



# KEYNOTE R2

225 11 Avenue SE, Calgary, Alberta

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100% LEASED

[TAURUSGROUP.COM](http://TAURUSGROUP.COM)

HEATHER WIETZEL

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## ABOUT

# BUILDING HIGHLIGHTS

Keynote R2 is a mixed-use building within the Keynote Urban Village complex. This tower is connected to a 29-storey residential tower with 250 suites.

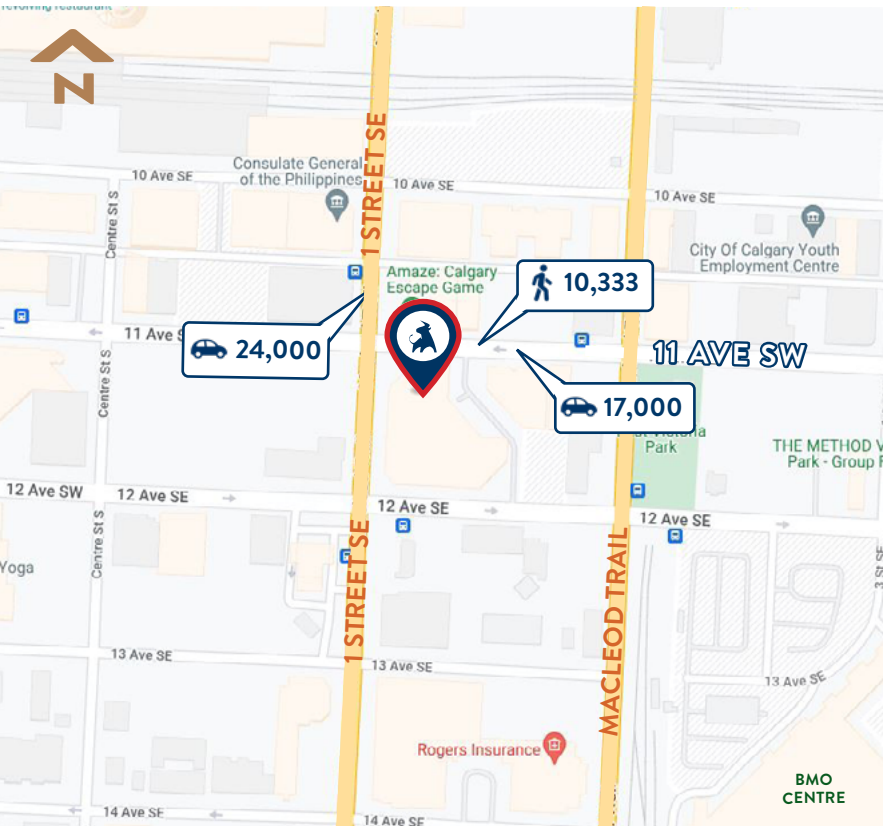
- Located in Victoria Park, facing 11th Avenue SE - a major traffic artery in the neighbourhood
- Within close proximity to convenient quick service restaurants, trendy eateries and local boutique shops
- Anchored by Sunterra Market, an office tower and two residential towers
- Targeting a full-service restaurant; space has a fully-equipped kitchen



