

RETAIL SPACE FOR LEASE



CENTRIUM PLACE

332 6 Avenue SW, Calgary, Alberta

Unit 100 - 1,851 SF

Unit 208 - 646 SF

Unit 232 - 1,195 SF

TAURUSGROUP.COM

HEATHER WIETZEL

Direct: (403) 206-6046
hwietzel@taurusgroup.com

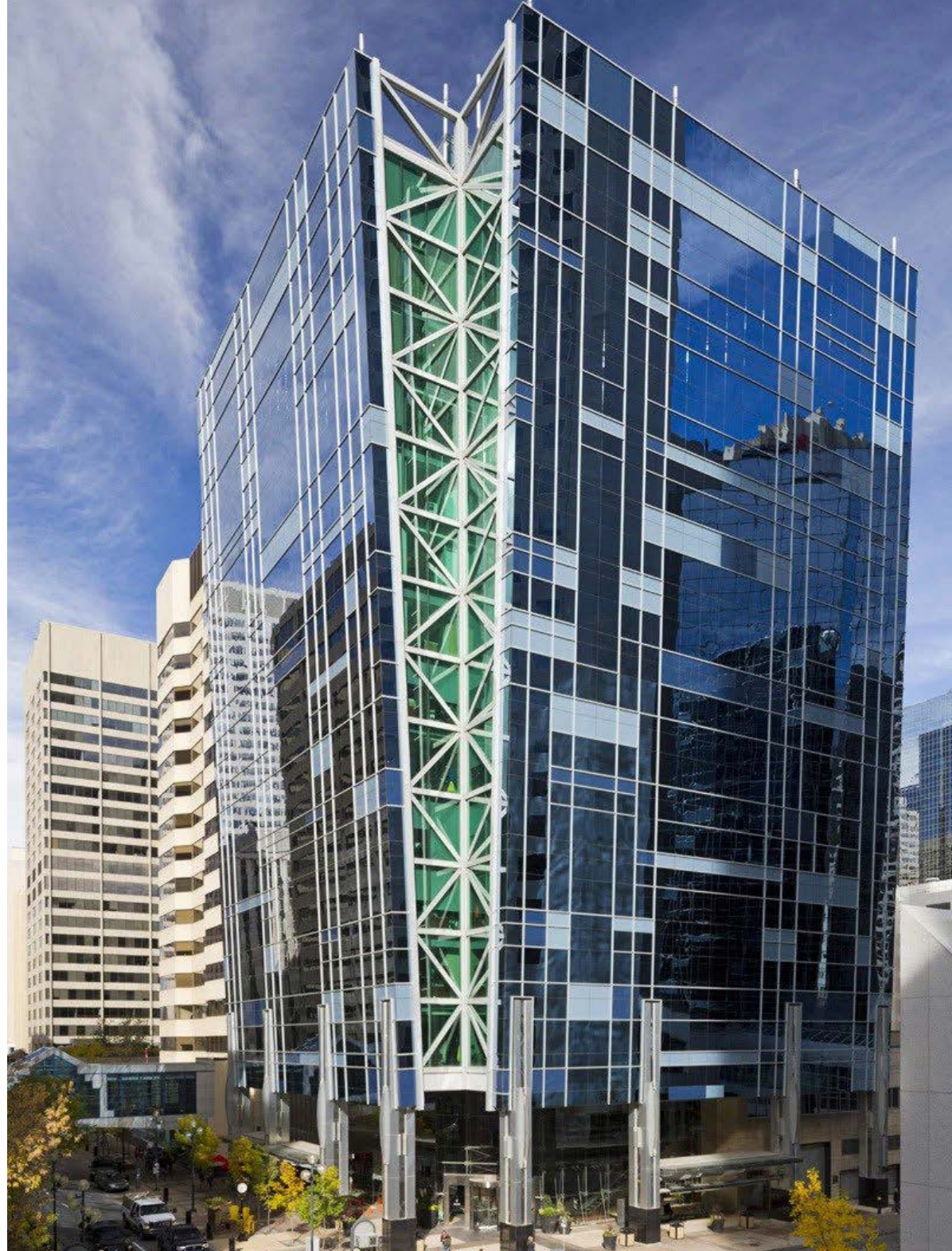


ABOUT

BUILDING HIGHLIGHTS

Centrium Place is a 15-storey, first class office tower located on the corner of 6th Avenue and 3rd Street SW, in Calgary's downtown commercial district.

