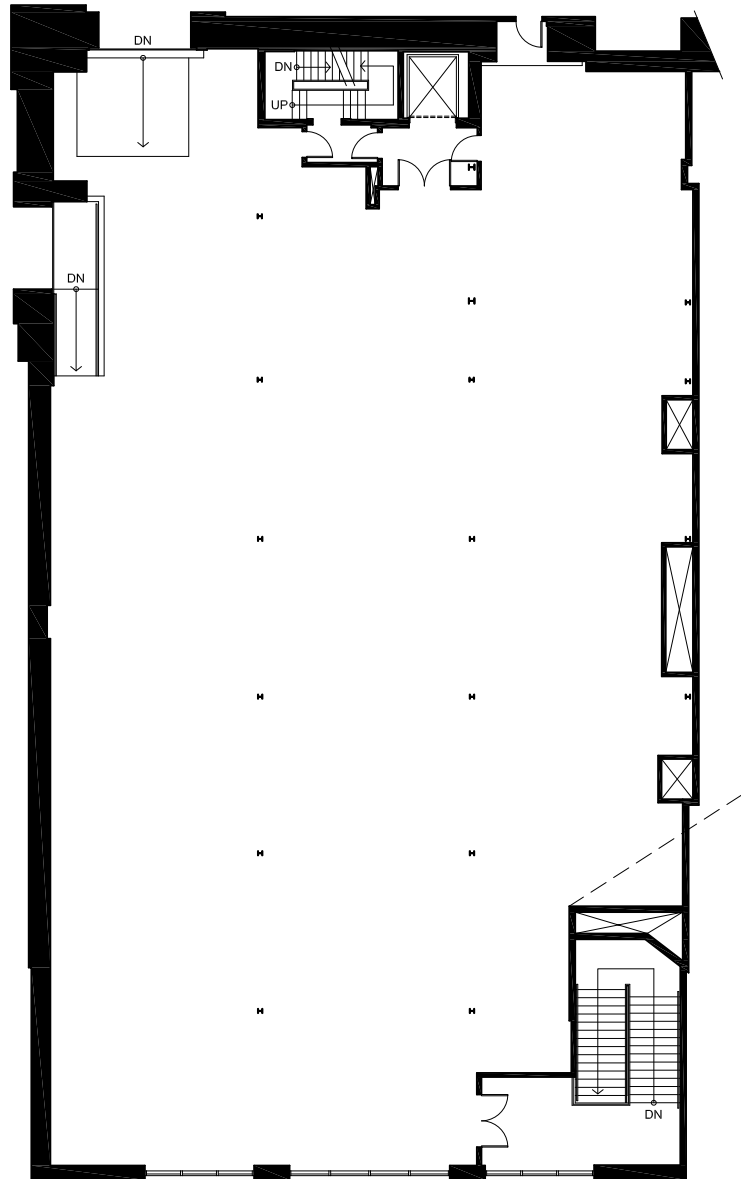
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Retail Shuttle Elevator to
Basement

UNIT PLAN

UNIT #226



UNIT

226

RETAIL AREA

9,261 Square Feet

CEILING HEIGHT

10'9"