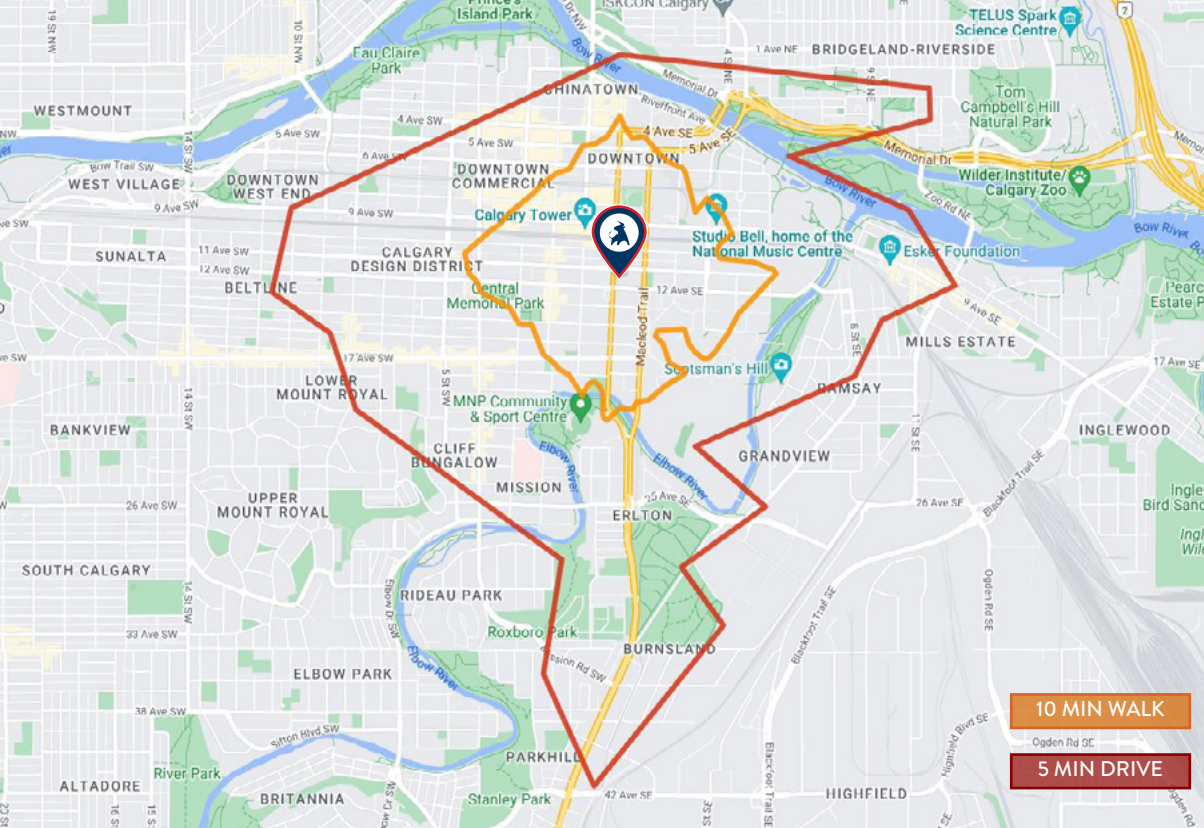


# ABOUT LOCATION HIGHLIGHTS

- > Situated between downtown commercial core and Victoria Park, offering exposure to a lively daytime and nightlife scene
- > Convenient proximity to the downtown core, LRT, Calgary Stampede, Arts Commons and MNP Community & Sport Centre
- > Strong traffic counts in the area with over 40,000 vehicles and 10,000 pedestrians passing the site daily
- > Steps away from several highly acclaimed eateries including: Carnidale, Ten Foot Henry, Teatro, First Street Market and Yellow Door Bistro







COMMUNITY

# DEMOGRAPHIC DATA



## POPULATION

10 Min Walk:	9,033
5 Min Drive:	42,375
Calgary:	1,306,784



## DAYTIME POPULATION

10 Min Walk:	38,254
5 Min Drive:	147,131



## AVERAGE AGE

10 Min Walk:	38.8
5 Min Drive:	39.4
Calgary:	38.8



## HOUSEHOLD INCOME

10 Min Walk:	\$ 84,724
5 Min Drive:	\$ 94,909
Calgary:	\$129,000





## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Retail Size: 4,787 SF

## LANDLORD

Triovest Realty Advisors

## ZONING

DC (Direct Control)