- Centrally located and connected to First Canadian Centre, Intact Place, 555 3 Avenue, and Fifth & Third through the Plus 15
- Plus 15 retail spaces exposed to high foot traffic from adjacent office towers and adjacent conference facility and fitness centre within the tower
- Patio seating opportunity available for main level vacancy



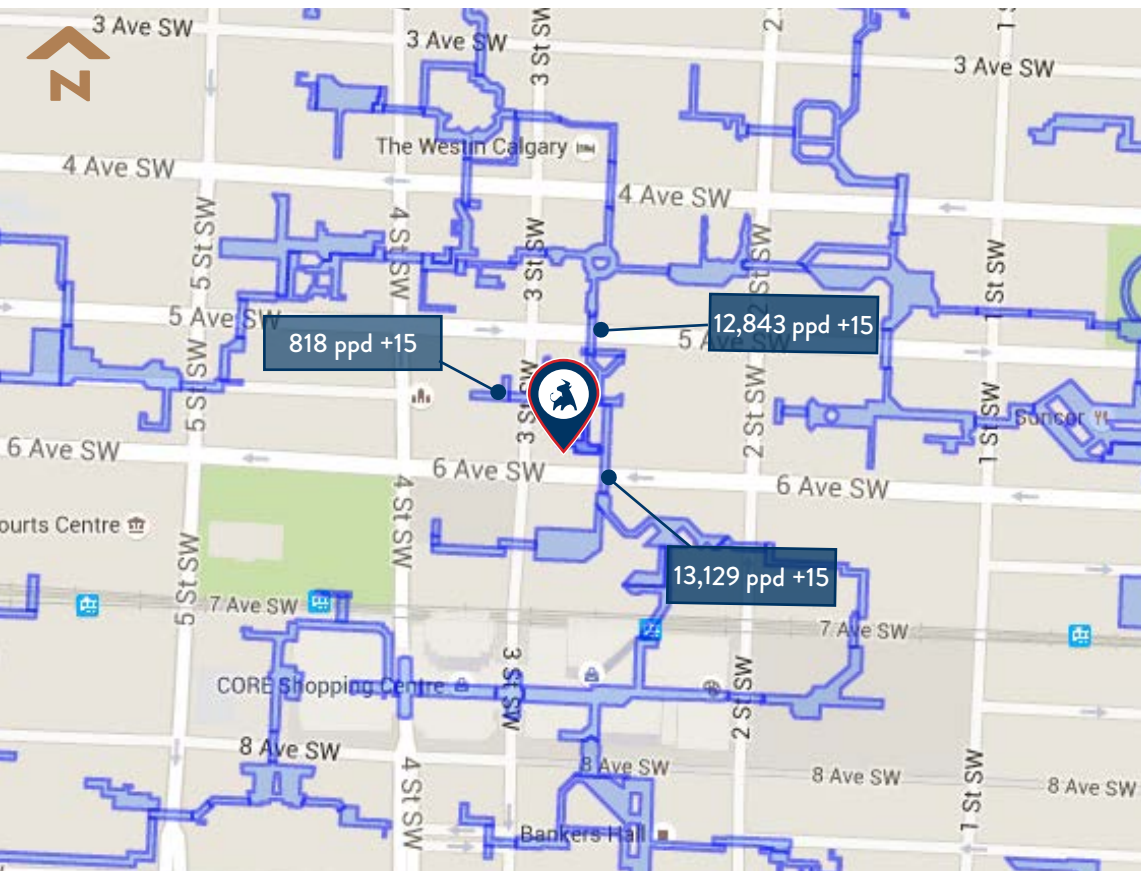
[VIEW ON GOOGLE MAPS](#)

