



RETAIL SPACE FOR LEASE

# MILLENNIUM TOWER

440 2 Avenue SW, Calgary, Alberta

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

ABBY BILLARD

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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.

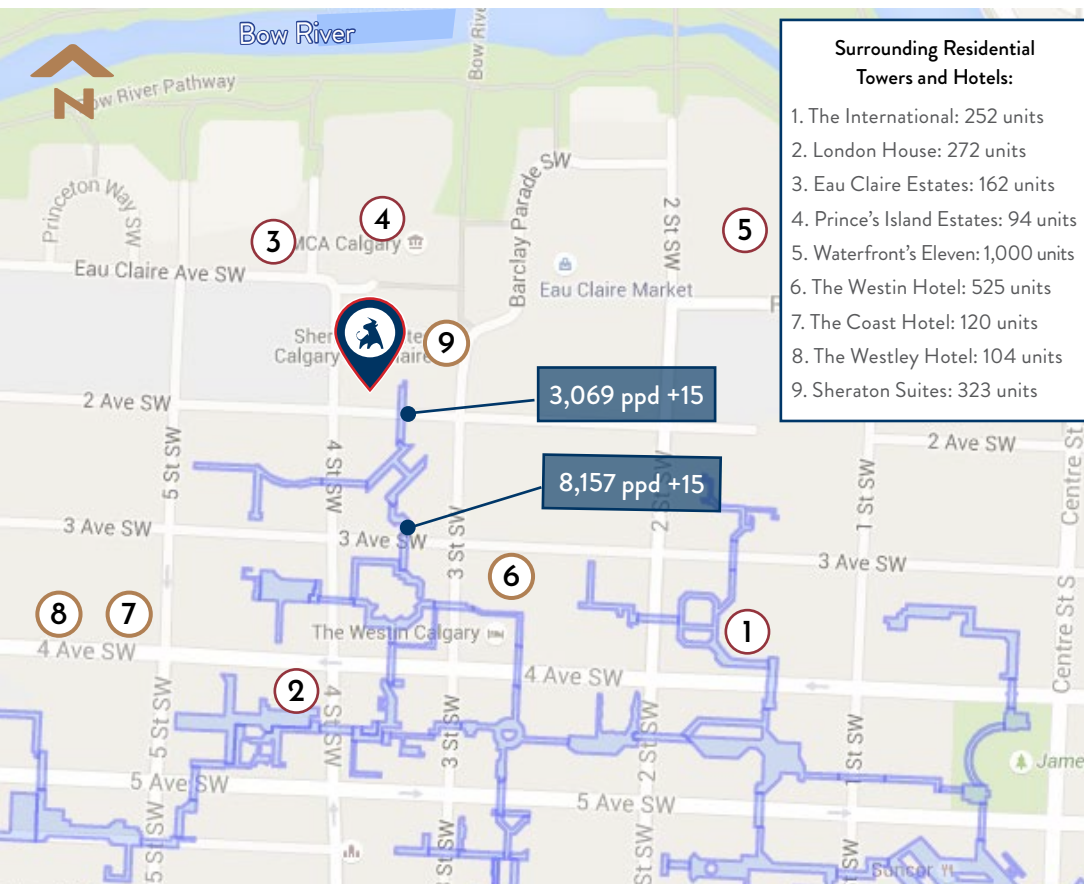
- > Connected to the Devon Tower and Sheraton Suite Eau Claire through the Plus 15 network
- > Offers a variety of amenities, dedicated for the building's tenants, including a fitness facility, tenant lounge, golf simulators, outdoor patio, bicycle storage self serve carwash and conference centre
- >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

