



RETAIL SPACE FOR LEASE

# STOCK EXCHANGE TOWER

300 5 Avenue SW, Calgary, Alberta

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Unit 205 - 3,692 SF

Unit 250 - 1,028 SF

HEATHER WIETZEL

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TAURUS  
PROPERTY GROUP

## ABOUT

# BUILDING HIGHLIGHTS

Stock Exchange Tower is a 31-storey, class 'A' tower on the corner of 2nd Street and 5th Avenue SW.

- Connected to the plus 15 network in three directions and two blocks from the LRT line
- Offers a variety of retail amenities within the tower, including Digicopy Imaging, a print shop, and Booster Juice



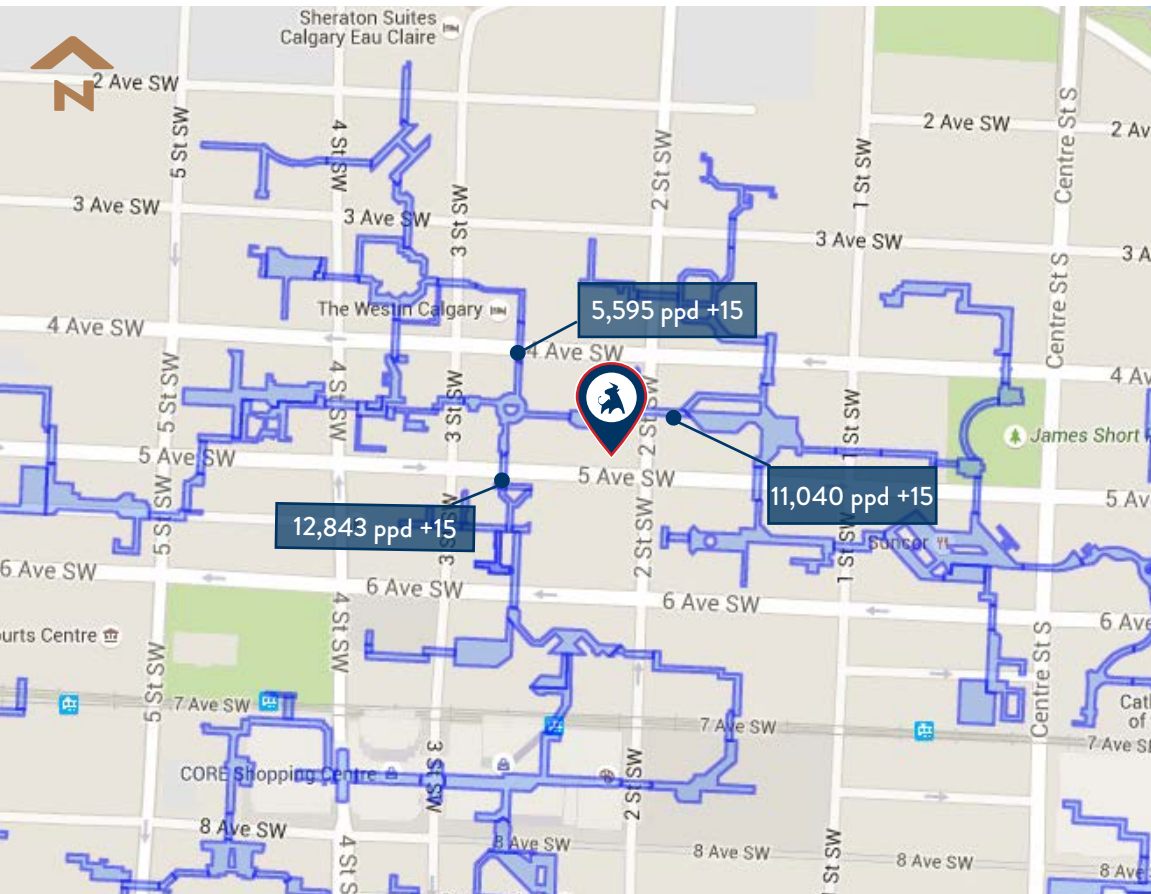
ABOUT

# LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

> Located on the corner of 5th Avenue and 2nd Street SW with over 10,000 square feet of retail servicing an employment population of more than 20,000

> Directly connected to Calgary Place, Canada Place, and Fifth Avenue Place



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COMMUNITY

# DEMOGRAPHIC DATA



## POPULATION

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



## DAYTIME POPULATION

Downtown: 110,062  
 1 Block Radius: 24,375



## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Building Size: 426,013 sq ft  
Retail Size: 10,144 sq ft

