



RETAIL SPACE FOR LEASE

STOCK EXCHANGE TOWER

300 5 Avenue SW, Calgary, Alberta

Unit 205 - 4,693 SF

Unit 250 - 1,028 SF

HEATHER WIETZEL

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TAURUSGROUP.COM



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

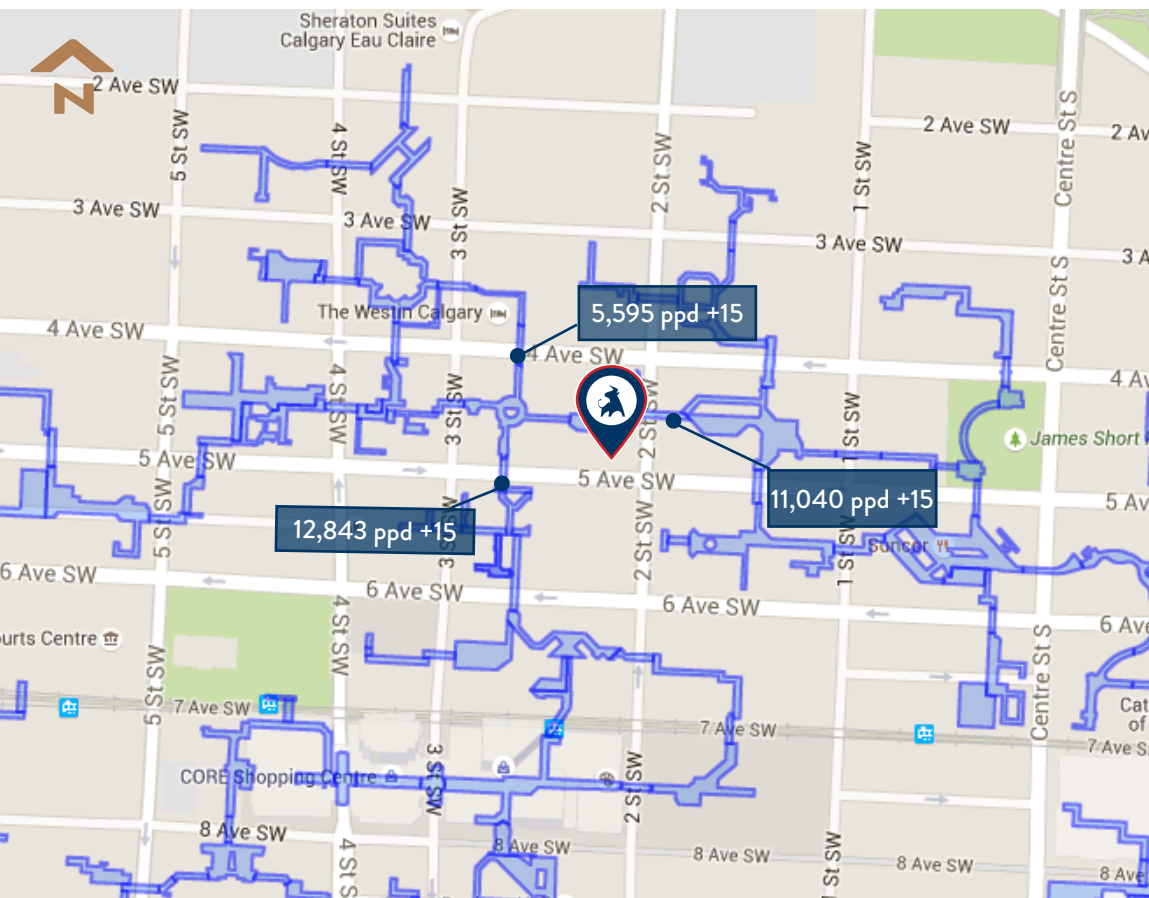


ABOUT

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



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 2025 ESTIMATES

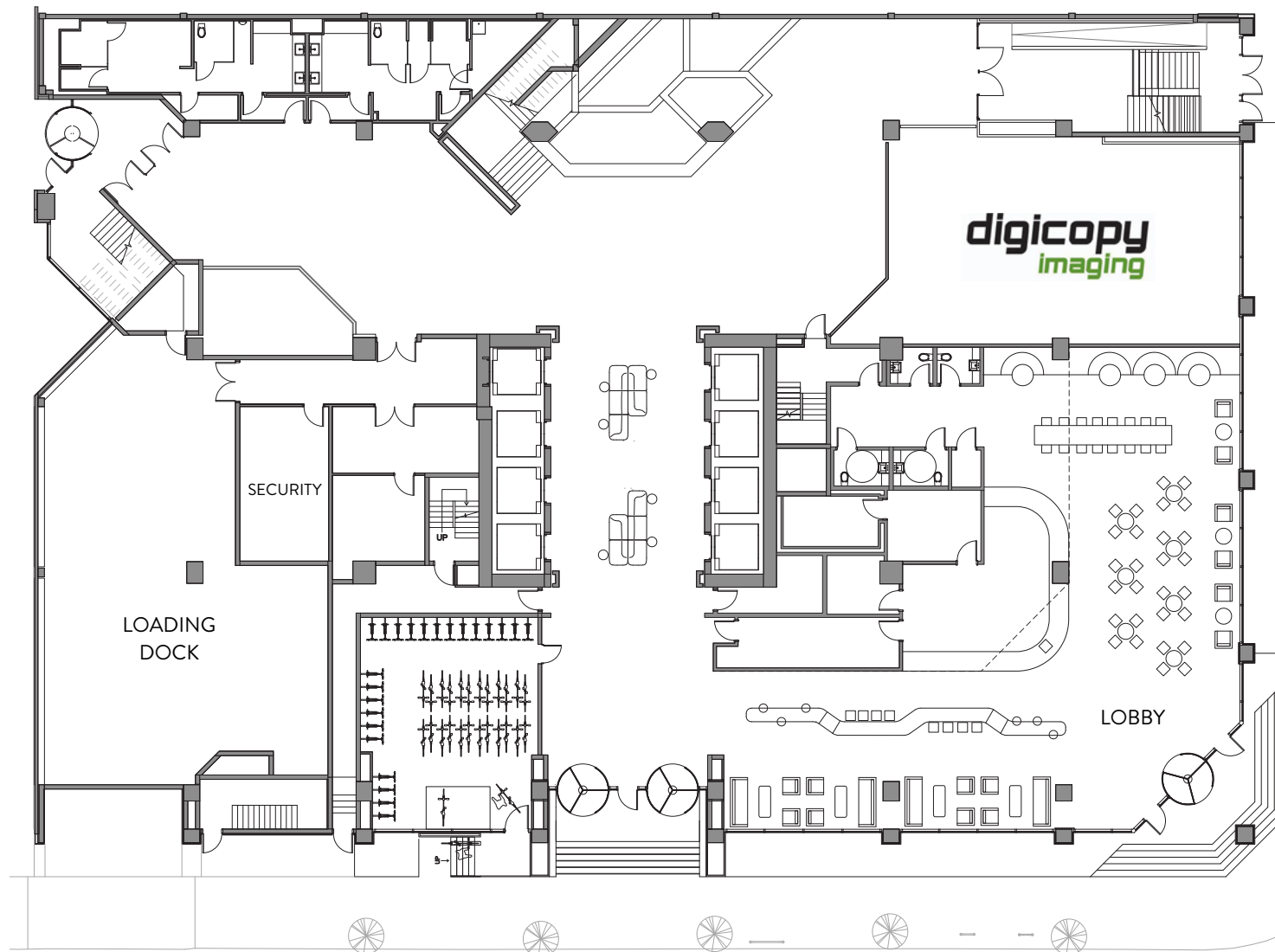
Operating Costs	\$ 20.66 PSF
Property Tax	\$ 1.67 PSF
Total	\$ 22.33 PSF