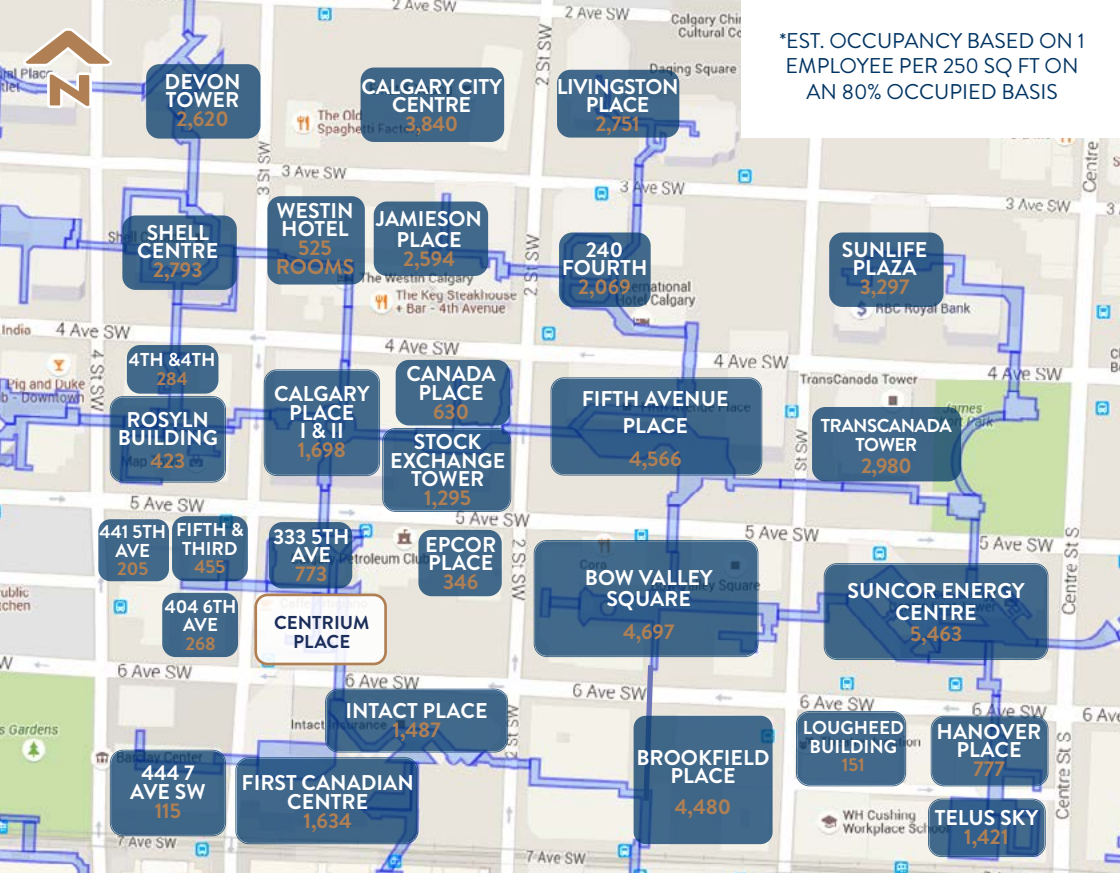
ABOUT

LOCATION HIGHLIGHTS

- In the centre of Calgary's downtown core; one block from the LRT and serviced by 12 bus routes, including 3 express routes
- Daily plus 15 traffic counts over 14,000 from adjacent Plus 15 network

- Surrounded by thriving restaurants including Holy Grill, Deville Coffee, Monogram Coffee, Kabuku and Rooftop YYC
- Over 480 condominium units within a 3-block radius





COMMUNITY

DEMOGRAPHIC DATA



RESIDENTIAL POPULATION

Downtown: 18,980
 Calgary: 1,306,784



DAYTIME POPULATION

Downtown: 110,062
 300M Radius: 24,001



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 223,767 SF

Retail Size: 3,813 SF

LANDLORD

Triovest Realty Advisors

ZONING

CR20 - C20/R20

PARKING

70 underground stalls
(1 stall per 3,197 SF)

MUNICIPAL ADDRESS

332 6 Avenue SW, Calgary, Alberta

YEAR BUILT

2007

LEGAL DESCRIPTION

Plan: 0512852

Block: 28

Lot: 41

Containing 0.185 Hectares (0.46 Acres) more or less. Excepting thereout all mines and minerals.

