

RETAIL SPACE FOR LEASE



GULF CANADA SQUARE

401 9 Avenue SW, Calgary, Alberta

Unit 200K - 345 SF

Unit 205 - 921 SF

Unit 207K - 352 SF

Unit 208K - 399 SF

Unit 235 - 4,490 SF

Unit 245 - 1,250 SF

ABBY BILLARD

Mobile: (403) 200-9935
abillard@taurusgroup.com

TAURUSGROUP.COM


TAURUS
PROPERTY GROUP

ABOUT

BUILDING HIGHLIGHTS

Gulf Canada Square is a 20-storey, class 'A' office tower located in downtown Calgary.

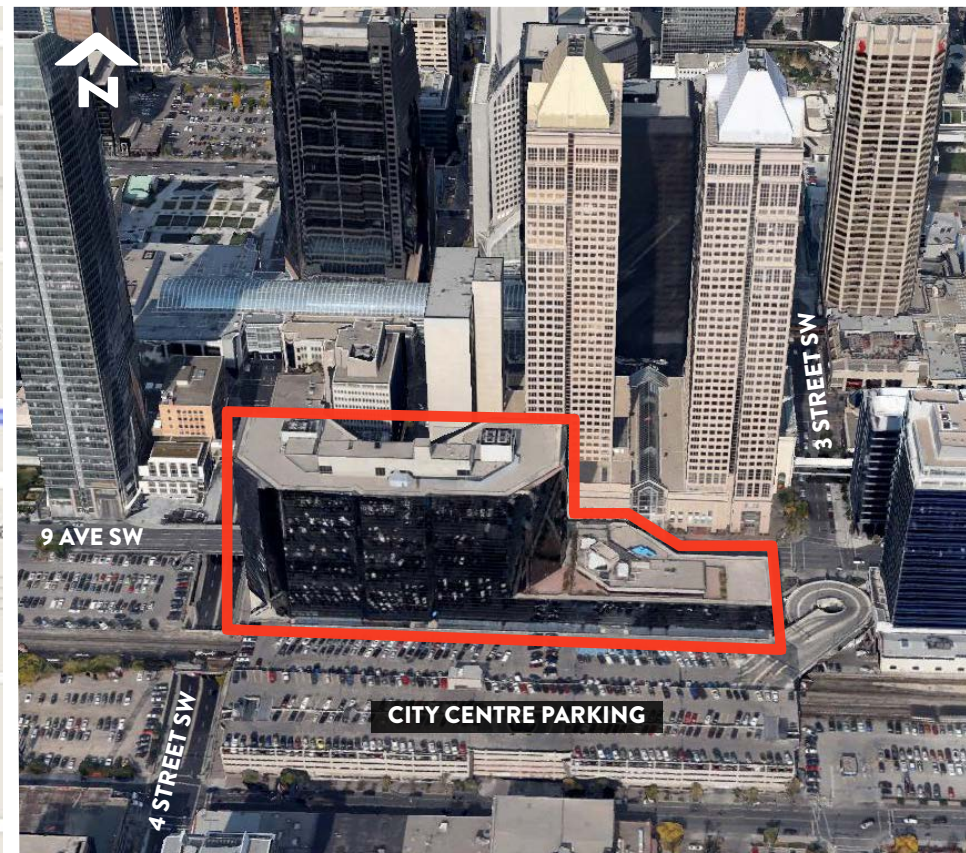