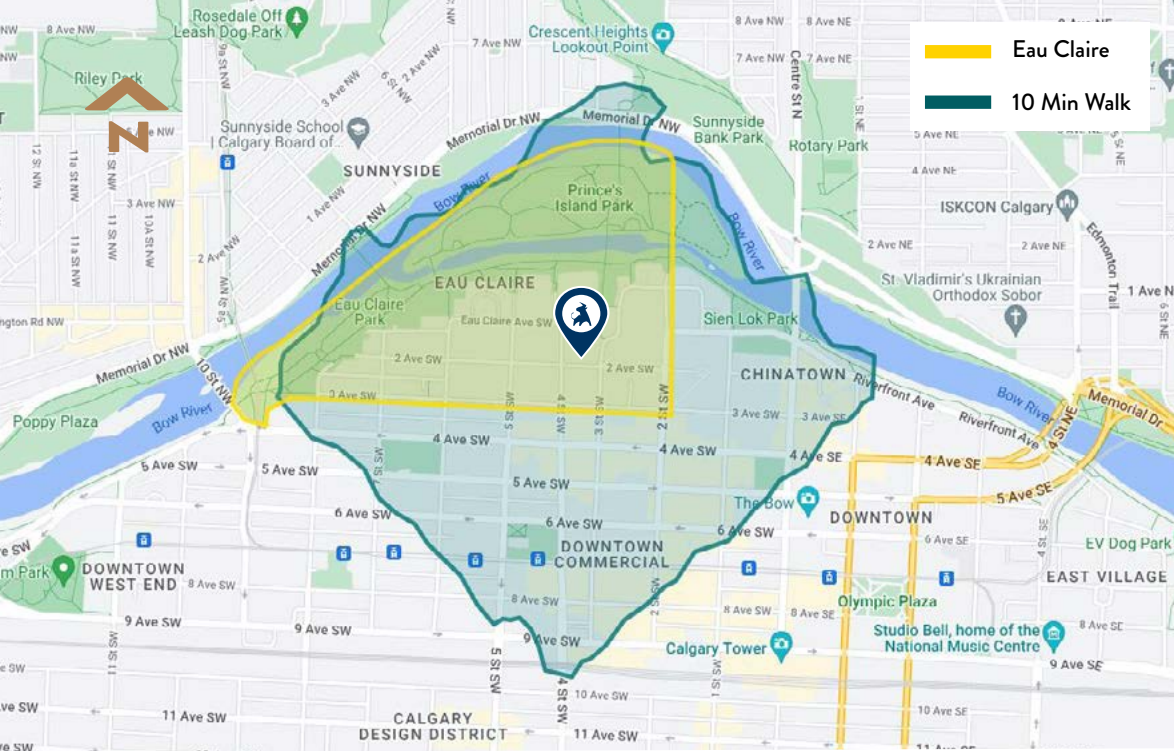


# ABOUT LOCATION HIGHLIGHTS

- 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





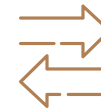
## COMMUNITY

# 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



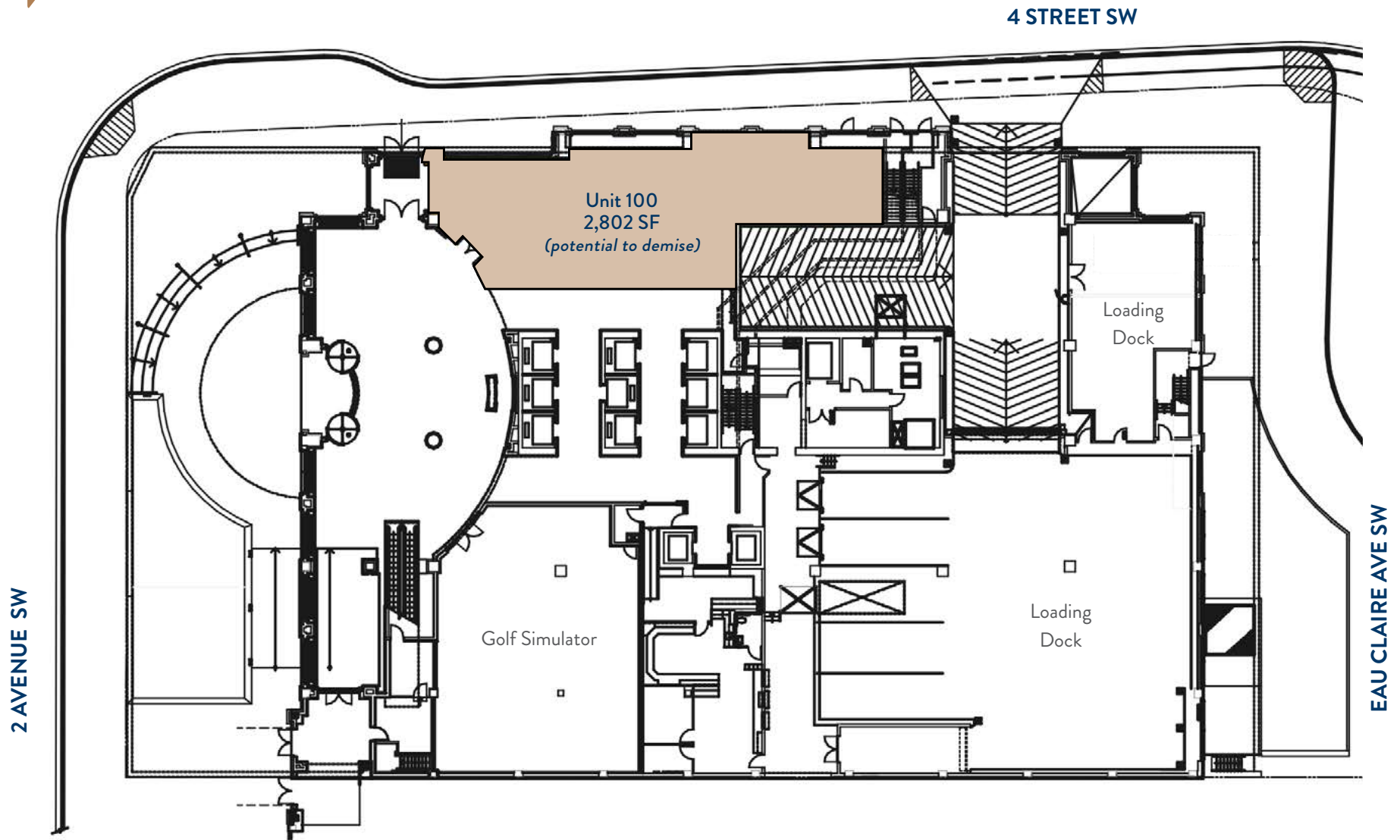
## ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 18.78 PSF
Property Tax	\$ 4.50 PSF