ADDITIONAL RENT 2024 ESTIMATES

| | |
|-----------------|---------------------|
| Operating Costs | \$ 11.78 PSF |
| Property Tax | \$ 3.76 PSF |
| Total | \$ 15.54 PSF |

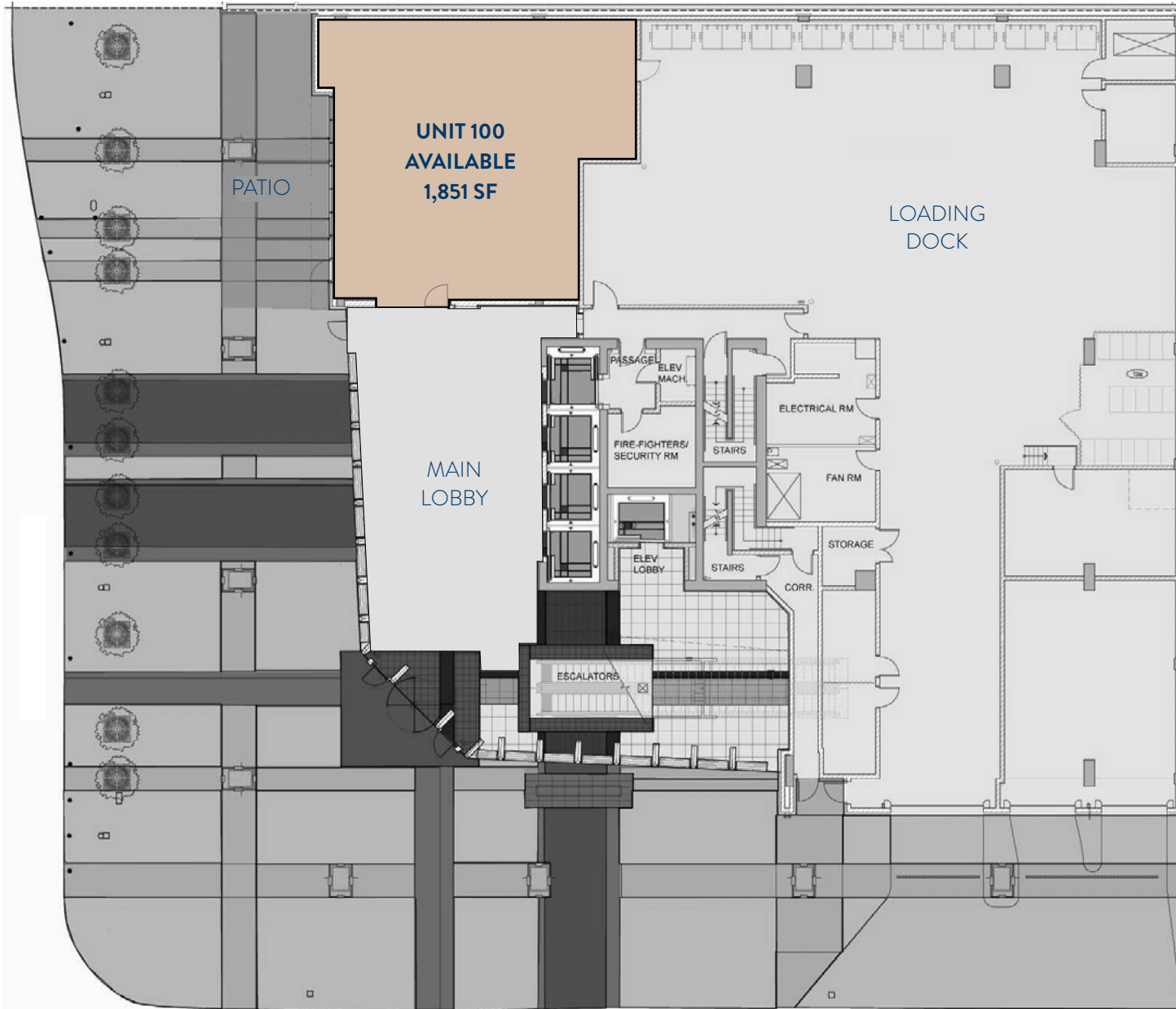
| | |
|--------------------|--------------------|
| Premises Utilities | Seperately Metered |
| Management Fee | Included |