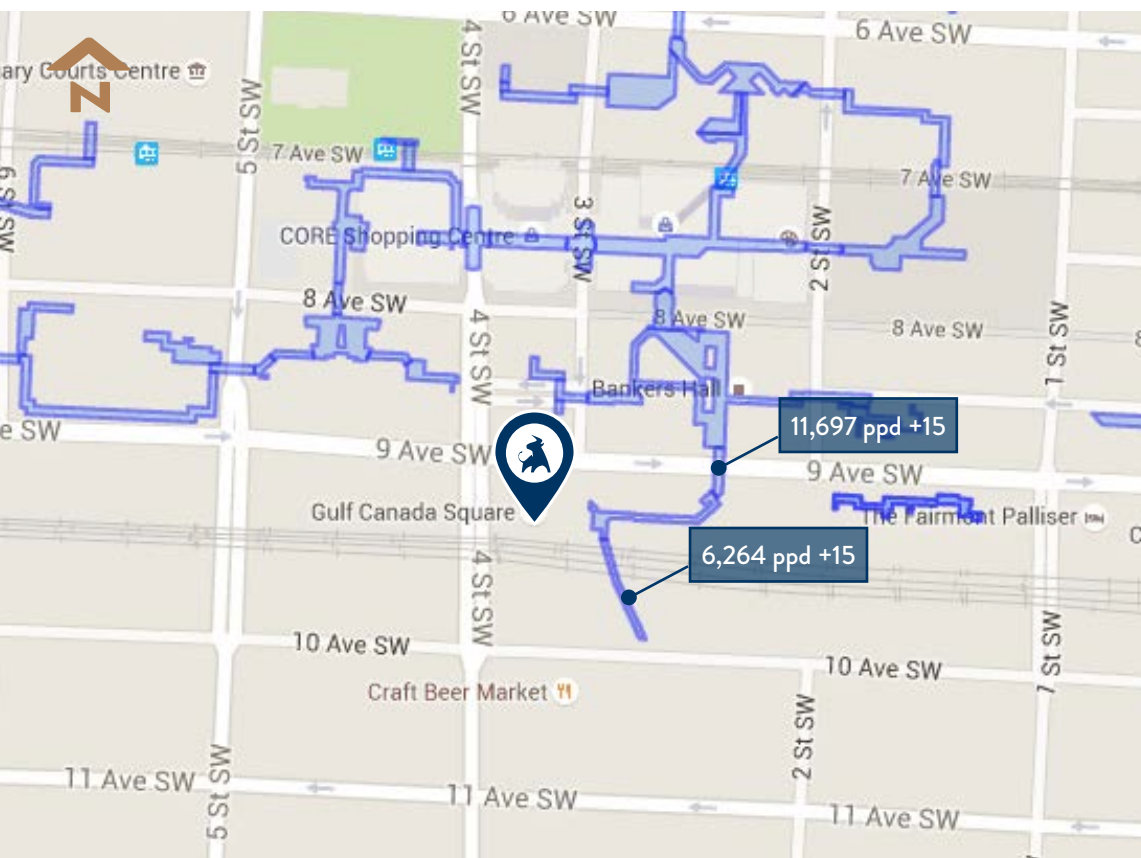
- Within close proximity to Bankers Hall, The Core and Calgary Convention Centre
- Connected to the Plus 15 and close to the LRT line
- Medical destination with over 15 medical uses including Calgary Lab Services and EFW Radiology
- Revitalization scheduled for exterior plaza and interior first two levels
- Current co-tenancies include: Tim Hortons, Alforno Bakery + Café, World Gym, Pronto Pizza-Pasta, LifeMark, Method Dental



