

RETAIL SPACE FOR LEASE

# 707 FIFTH

707 5 Street SW, Calgary, Alberta

Unit 100 - 957 SF

Unit 200 - 3,934 SF

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

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## ABOUT

# BUILDING HIGHLIGHTS

707 Fifth 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

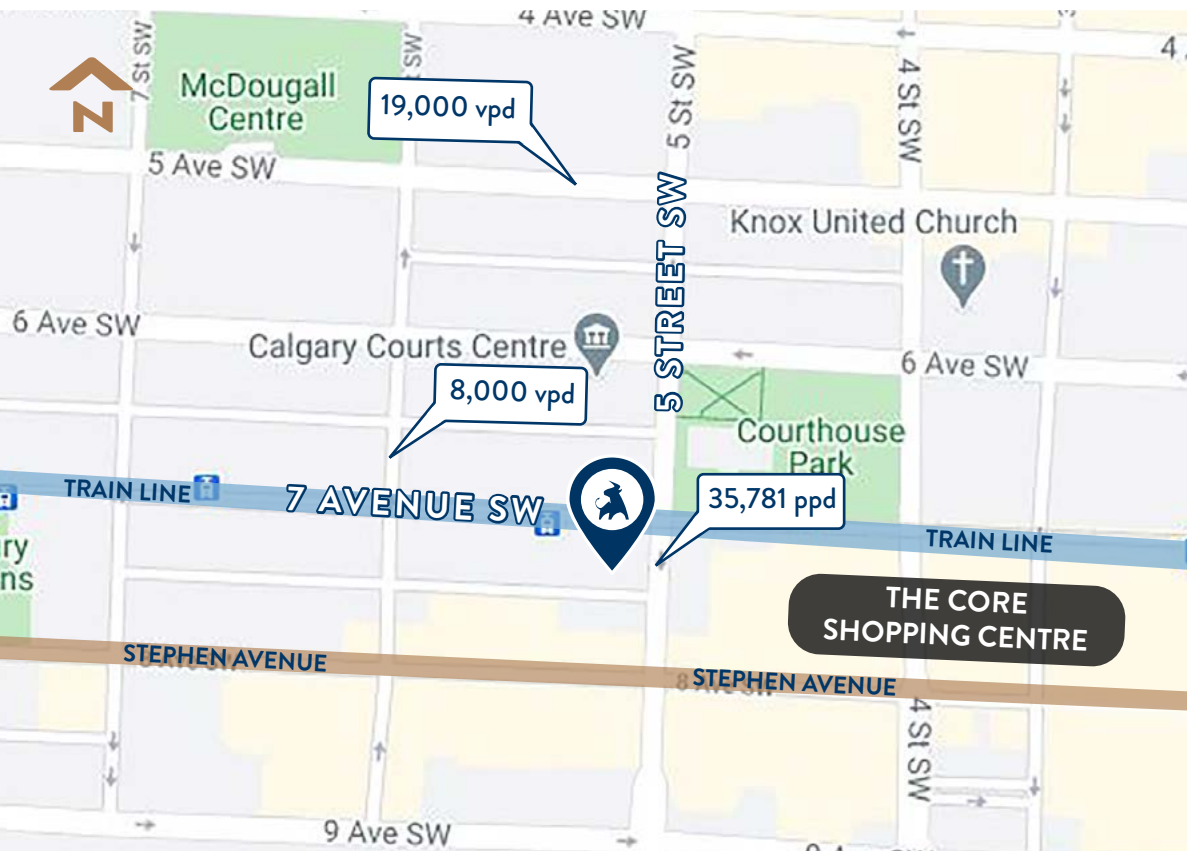




ABOUT

# LOCATION HIGHLIGHTS

- > 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

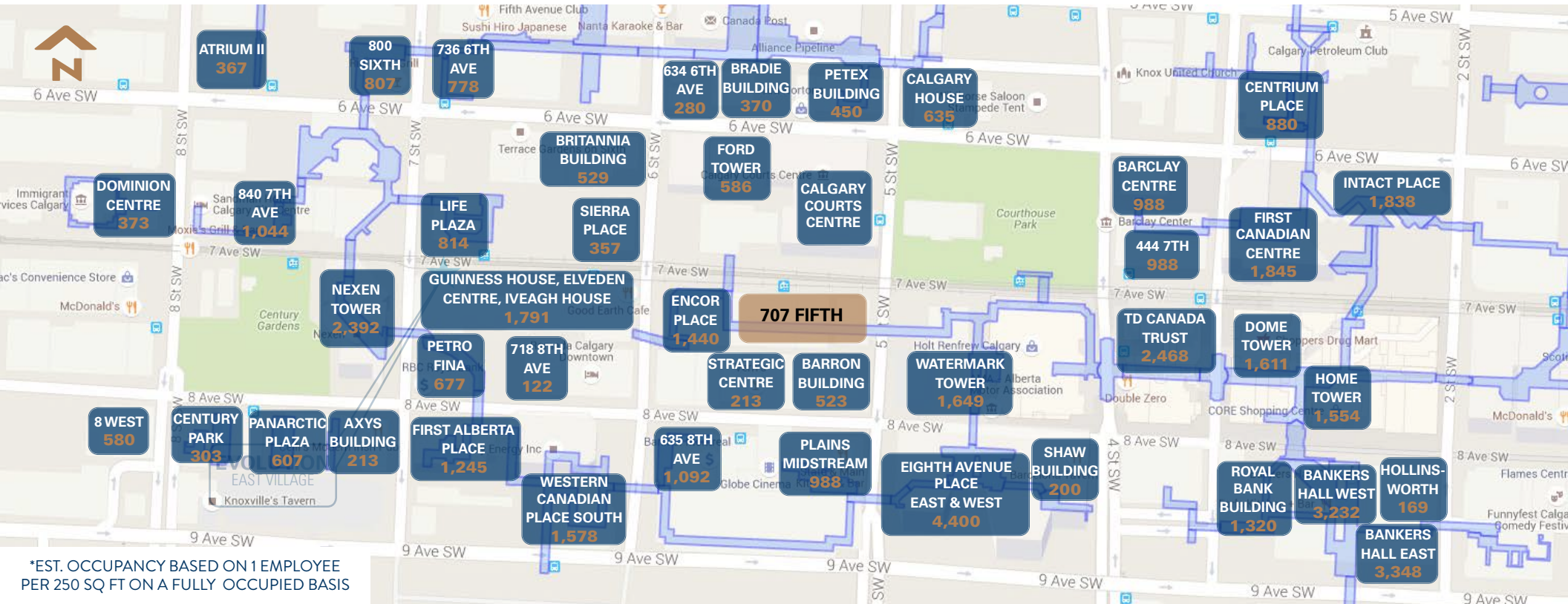


Downtown: 40.8  
Calgary: 37.6



## HOUSEHOLD INCOME

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



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



