



RETAIL SPACE FOR LEASE

707 FIFTH - MANULIFE PLACE

707 5 Street SW, Calgary, Alberta

Retail Availability:
Unit 200 - 3,934 SF

HEATHER WIETZEL

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TAURUSGROUP.COM



ABOUT

BUILDING HIGHLIGHTS

707 Fifth - Manulife Place is a 27-storey office tower located on the corner of 7th Avenue and 5th Street SW that showcases an engaging, indoor winter garden and soaring 30-foot tall lobby.

- Connected to the Plus 15 walkway system and directly adjacent to the 6th Street LRT station and 5th Street bus stop
- Steps away from the Core Shopping Centre, The Calgary Court of Appeal and the tranquil Century Gardens

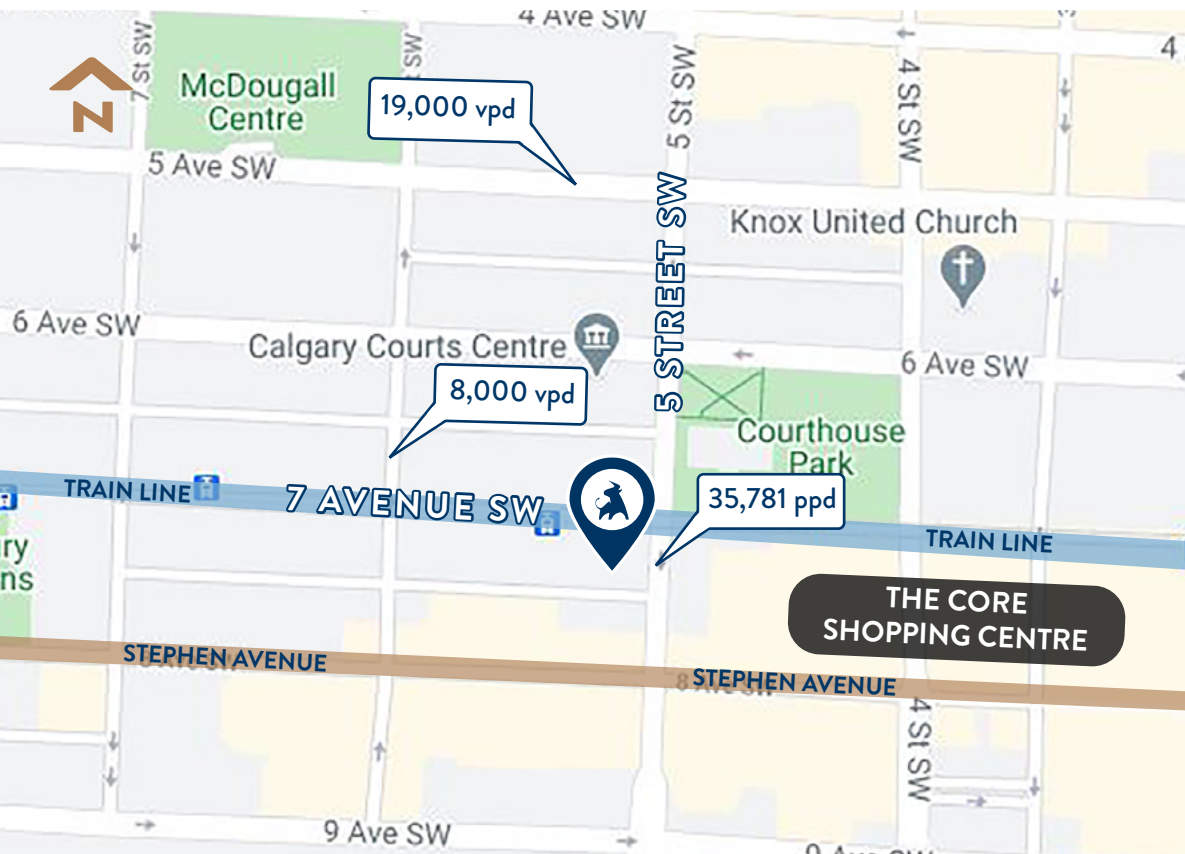


ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Located immediately in front on 6 Street SW LRT station with 12,180 boardings/weekday and within one block of 4 Street SW LRT station with 20,460 boardings/weekday
- Direct access to the Plus 15 network with connections to Encor Place and Watermark Tower
- Traffic counts of 35,781 pedestrians and 8,000 vehicles passing the site daily



