



RETAIL SPACE FOR LEASE

MILLENNIUM TOWER

440 2 Avenue SW, Calgary, Alberta

Unit 100 - 2,802 SF (potential to demise)

BERNIE BAYER

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TAURUSGROUP.COM



TAURUS
PROPERTY GROUP

ABOUT

BUILDING HIGHLIGHTS

Millennium Tower is a Class A, 25-storey tower on the corner of 4th Street and 2nd Avenue SW, nestled in the Eau Claire district.

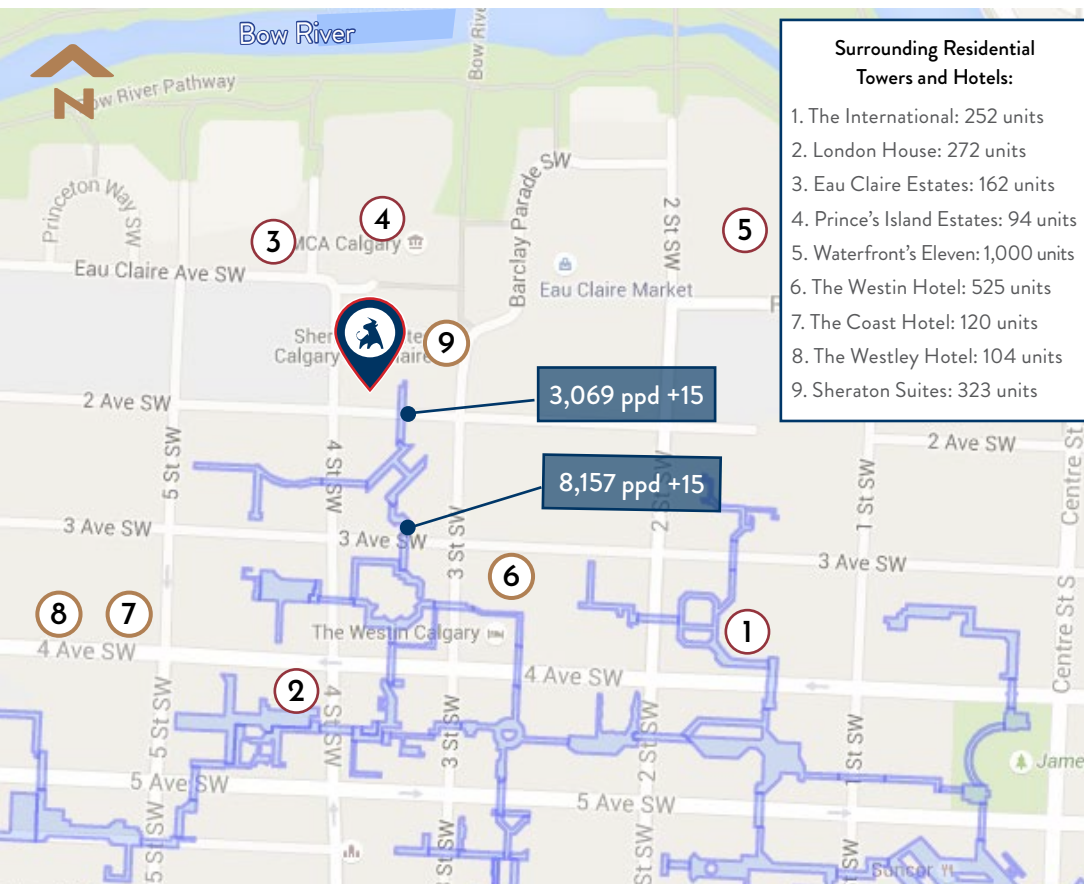
- > Connected to the Devon Tower and Sheraton Suite Eau Claire through the Plus 15 network
- > Offers a variety of amenities, dedicated for the building's tenants, including a fitness facility, tenant lounge, golf simulators, outdoor patio, bicycle storage self serve carwash and conference centre
- > Targeted uses: full-service restaurant, coffee, medical