## LANDLORD

GWL Realty Advisors

## ZONING

CR20-C20/R20  
(Commercial - Residential Core)

## PARKING

112 Underground Stalls  
1: 3,800 SF

## MUNICIPAL ADDRESS

300 5 Avenue SW, Calgary, Alberta

## YEAR BUILT

1978

## LEGAL DESCRIPTION

Plan: C  
Block: 25  
Lots 21 to 28 Inclusive



## ADDITIONAL RENT 2024 ESTIMATES

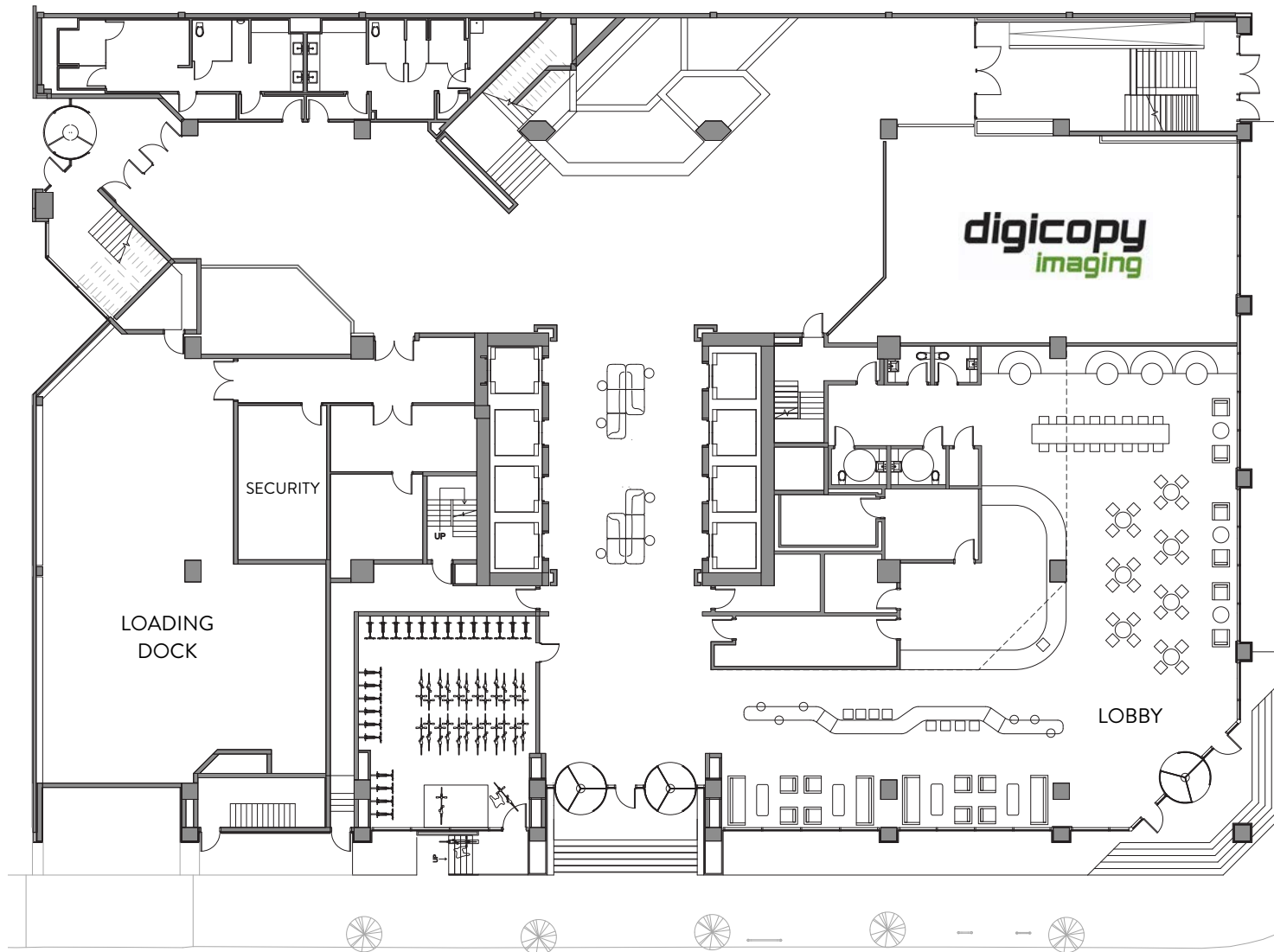
Operating Costs	\$ 22.44 PSF
Property Tax	\$ 2.29 PSF
<b>Total</b>	<b>\$ 24.73 PSF</b>