MAIN FLOOR

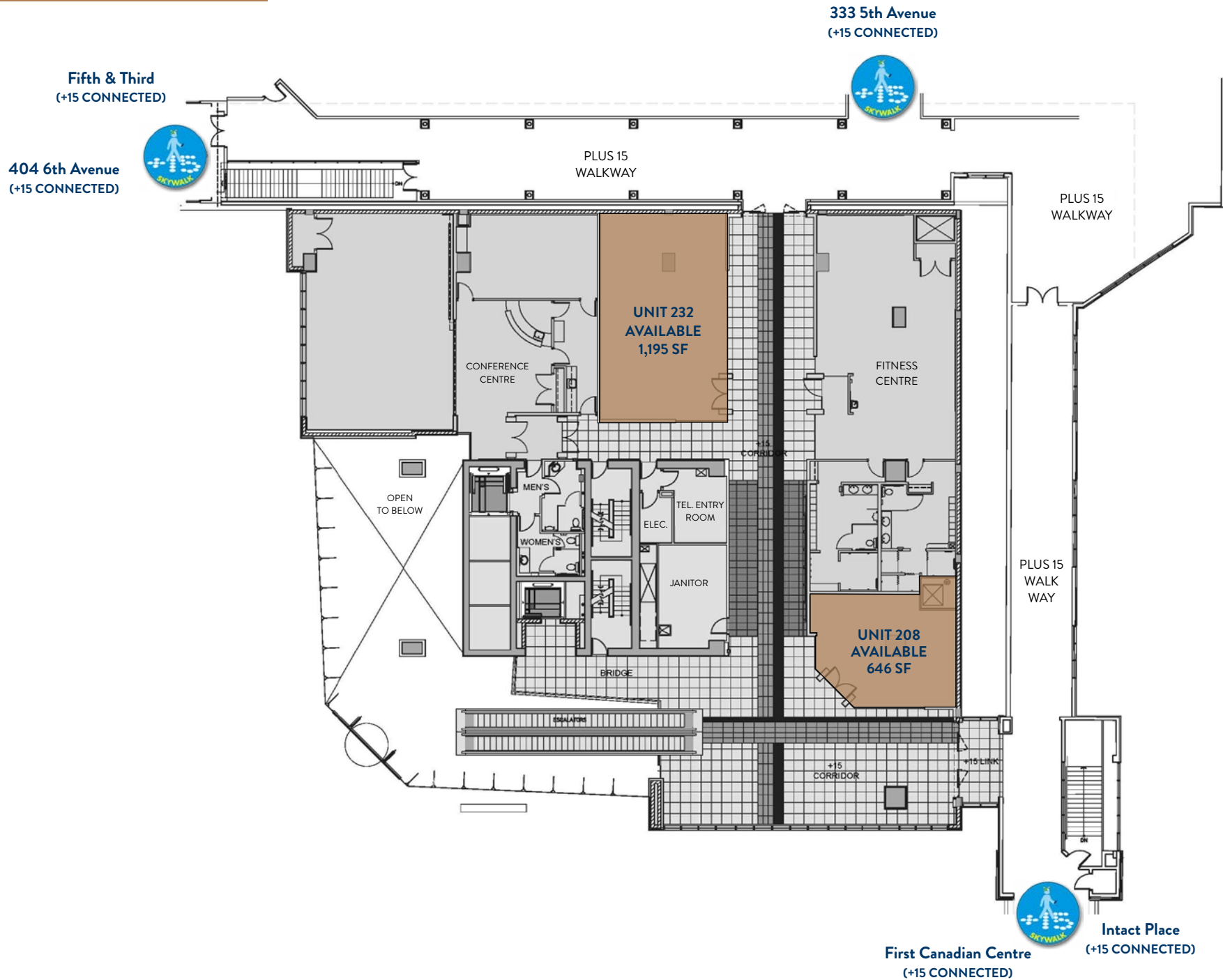


3 STREET SW



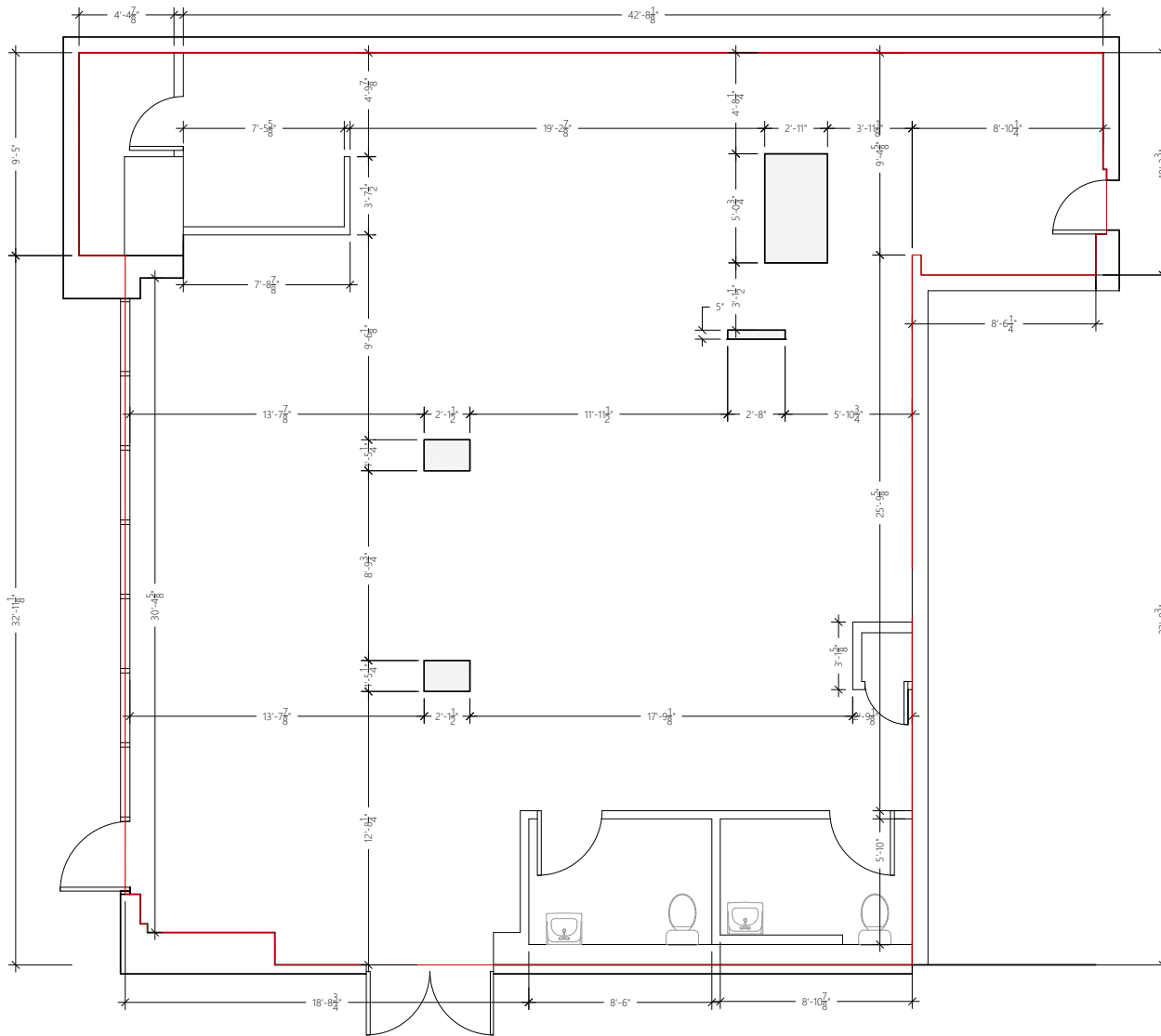
6 AVENUE SW

PLUS 15



UNIT PLAN

UNIT #100



UNIT

100

RETAIL AREA

1,851 Square Feet

CEILING HEIGHT

10'9"