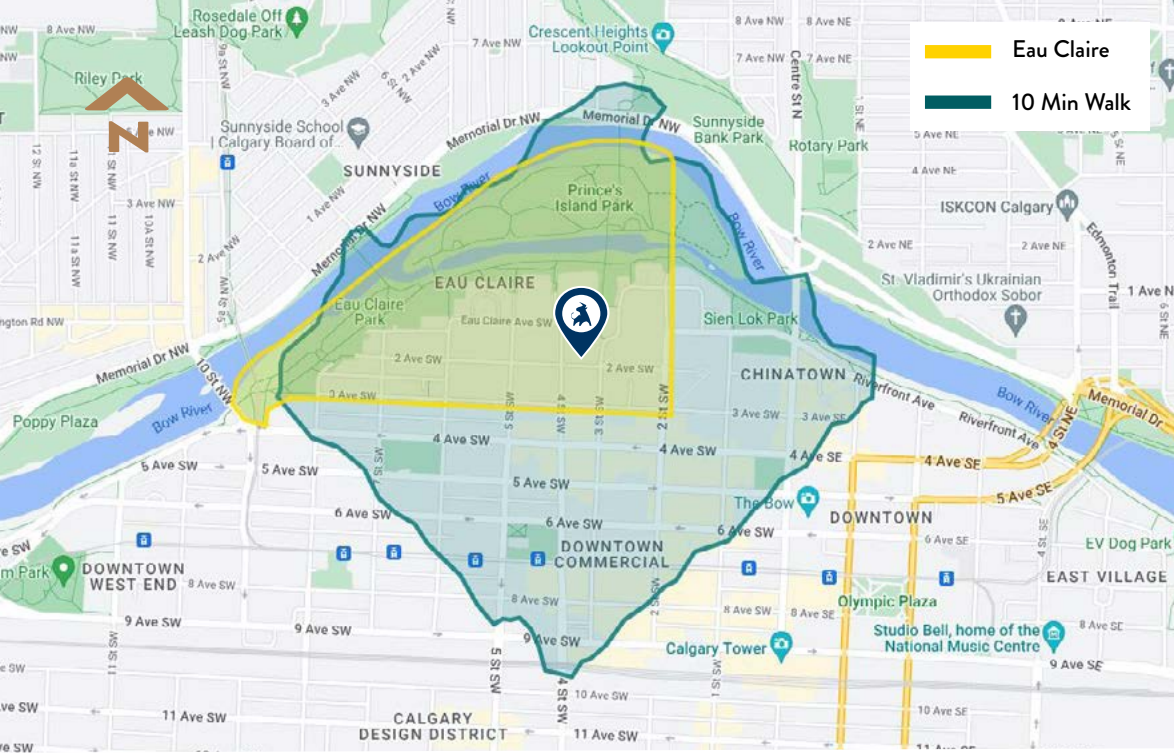


ABOUT LOCATION HIGHLIGHTS

- > Situated near the Bow River and Prince's Island Park, providing access to several popular restaurants such as Joey Eau Claire and Local Public Eatery Barclay
- > Two blocks from future Green Line LRT station

- > Steps away from the Bow River Pathway and Peace Bridge, with collectively over 6,100 pedestrians and bikers weekly
- > Daytime population over 57,000 and 4,750 residential units in a 10 minute walking radius from site