## 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

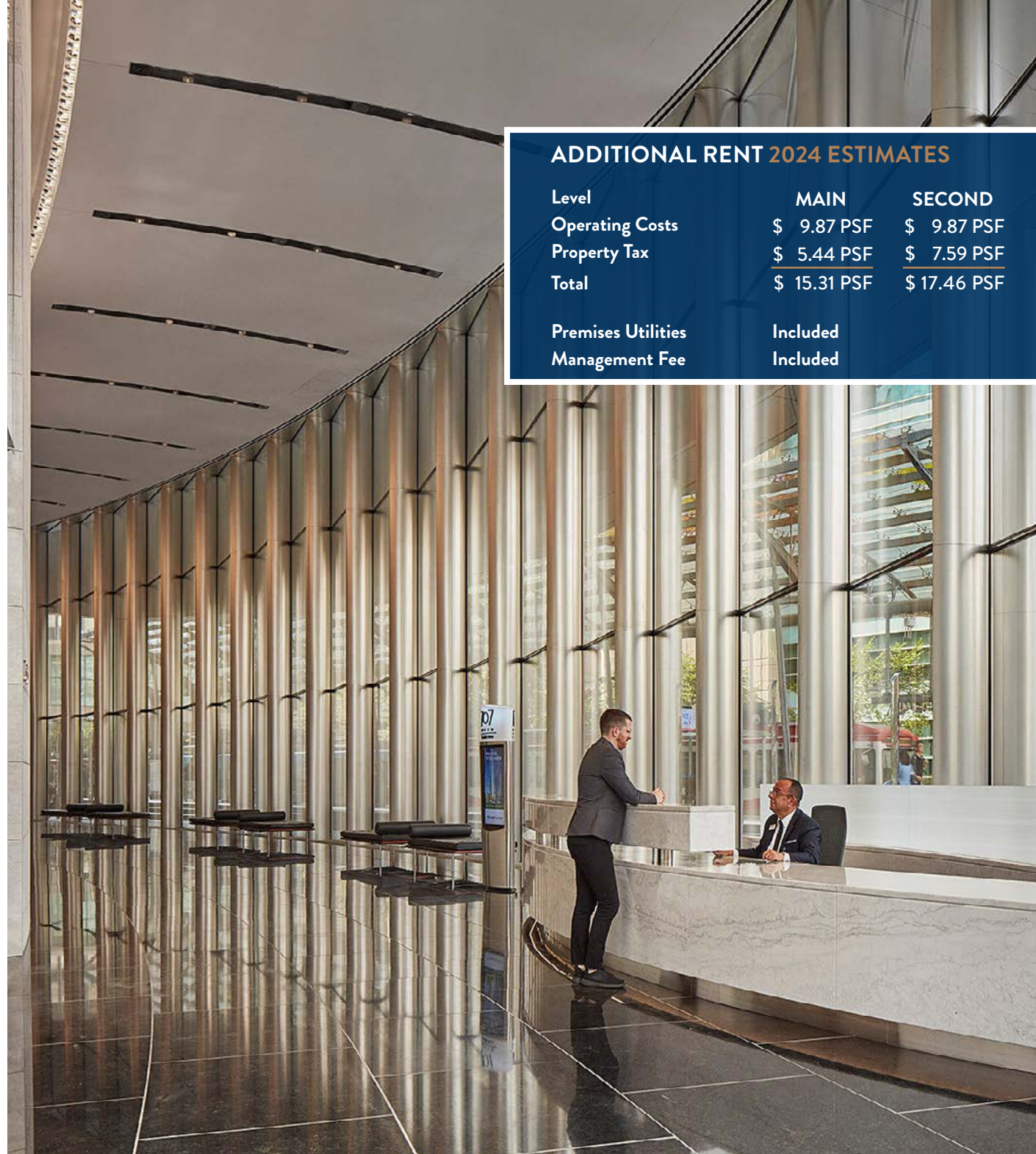
## LEGAL DESCRIPTION

Plan: A1  
Block: 48  
Lot: 7-13

## ADDITIONAL RENT 2024 ESTIMATES

Level	MAIN	SECOND
Operating Costs	\$ 9.87 PSF	\$ 9.87 PSF
Property Tax	\$ 5.44 PSF	\$ 7.59 PSF
Total	\$ 15.31 PSF	\$ 17.46 PSF