Premises Utilities	Included
Management Fee	Included

## TENANTS



# MAIN FLOOR



2 STREET SW

5 AVENUE SW

# SECOND FLOOR

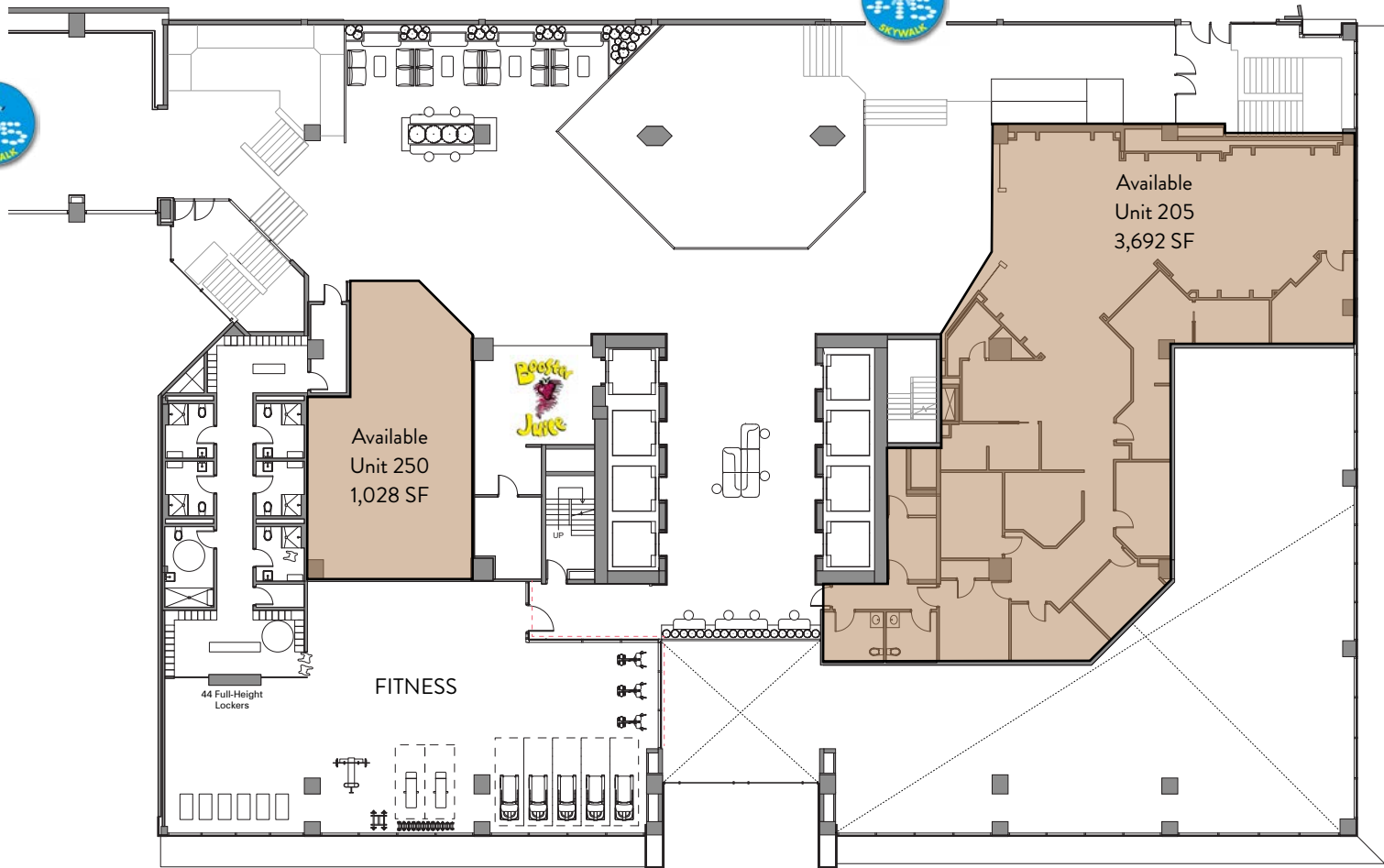


CALGARY PLACE  
(+15 CONNECTED)