COMMUNITY

DEMOGRAPHIC DATA



POPULATION

Downtown: 15,150
Calgary: 1,239,220



DAYTIME POPULATION

Downtown: 165,937



AVERAGE AGE

Downtown: 40.8
Calgary: 37.6



HOUSEHOLD INCOME

Downtown: \$102,223
Calgary: \$137,333



*EST. OCCUPANCY BASED ON 1 EMPLOYEE PER 250 SQ FT ON A FULLY OCCUPIED BASIS

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BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Total Size: 554,984 sq ft
Retail Size: 6,754 sq ft

LANDLORD

Manulife Real Estate

ZONING

CR20-C20/R20
(Commercial - Residential Core)

PARKING

1:1,700 sq ft
(132 bicycle stalls)

YEAR BUILT

Completion 2017

LEGAL DESCRIPTION

Plan: A1
Block: 48
Lot: 7-13

ADDITIONAL RENT 2025 ESTIMATES

Level	MAIN	SECOND
Operating Costs	\$ 14.43 PSF	\$ 14.43 PSF
Property Tax	\$ 4.45 PSF	\$ 6.62 PSF
Total	\$ 18.88 PSF	\$ 21.05 PSF

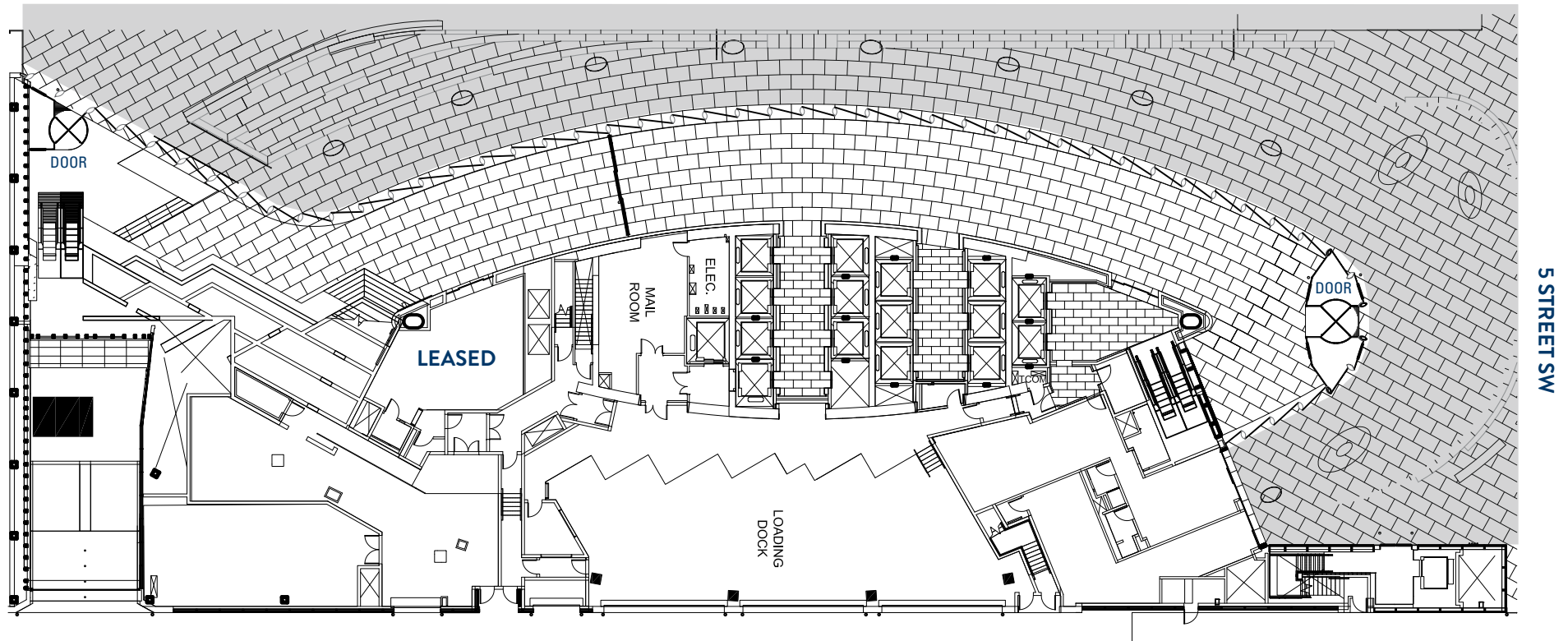
Premises Utilities	Included
Management Fee	Included