Premises Utilities	Included
Management Fee	Included

TENANTS



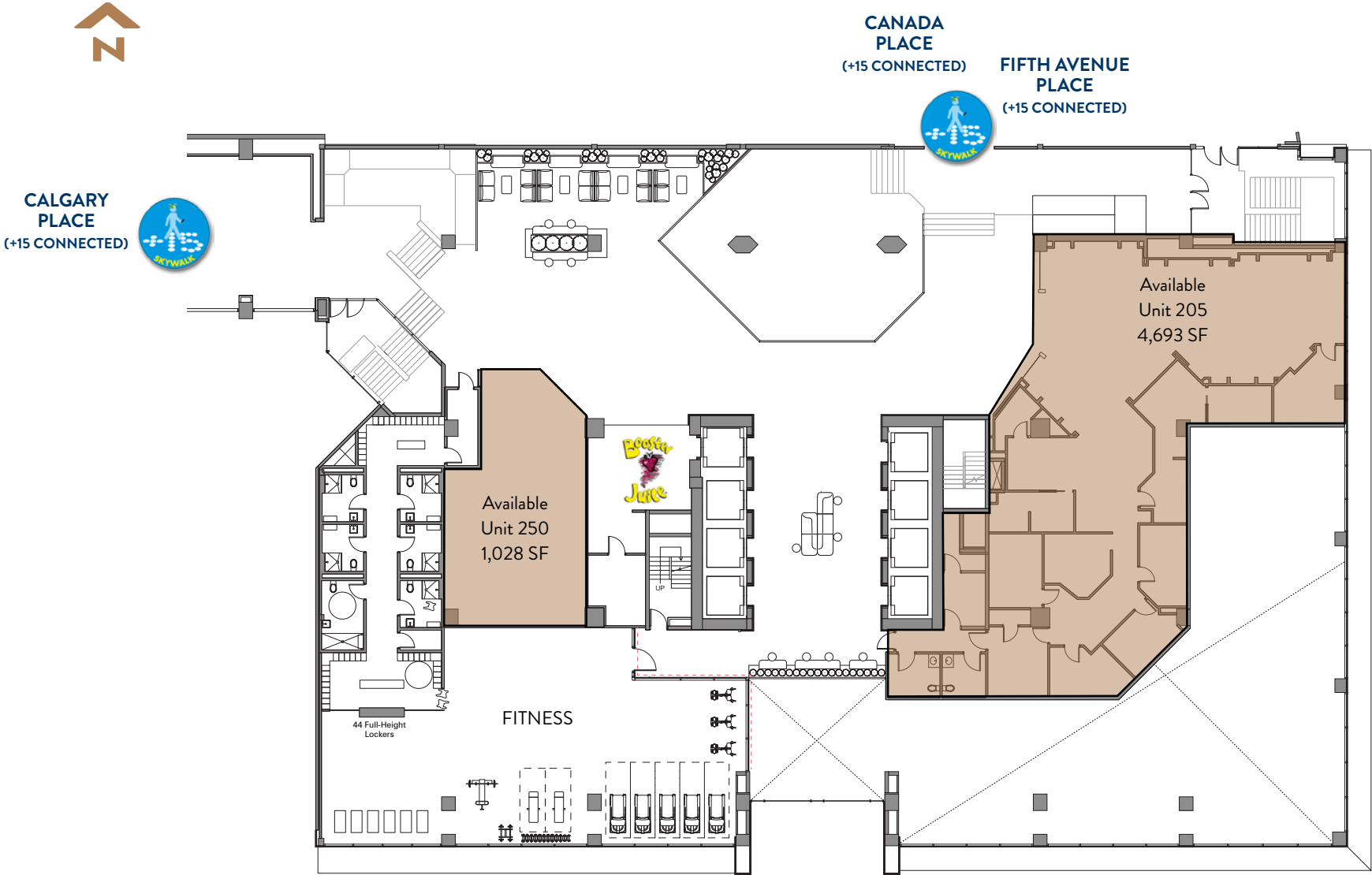
MAIN FLOOR



2 STREET SW

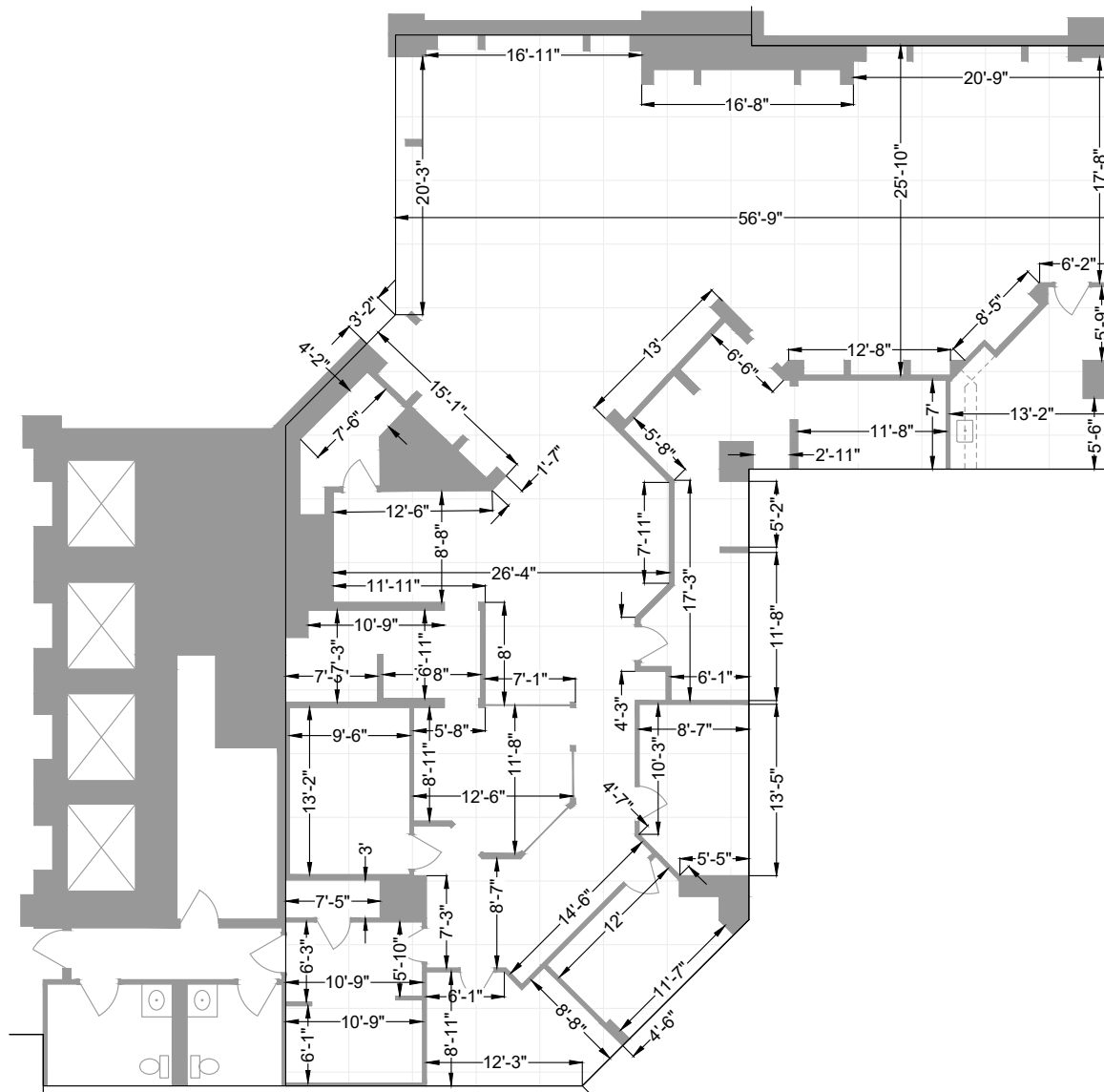
5 AVENUE SW

SECOND FLOOR