POWER

400A, 120/208V

HVAC

4.5 Tons

WATER

1.25" Line

GAS

1.5" Line

SEWER

2" Line

GARBAGE

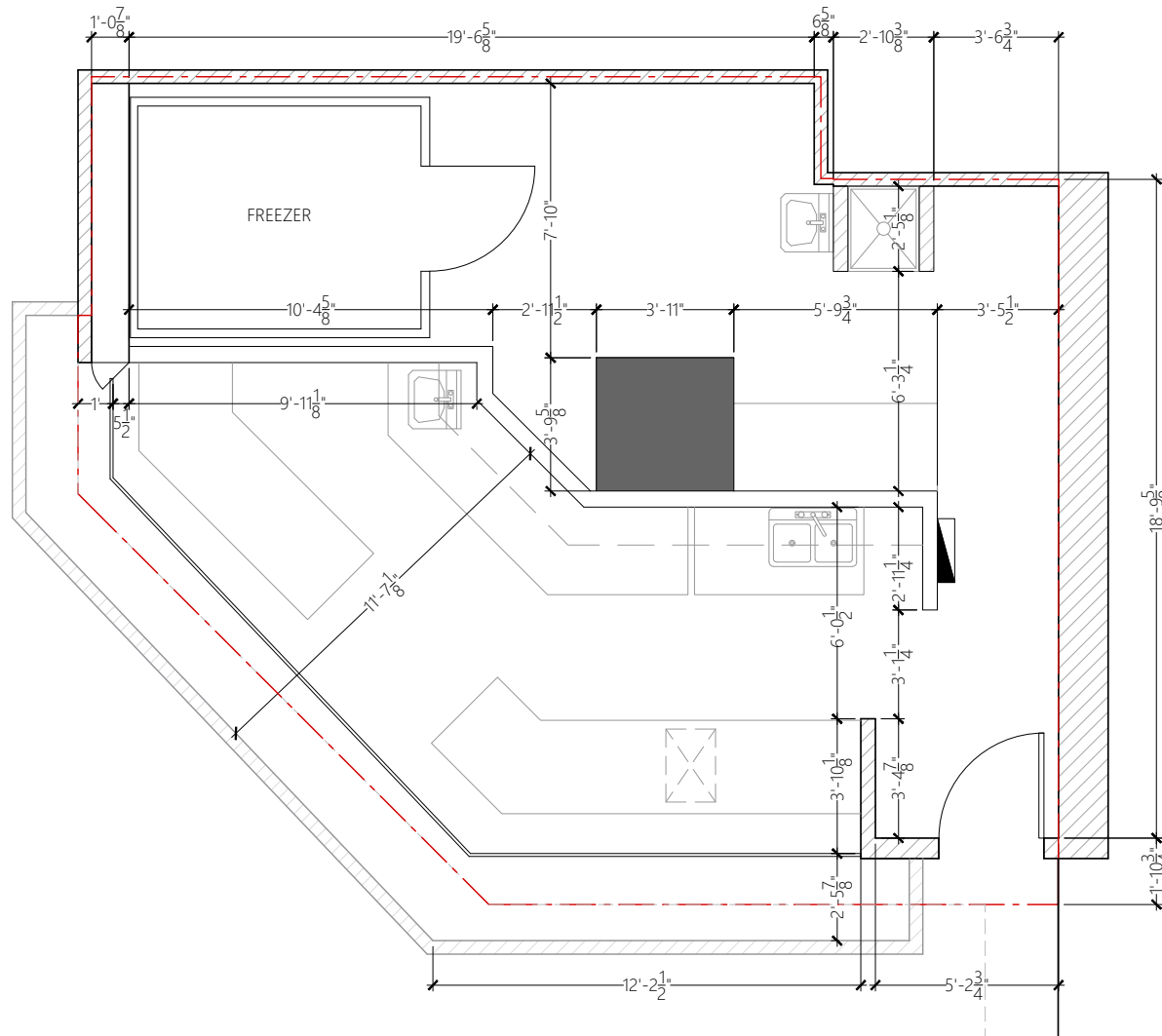
Loading Dock; Main Floor

LOADING

Main Floor

UNIT PLAN

UNIT #208



UNIT

208

RETAIL AREA

646 Square Feet

CEILING HEIGHT

9' 10"