MAIN FLOOR



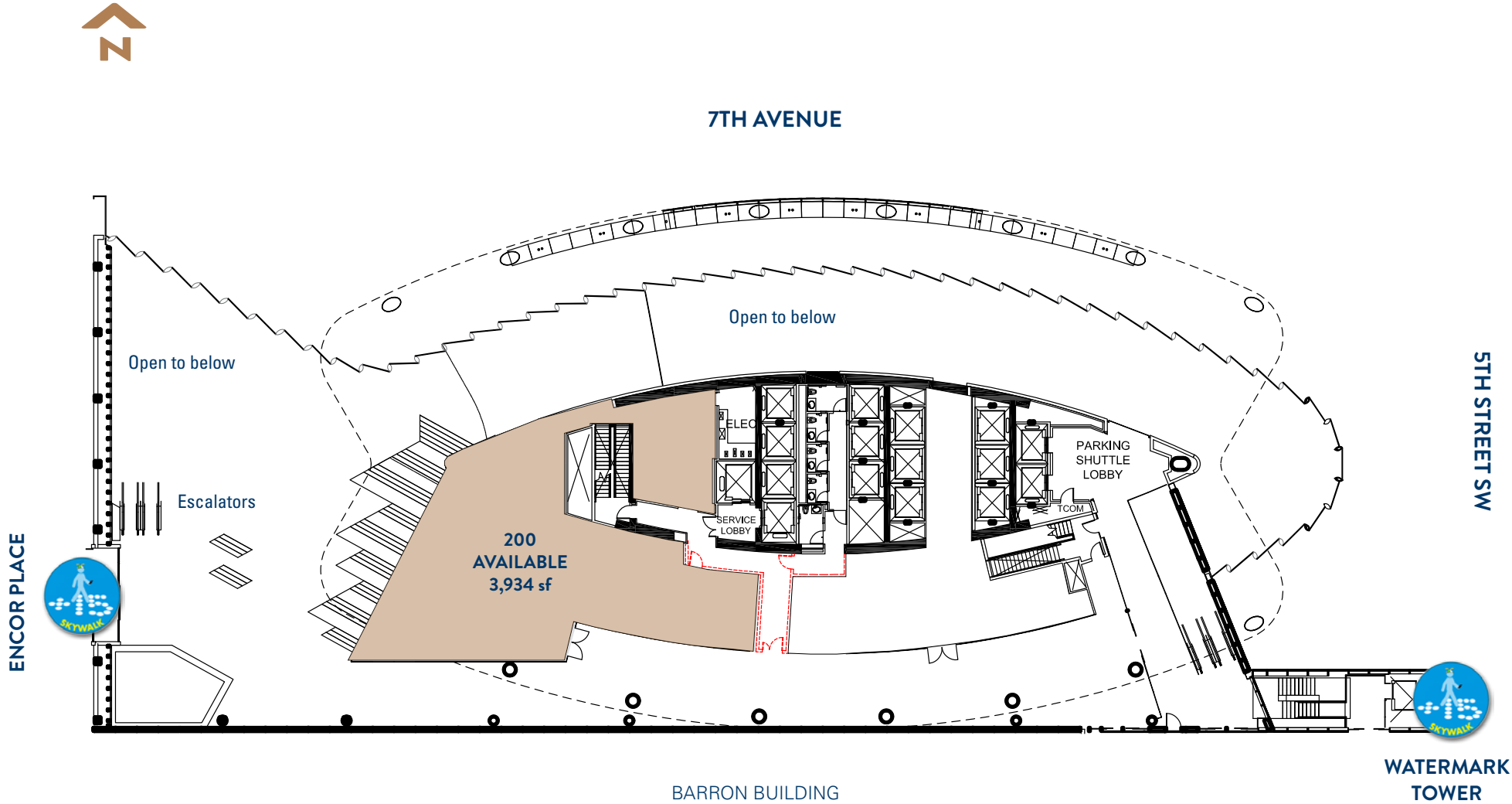
7 AVENUE SW
EB 6 ST SW LRT Station Platform