UNIT PLAN

UNIT #205



UNIT

205

RETAIL AREA

4,693 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

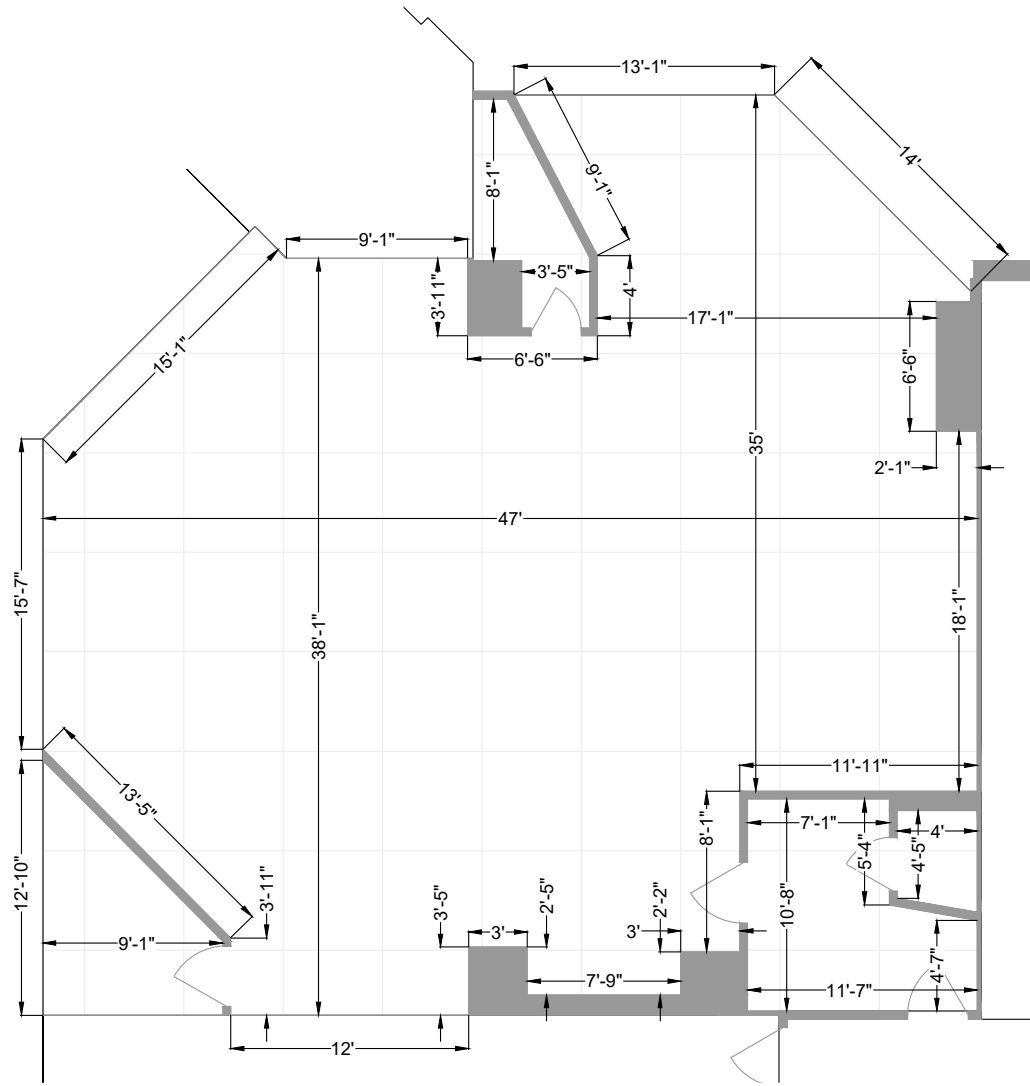
GAS

No

GARBAGE

Loading Dock

UNIT #250



Loading Dock

CONNECT WITH US

CONTACT

GENERAL



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



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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.