ABOUT

LOCATION HIGHLIGHTS

- Located on 9th Avenue SW, which has daily vehicle counts of 30,000
- Plus 15 connection to Penn West Plaza and Bankers Hall
- Connected to Bankers Hall and City Centre Parkade via Plus 15 network, which averages more than 25,500 pedestrians daily



COMMUNITY

DEMOGRAPHIC DATA



POPULATION

Downtown: 18,980
 300M Radius: 1,301
 Calgary: 1,306,784



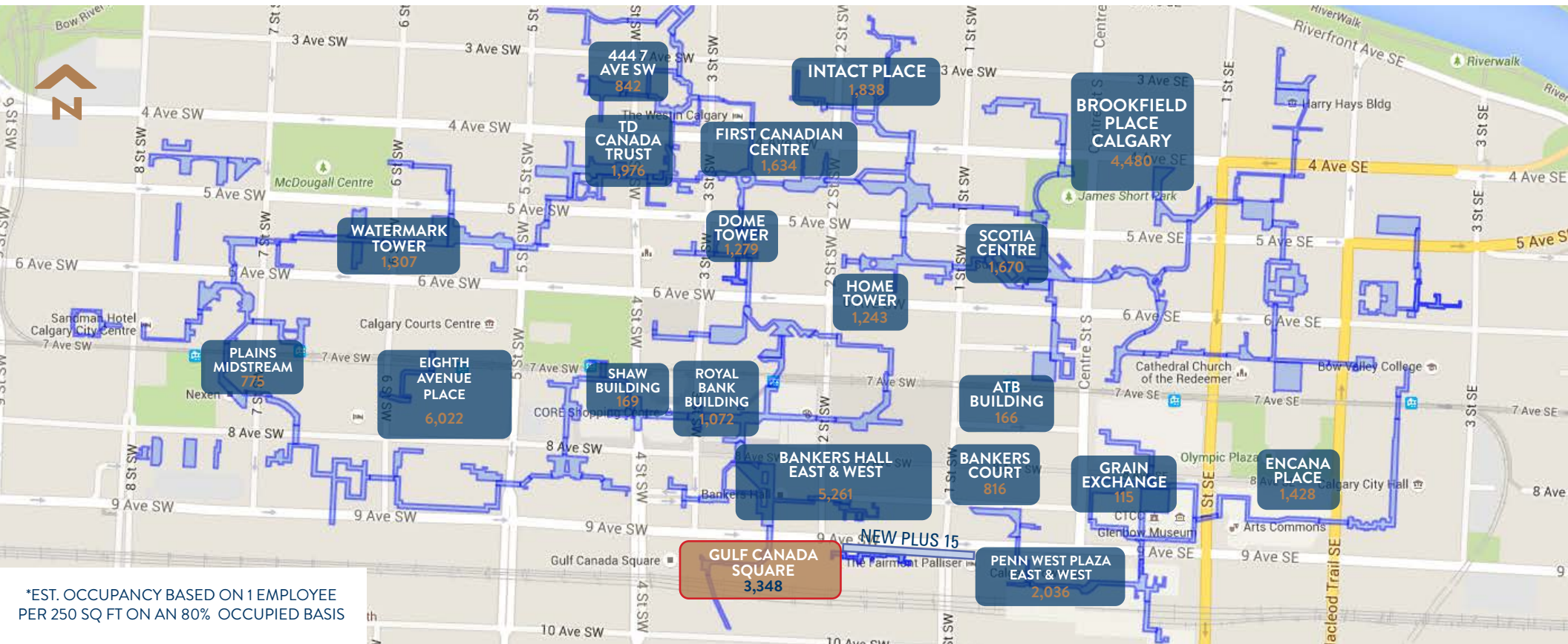
DAYTIME POPULATION

Downtown: 110,062
 300M Radius: 15,658



AVERAGE AGE

Downtown: 41.0
 300M Radius: 34.3
 Calgary: 38.8



*EST. OCCUPANCY BASED ON 1 EMPLOYEE PER 250 SQ FT ON AN 80% OCCUPIED BASIS

The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of its compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 1,125,780 sq ft
Retail Size: 64,104 sq ft

LANDLORD

GWL Realty Advisors

ZONING

DC (Direct Control)

PARKING

1,530 stalls (Attached Parkade)

MUNICIPAL ADDRESS

401 9 Avenue SW, Calgary, Alberta

YEAR BUILT

1978

LEGAL DESCRIPTION

Plan: 9211836
Block: 16
Lot: 2



ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 15.31 PSF
Property Tax	\$ 2.08 PSF
Total	\$ 17.39 PSF

FOOD COURT COSTS

Operating Costs	\$ 15.31 PSF
Food Court Expenses	\$ 28.53 PSF
Property Tax	\$ 2.08 PSF
Total	\$ 45.92 PSF