## PARKING

Side street parking available

Underground parking available at a fee;  
1 stall per 1,563 sq ft

## MUNICIPAL ADDRESS

225 11 Avenue SE, Calgary, AB

## YEAR BUILT

2012

## LEGAL DESCRIPTION

Plan: 1311780

Block: 80

Lot: 48 Excepting thereout all  
mines and minerals



## TENANTS WITHIN KEYNOTE COMPLEX



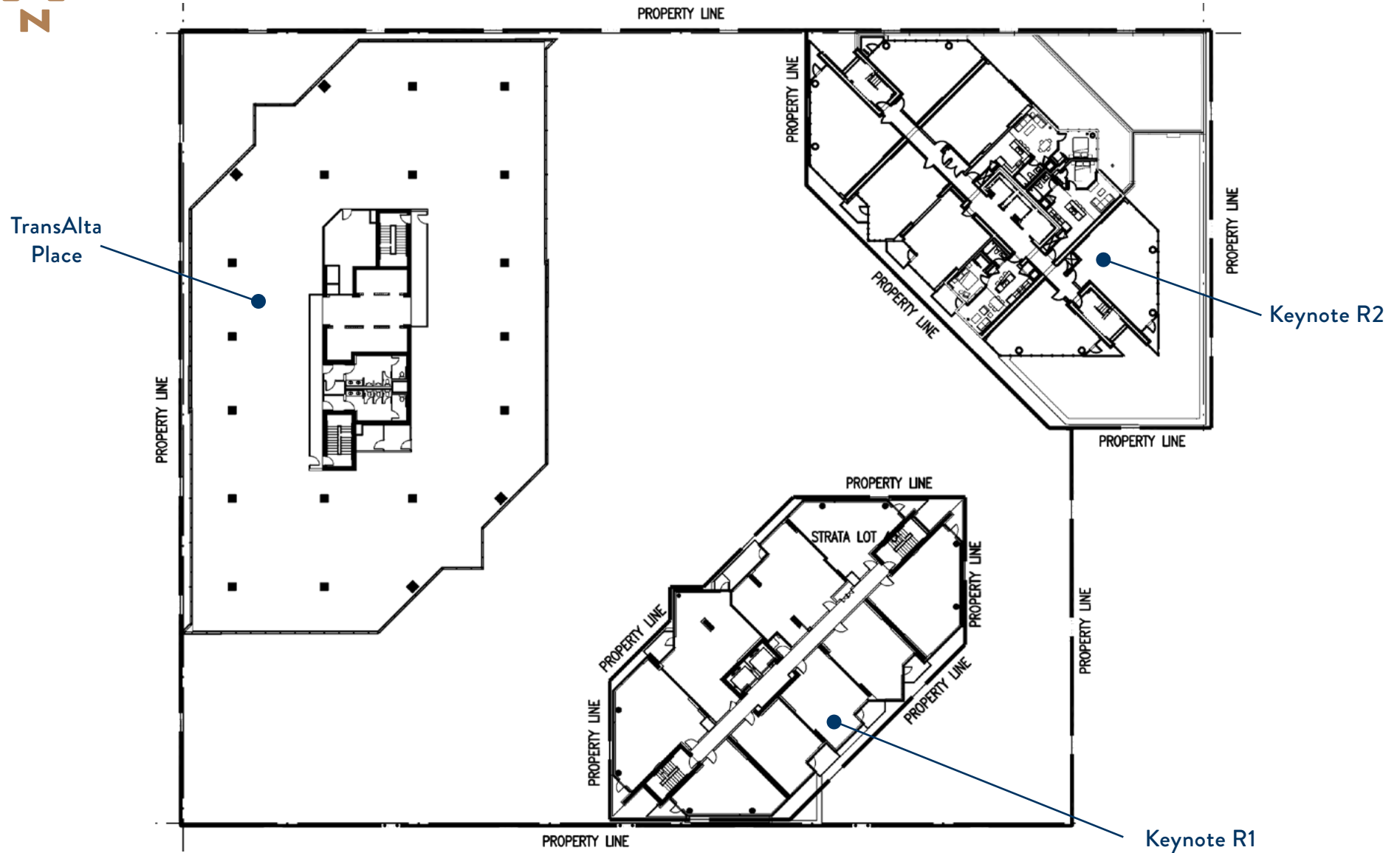