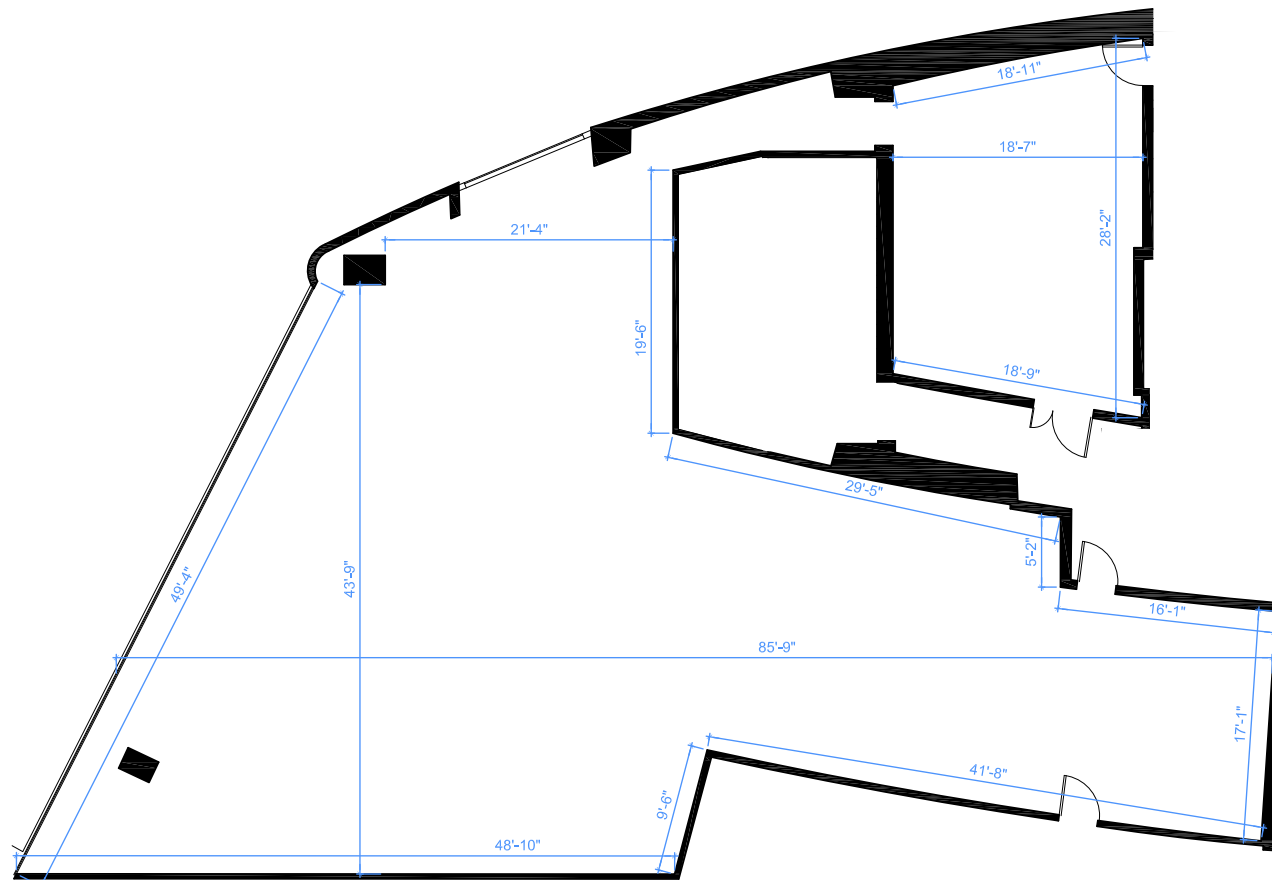
5 STREET SW

EXTERIOR PLAZA

SECOND FLOOR



UNIT #200



200

3,934 Square Feet

18' Floor to Floor

200A, 600V, 3Ph

Capped Condenser Water
Suitable for 1 Ton/200 SF

2623 CFM

Spatial Allowance up to 5,000 CFM

2" Line

2 1/2" Line

4" Line

Ground Level West of Loading Dock

Freight Elevator on Main Level

Available Upon Request

ADDITIONAL PHOTOS



CONNECT WITH US

CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



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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.