Premises Utilities Separately Metered
Management Fee Included

TENANTS

Tim Hortons

ALFORNO
BAKERY & CAFÉ

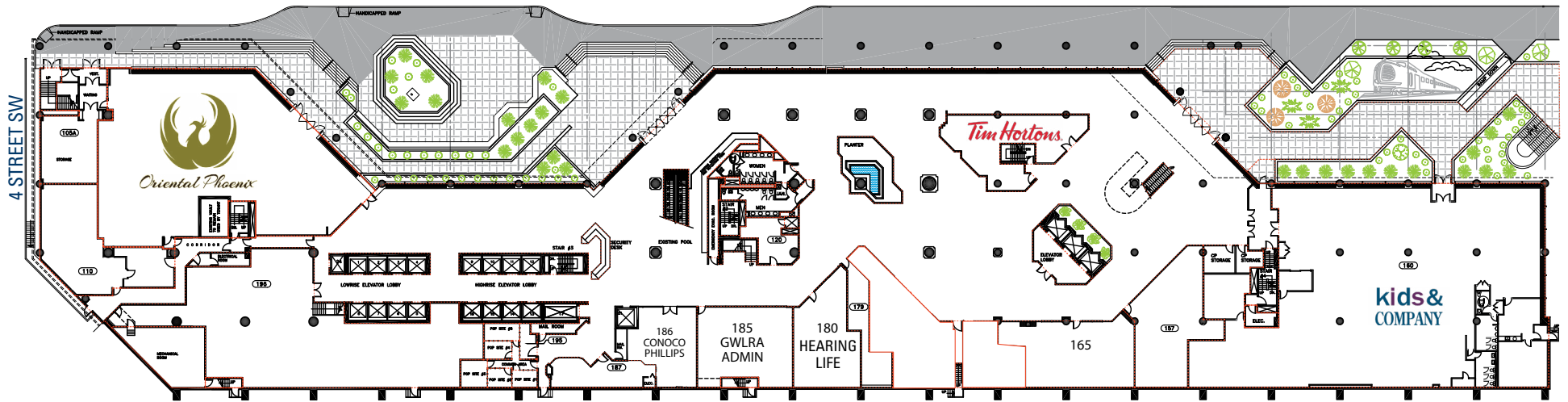