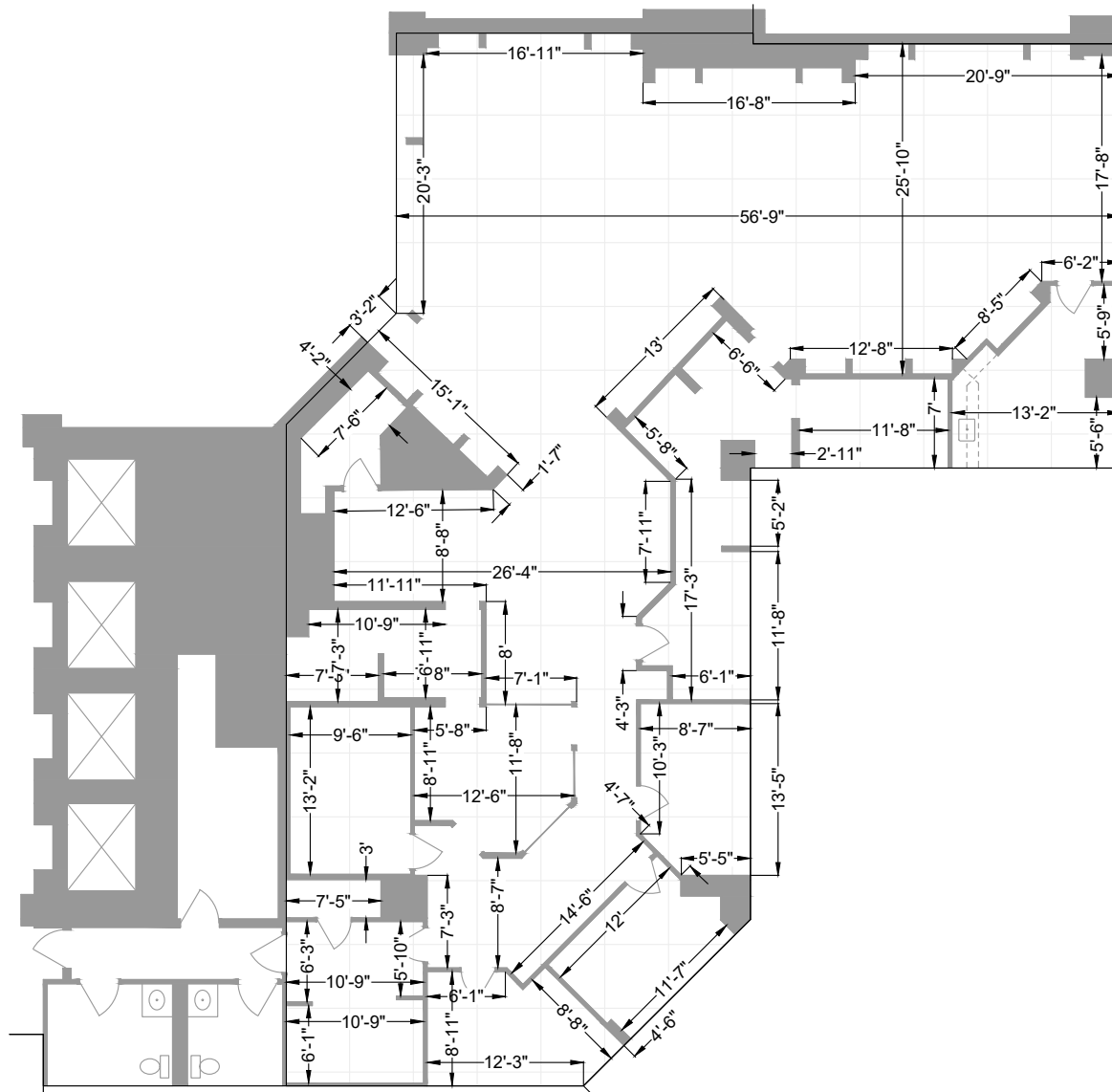
CANADA PLACE  
(+15 CONNECTED)

FIFTH AVENUE PLACE  
(+15 CONNECTED)