POWER

225A, 120/208V

HVAC

1.5 Tons

WATER

1.25" Line

GAS

No

SEWER

2" Line

GARBAGE

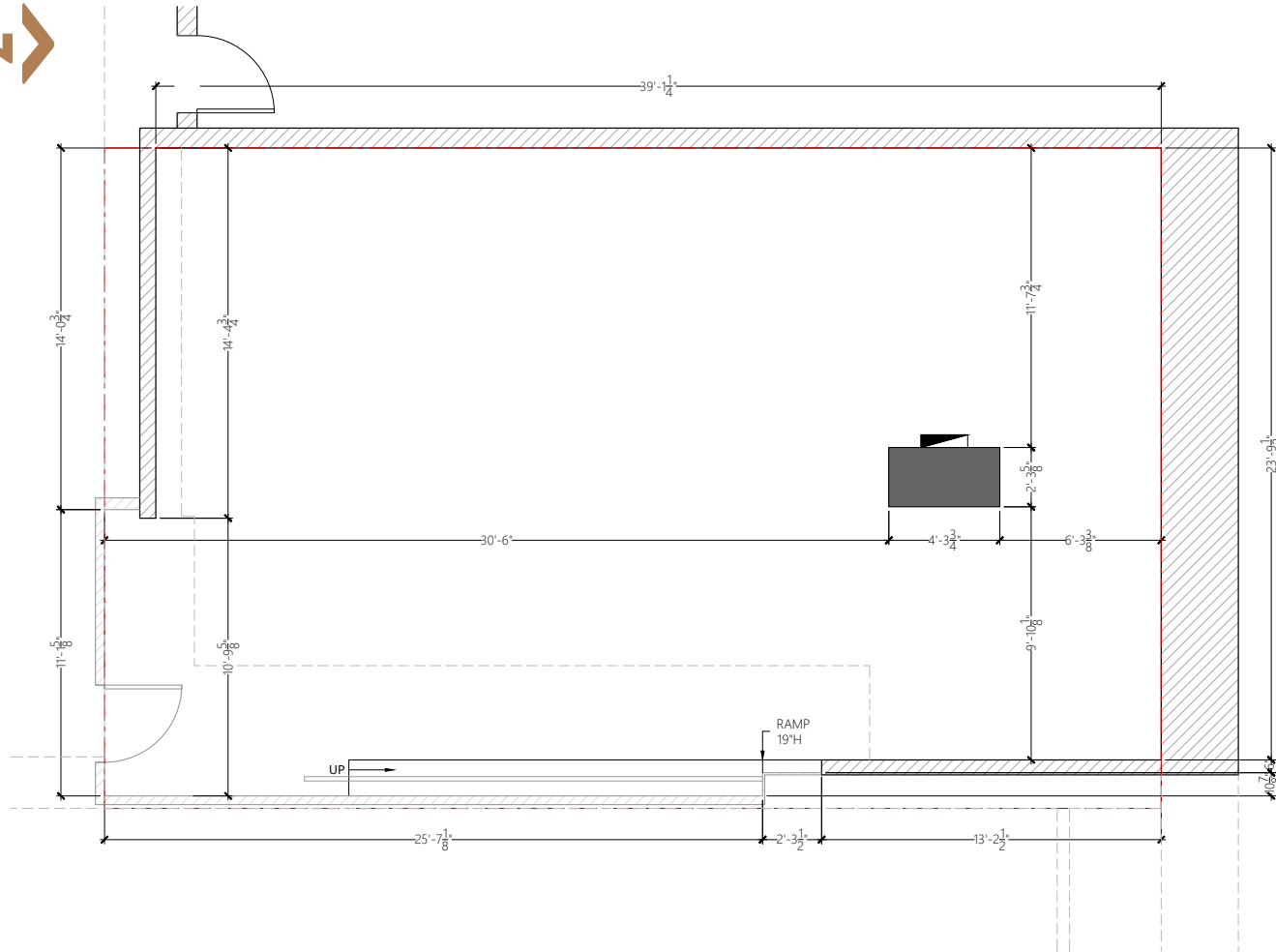
Main Floor

LOADING

Second Floor Service

UNIT PLAN

UNIT #232



UNIT

232

RETAIL AREA

1,195 Square Feet

CEILING HEIGHT

14'9"

POWER

225A, 120/208V

HVAC

3 Tons

WATER

1.25" Line

GAS

No

SEWER

2" Line

GARBAGE

Main Floor

LOADING

Second Floor Service

CONNECT WITH US
CONTACT

GENERAL



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



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



inquiries@taurusgroup.com



taurusgroup.com

ABOUT THIS LISTING

HEATHER WIETZEL



Direct: (403) 206-6046



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



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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.