COMMUNITY

DEMOGRAPHIC DATA

POPULATION



Eau Claire:	2,979
10 Min Walk:	6,692
Calgary:	1,306,784

DAYTIME POPULATION



Eau Claire:	10,167
10 Min Walk:	57,796

AVERAGE AGE



Eau Claire:	46.6
10 Min Walk:	44.7
Calgary:	38.8

HOUSEHOLD INCOME



Eau Claire:	\$175,080
10 Min Walk:	\$125,254
Calgary:	\$129,000

POST-SECONDARY EDUCATION



Eau Claire:	86.5%
10 Min Walk:	79.9%
Calgary:	71.0%



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 440,000 sq ft

LANDLORD

Aspen Properties

ZONING

Direct Control

PARKING

271 stall parkade
1 stall per 2,000 sq ft

MUNICIPAL ADDRESS

440 2 Avenue SW, Calgary, Alberta

YEAR BUILT

2000

LEGAL DESCRIPTION

Plan: 9710867

Block: 1

Lot: 17



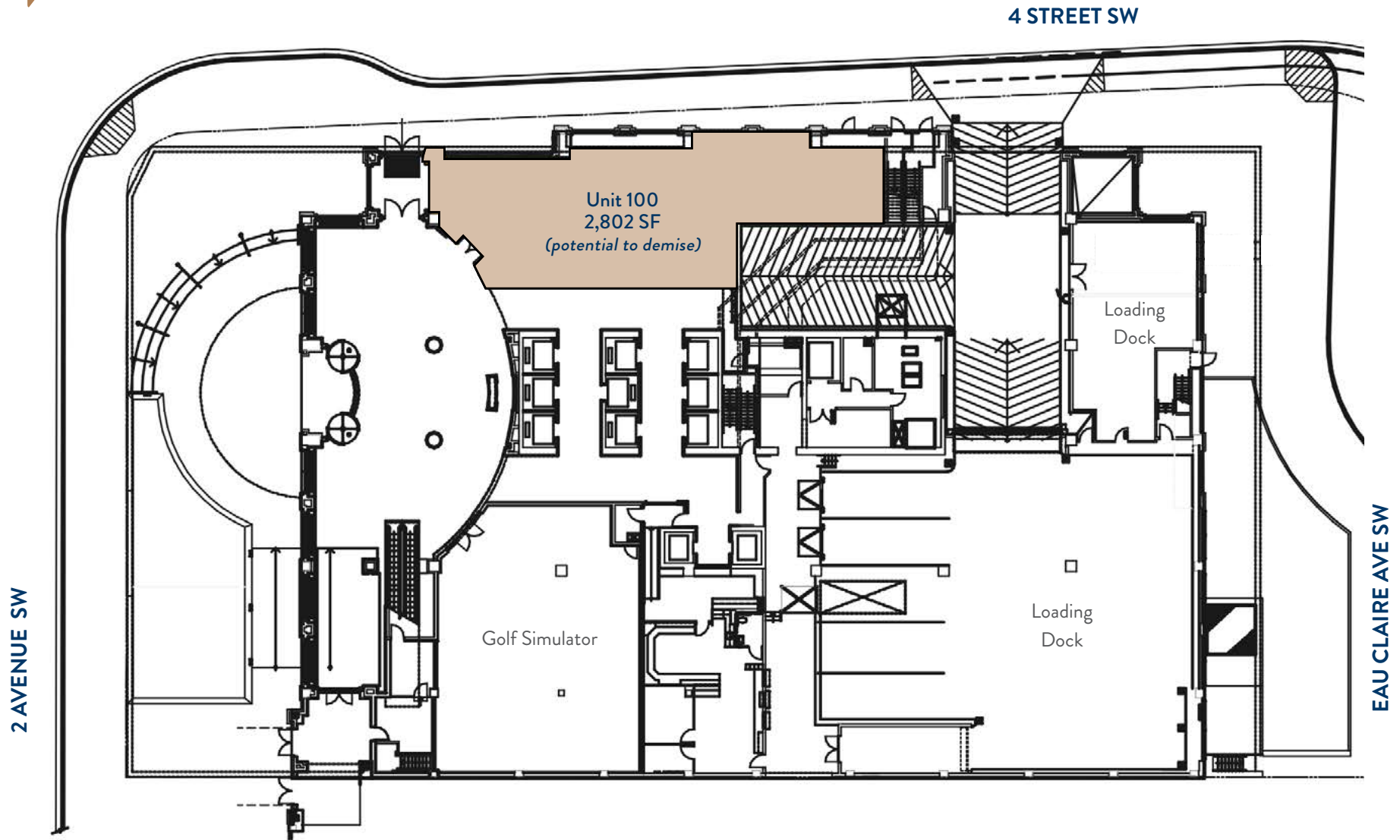
ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 18.78 PSF
Property Tax	\$ 4.50 PSF
Total	\$ 23.28 PSF

Premises Utilities	Separately Metered
Management Fee	Included

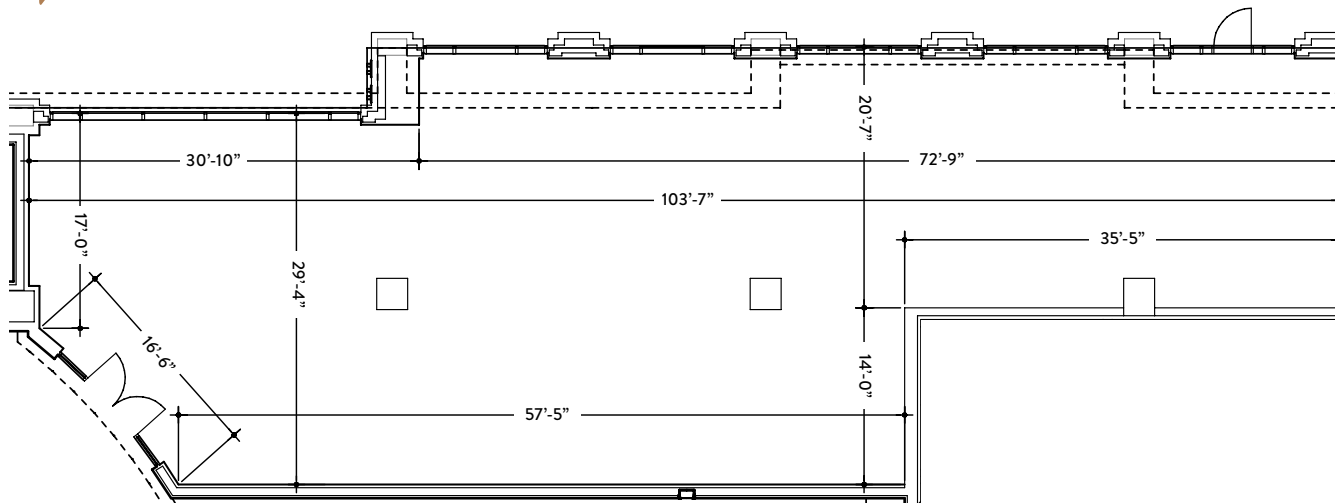


MAIN LEVEL FLOORPLAN



UNIT PLANS

UNIT #100



UNIT

100

RETAIL AREA

2,802 Square Feet

CEILING HEIGHT

Floor to Ceiling Grid: 10'5"

Floor to Slab: 15'

POWER

100A, 208/120V

MUA

0.177 CFM per SF

WATER

1" Line

GAS

As Required

SEWER

1.25" from sink drain and
4" base building

GARBAGE

Main Level

LOADING

Main Level

STORAGE

Available underground
upon request

CONNECT WITH US
CONTACT

GENERAL



Corporate: (403) 206-2131
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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.