**SUNTERRA**  
market



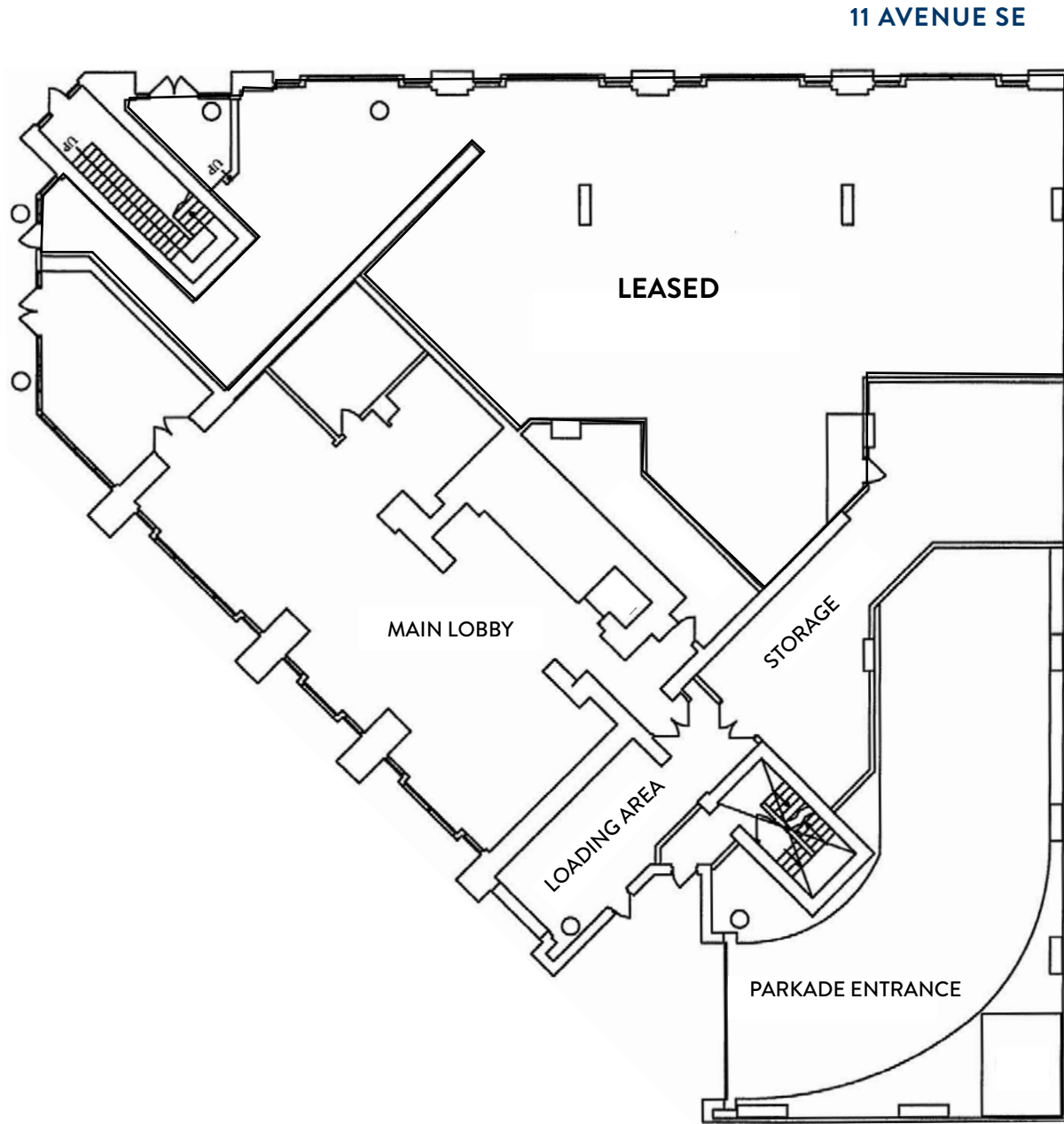
**MUSE**  
aesthetics



# SITE PLAN - KEYNOTE URBAN VILLAGE



# FLOOR PLAN - MAIN LEVEL - KEYNOTE R2





CONNECT WITH US  
**CONTACT**

GENERAL



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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.