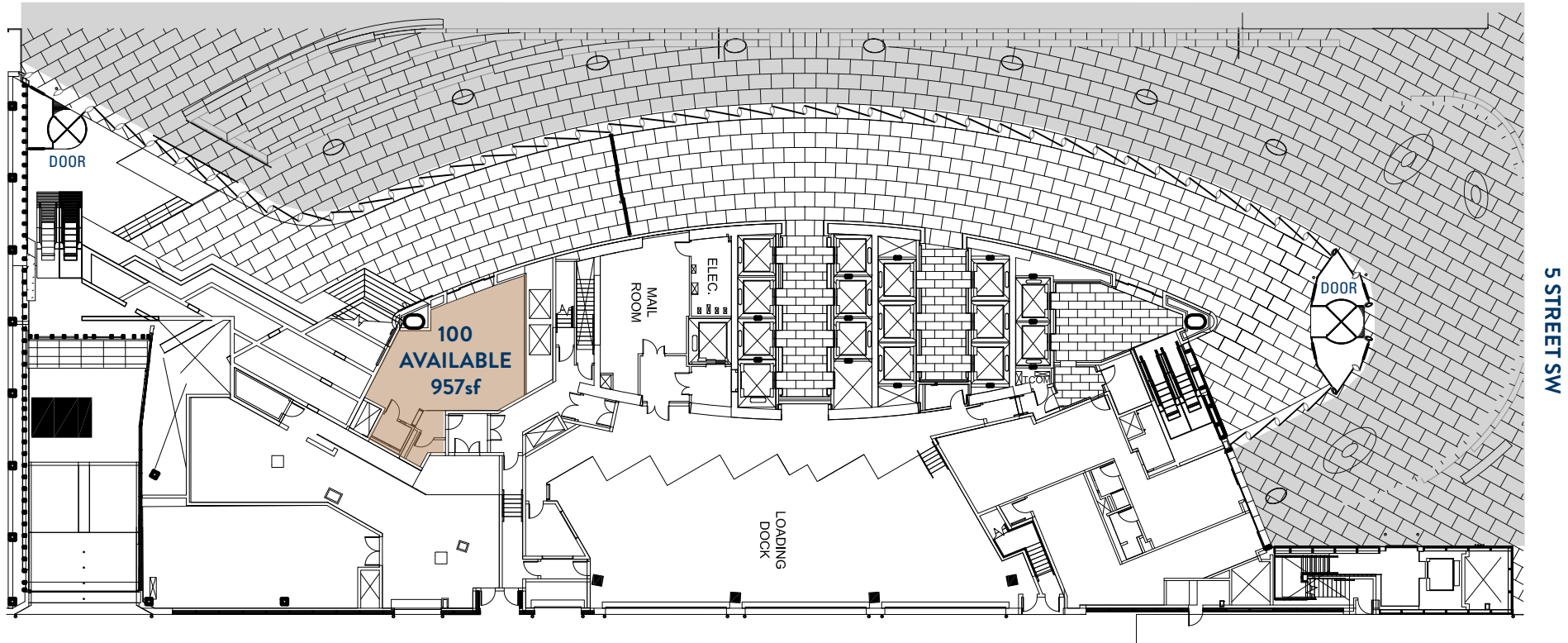
Premises Utilities	Included
Management Fee	Included