<b>Total</b>	<b>\$ 23.28 PSF</b>

Premises Utilities	Separately Metered
Management Fee	Included

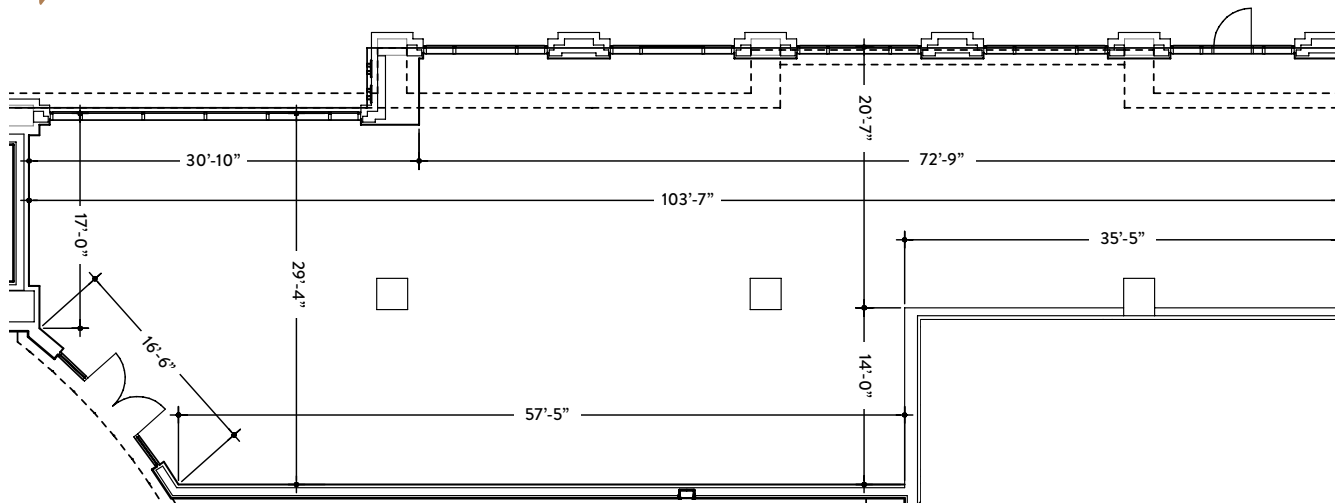


# MAIN LEVEL FLOORPLAN



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



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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.