UNIT PLAN

# UNIT #205



## UNIT

205

## RETAIL AREA

3,692 Square Feet

## CEILING HEIGHT

9' to Grid; 15'2" to Slab

## POWER

347/600V, 100A Breaker  
Feeding the 120/208V  
Step-Down Transformer

## HVAC

1 Ton per 400 SF

## MUA

Main fan unit serving levels  
1 to 3; 65,000 CFM

## WATER

3/4" Line

## SEWER

1 1/2" Line

## GAS

No

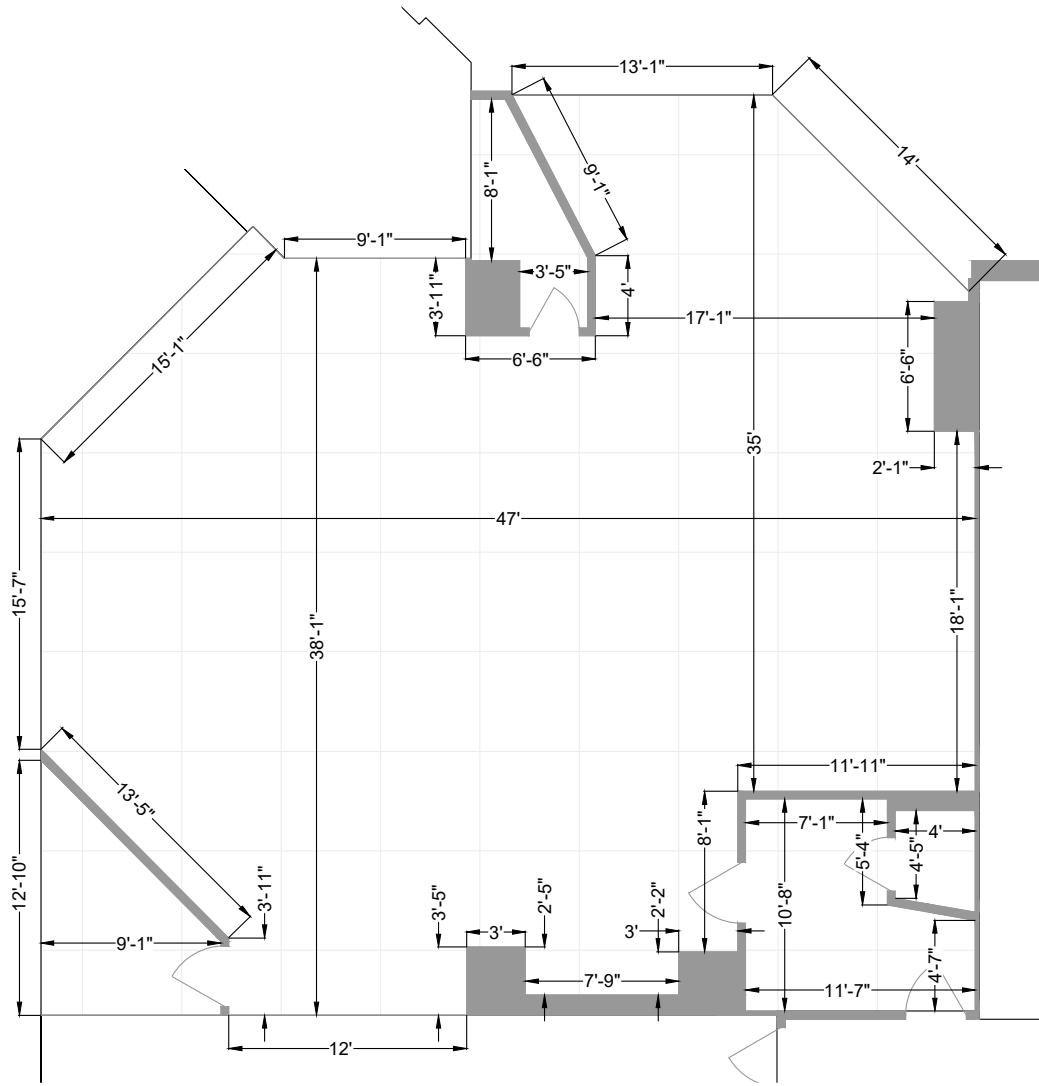
## GARBAGE

Loading Dock



UNIT PLAN

# UNIT #250



## UNIT

250

## RETAIL AREA

1,028 Square Feet

## CEILING HEIGHT

15'2" - Floor to Ceiling Slab

## POWER

200A Main Feed

## HVAC

1 Ton per 400 SF

## MUA

Main fan unit serving levels  
1 to 3; 65,000 CFM

## WATER

No

## SEWER

No

## GAS

No

## GARBAGE

Loading Dock

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.