POWER

400A, 120/208V

600A, 120/208V

HVAC

Three Units - 3, 10 & 10 Tons

WATER

Yes

GAS

Yes

SEWER

Yes

GARBAGE

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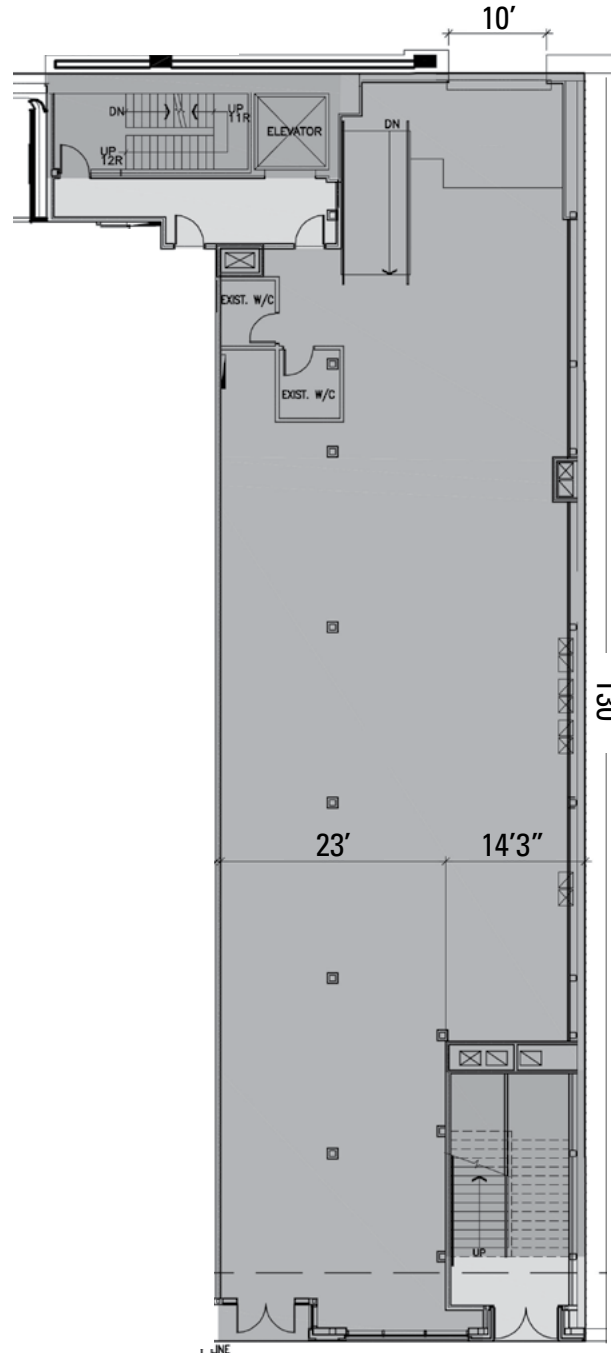
Retail Shuttle Elevator to
Basement

STORAGE

Located on Third Level; 400 SF

UNIT PLAN

UNIT #228



UNIT

228 (Main Level)

RETAIL AREA

4,094 Square Feet

CEILING HEIGHT

14'7" Floor to Ceiling

11'7" Floor to Ducting

POWER

200A, 120/208V

HVAC

Two Units; 7.5 Tons ea.