servus
credit union

**kids &
COMPANY**

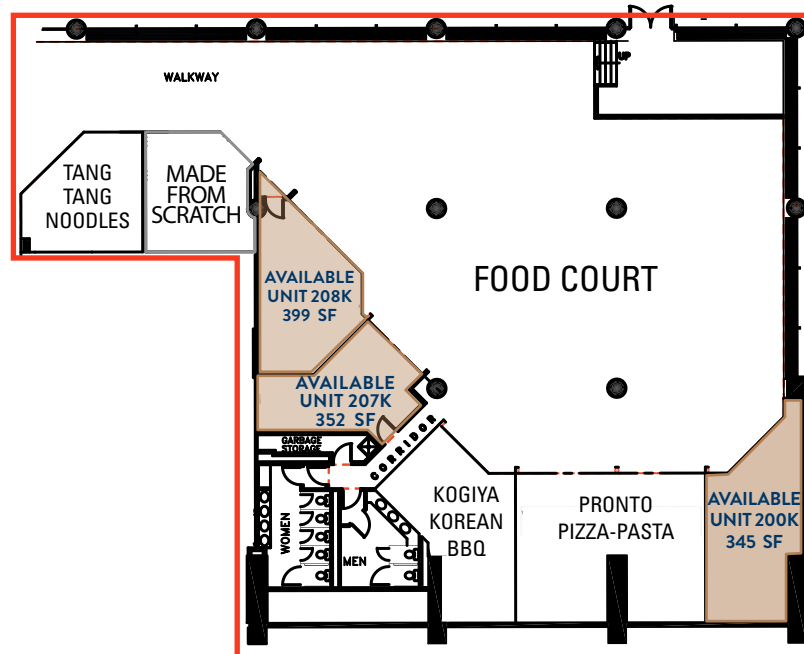
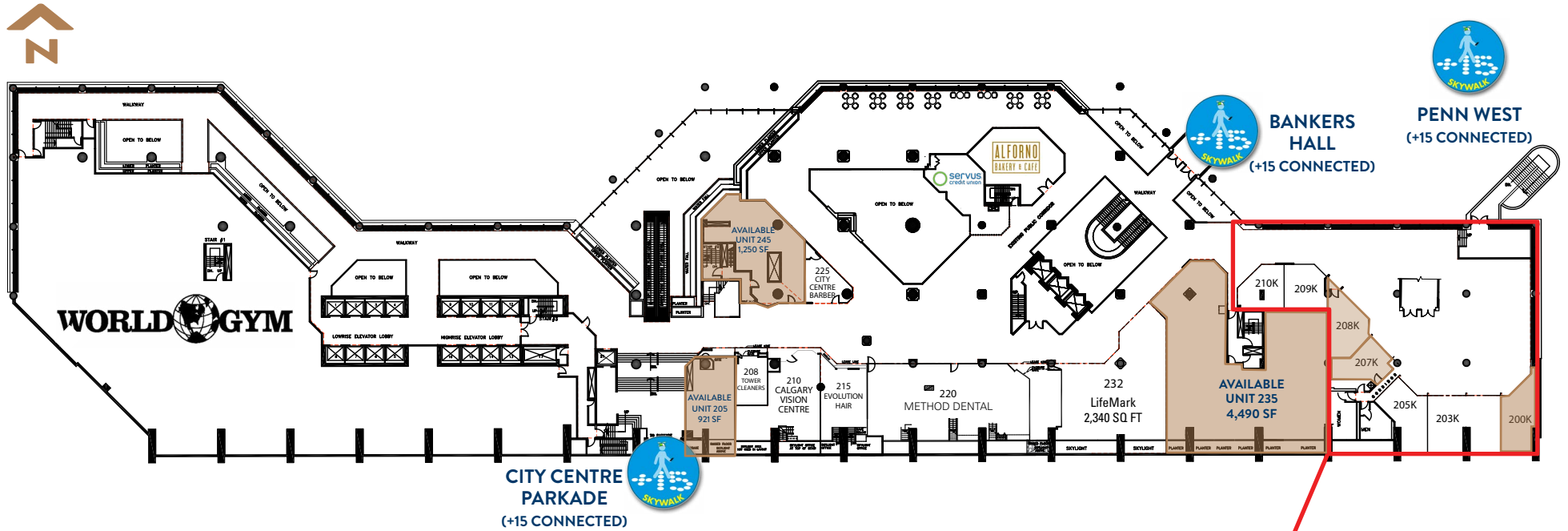
MAIN FLOOR