# MAIN FLOOR



7 AVENUE SW  
EB 6 ST SW LRT Station Platform



5 STREET SW

EXTERIOR PLAZA

# SECOND FLOOR



7TH AVENUE

5TH STREET SW

ENCOR PLACE



Open to below

Escalators

Open to below

200  
AVAILABLE  
3,934 sf

ELEC

SERVICE LOBBY

PARKING SHUTTLE LOBBY

TCOM



WATERMARK  
TOWER

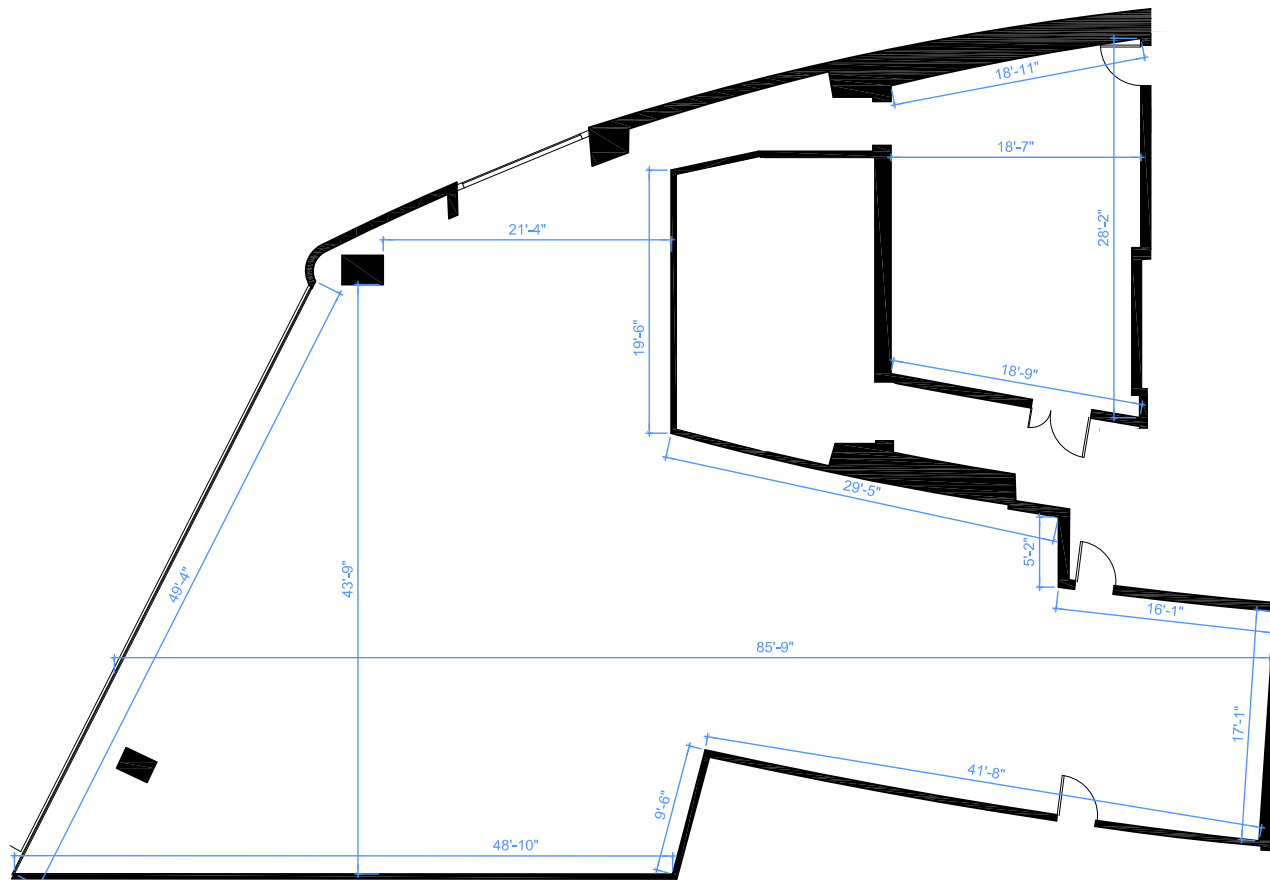
BARRON BUILDING





## UNIT PLAN

# UNIT #200



### UNIT

200

### RETAIL AREA

3,934 Square Feet

### CEILING HEIGHT

18' Floor to Floor

### POWER

200A, 600V, 3Ph

### HVAC

Capped Condenser Water  
Suitable for 1 Ton/200 SF

### MUA

2623 CFM

### KITCHEN EXHAUST

Spatial Allowance up to 5,000 CFM

### WATER

2" Line

### GAS

2 1/2" Line

### SEWER

4" Line

### GARBAGE

Ground Level West of Loading Dock

### LOADING

Freight Elevator on Main Level

### STORAGE

Available Upon Request



# ADDITIONAL PHOTOS





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.