WATER

Yes

GAS

No

SEWER

Yes

GARBAGE

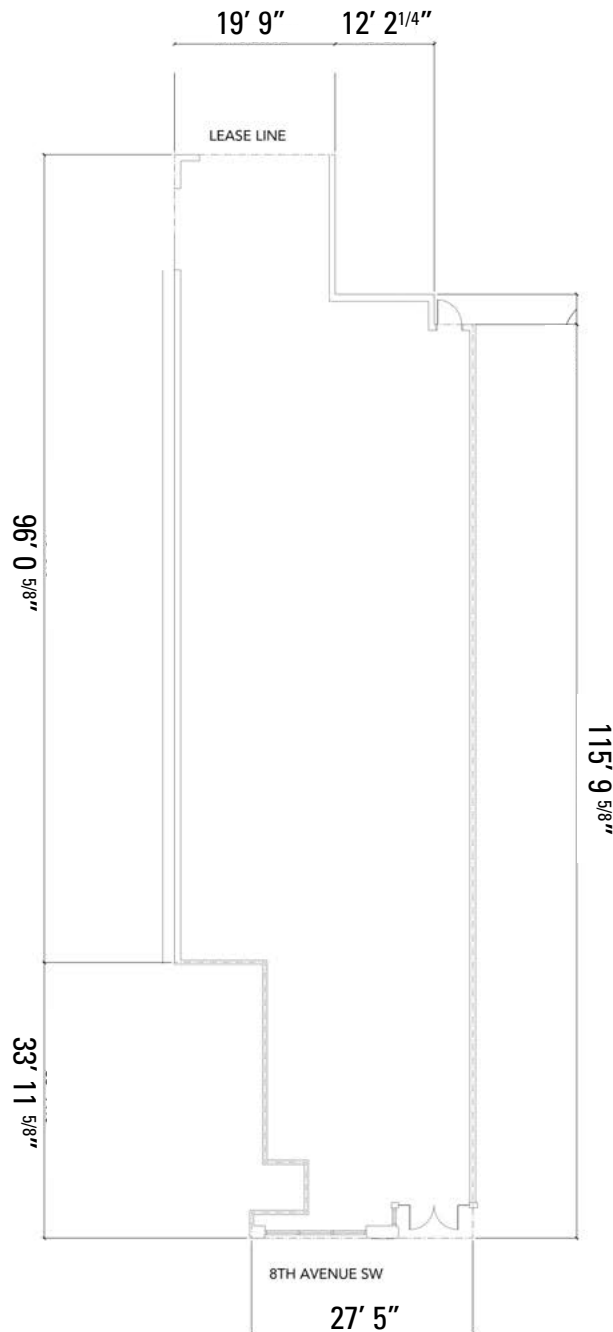
Access in Back Hallway

STORAGE

No

UNIT PLAN

UNIT #230



UNIT

230 (Main Level)

RETAIL AREA

4,261 Square Feet

CEILING HEIGHT

10'1" Entrance

14'8" Main Area

POWER

200A, 120/208V

HVAC

Two Units; 7.5 & 10 Tons

WATER

Yes

GAS

No

SEWER

Yes

GARBAGE

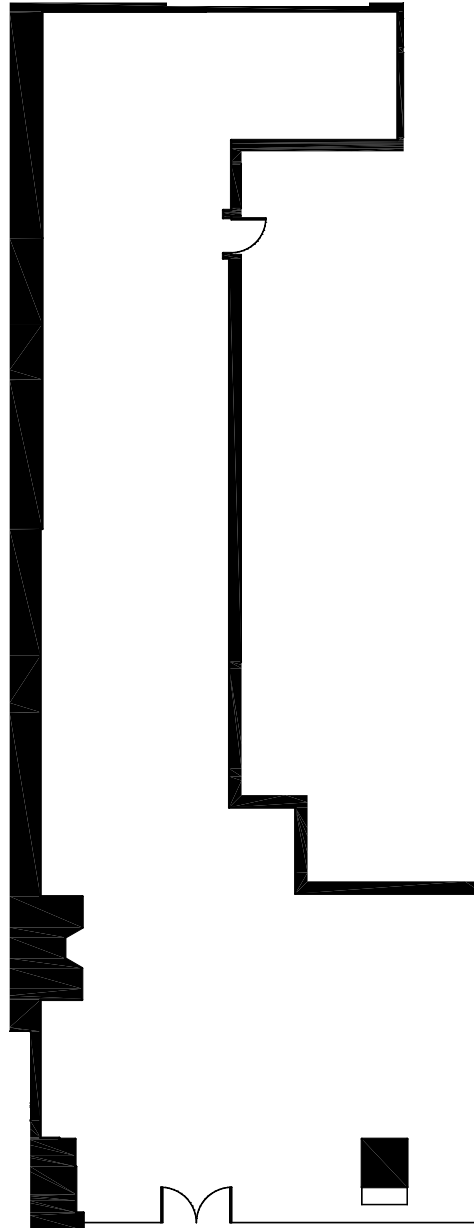
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UNIT PLAN

UNIT #233



UNIT

233

RETAIL AREA

2,818 Square Feet

CEILING HEIGHT

15'6"

POWER

Two feeds; 208V/50A &
208V/100A

HVAC

10,500 CFM Fancoil Unit

WATER

1" Line

GAS

No

SEWER

Yes

GARBAGE

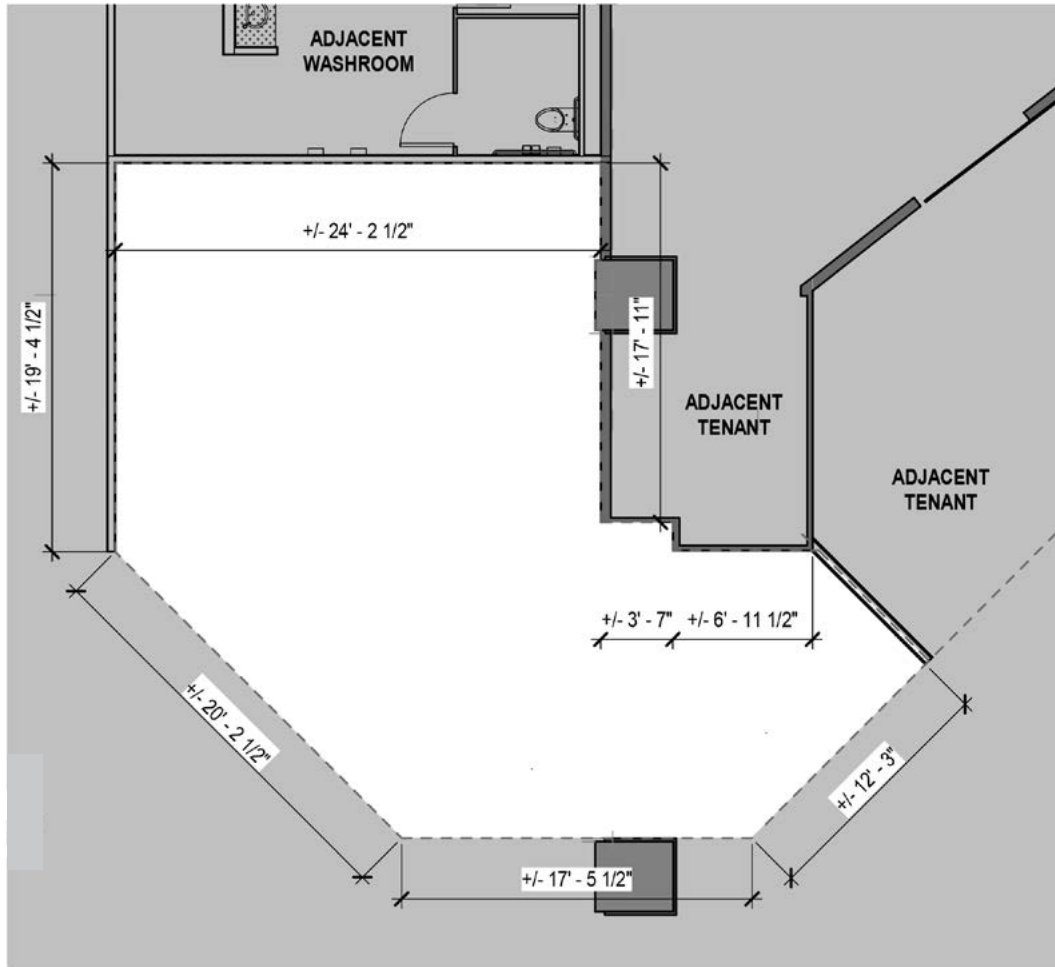
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UNIT PLAN

UNIT #235



UNIT

235

RETAIL AREA

900 Square Feet

CEILING HEIGHT

15'6"

POWER

600V / 20A

HVAC

From Base Building
Chiller Unit; No Fan Coil

MUA

147 CFM from new RTU2

WATER

1" Line

GAS

No

SEWER

Yes

GARBAGE

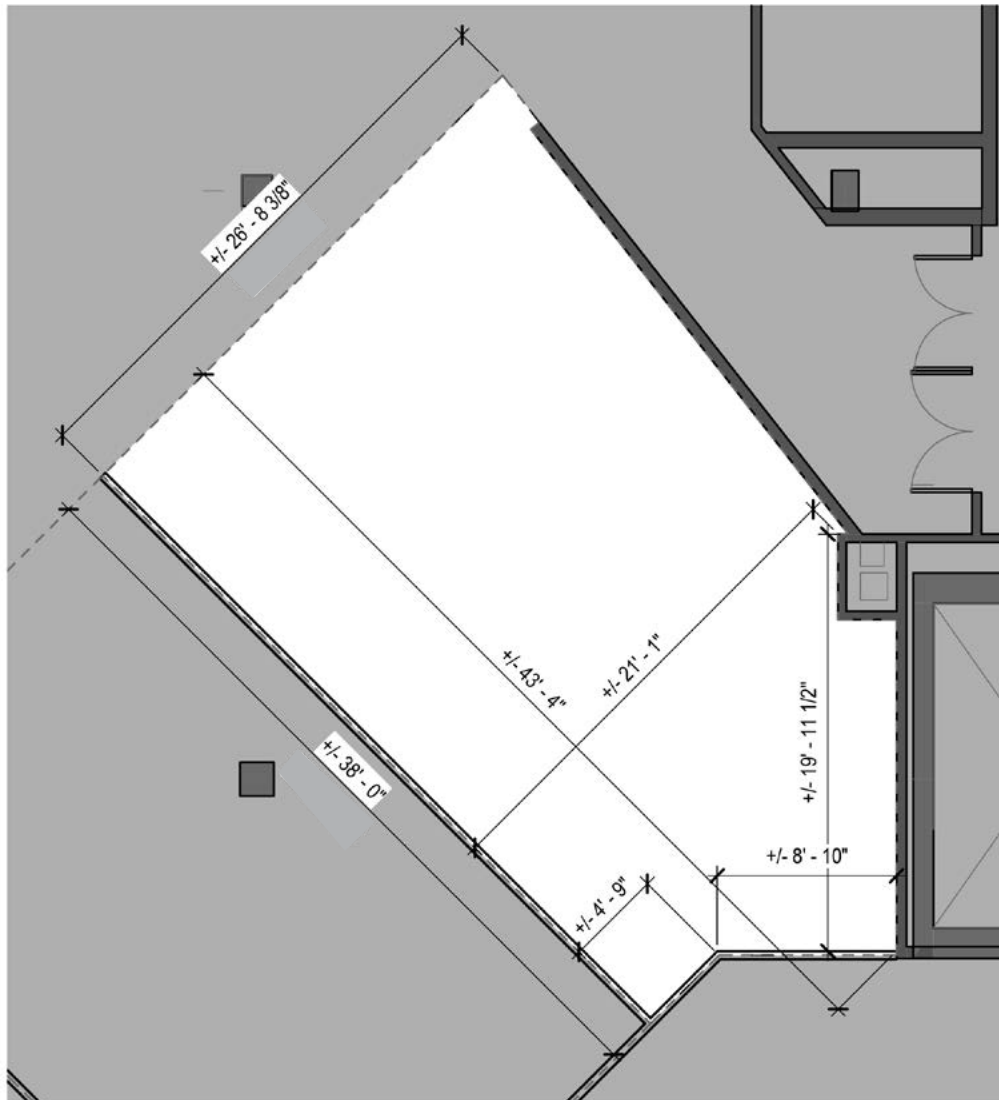
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Retail Shuttle Elevator to
Basement

UNIT PLAN

UNIT #259



UNIT

259

RETAIL AREA

969 Square Feet

CEILING HEIGHT

15'6"

POWER

600V / 20A

HVAC

From Base Building
Chiller Unit; No Fan Coil

MUA

140 CFM from new RTU2

WATER

1" Line

GAS

No

SEWER

Yes

GARBAGE

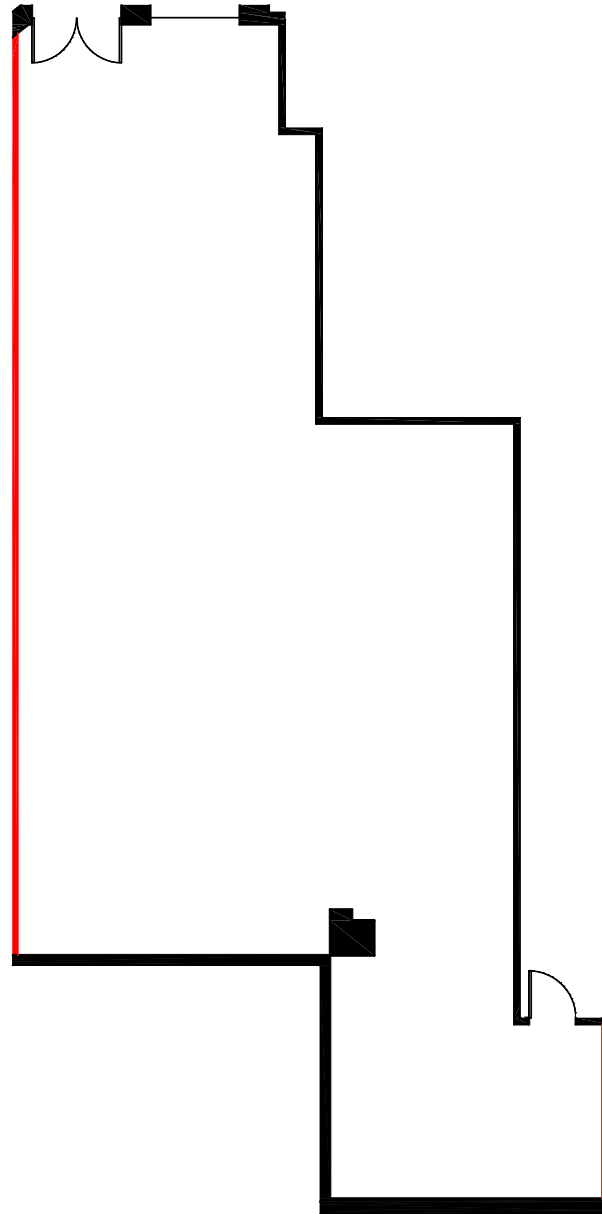
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Retail Shuttle Elevator to
Basement

UNIT PLAN

UNIT #375



UNIT

375

RETAIL AREA

1,985 Square Feet

CEILING HEIGHT

15'6"

POWER

TBC

HVAC

AHU 31 (Fan Coil)

WATER

1" Line

GAS

No

SEWER

Yes

GARBAGE

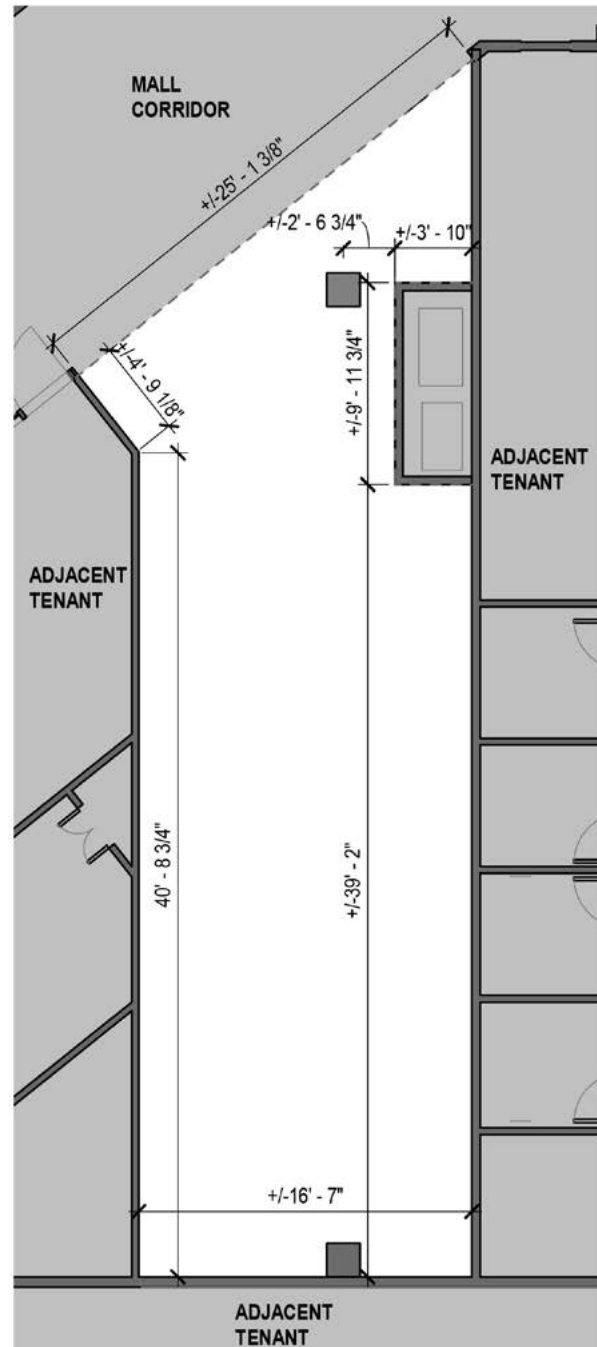
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Retail Shuttle Elevator to
Basement

UNIT PLAN

UNIT #385



UNIT

385

RETAIL AREA

964 Square Feet

CEILING HEIGHT

15'6"

POWER

600V / 20A

HVAC

AHU 31 (Fan Coil)

WATER

1" Line

GAS

No

SEWER

Yes

GARBAGE

Loading Dock

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Retail Shuttle Elevator to
Basement

ADDITIONAL PHOTOS



RESTAURANT AND FOOD HALL IMAGERY



MAIN LEVEL RESTAURANT (NOW OPEN)



MAIN LEVEL RESTAURANT (NOW OPEN)



SECOND LEVEL FOOD HALL (FALL 2023)



SECOND LEVEL FOOD HALL (FALL 2023)

CONNECT WITH US
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ADVISOR AND ADVOCATE FOR OWNERS AND
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