9 AVENUE SW

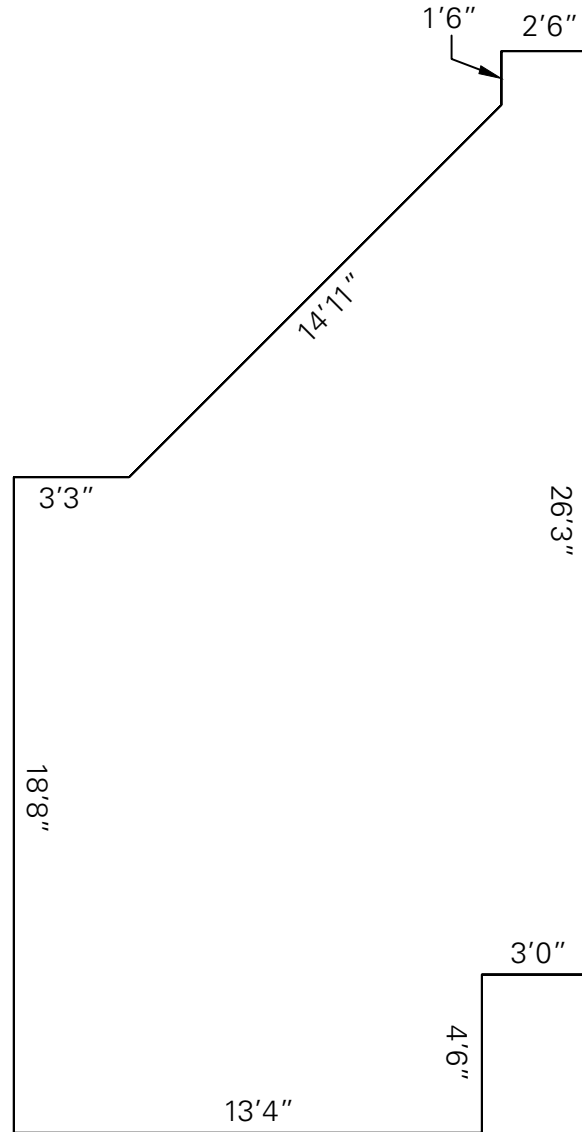


PLUS 15



UNIT PLAN

UNIT #200K



UNIT

200K

RETAIL AREA

345 Square Feet

CEILING HEIGHT

9'9"

POWER

120/208V, 225A

HVAC

~ 700-800 CFM

MUA

Yes

KITCHEN EXHAUST

Yes

WATER

3/4" Line

GAS

1 1/4" Line

SEWER

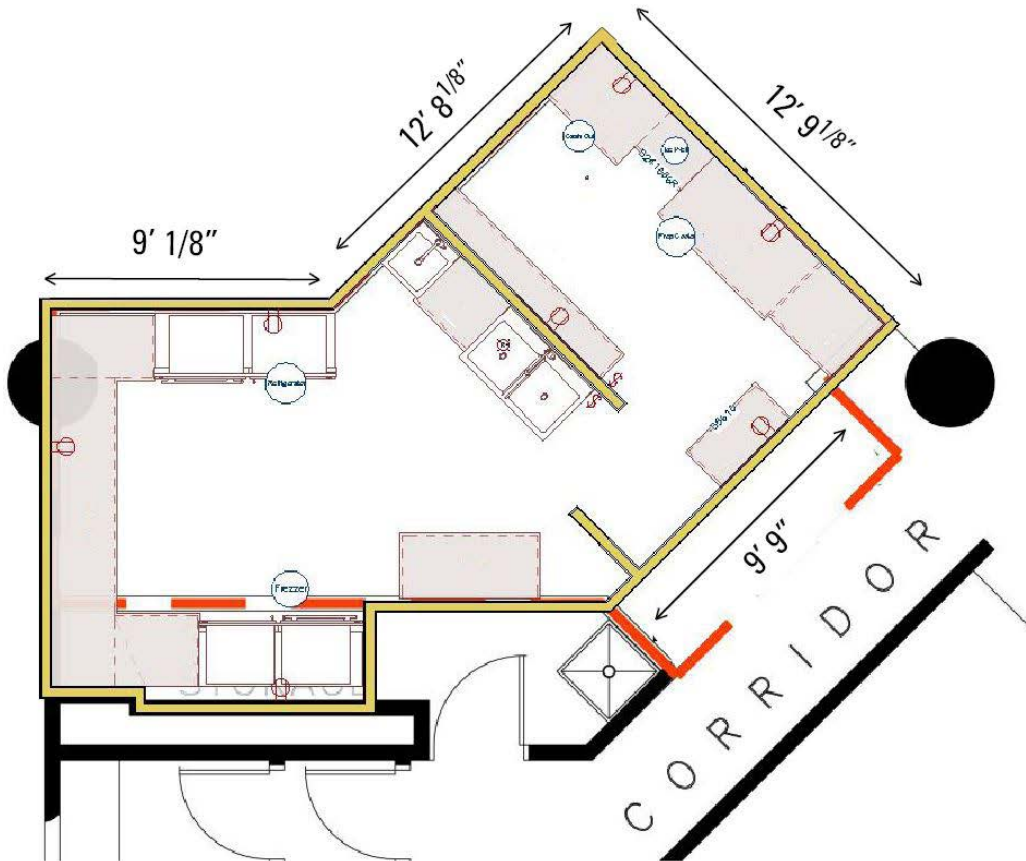
Floor Drain 4" Line

LOADING

Freight Elevator

UNIT PLAN

UNIT #207K



UNIT

207K

RETAIL AREA

352 Square Feet

CEILING HEIGHT

Front: 10' ; Rear: 9'6"

POWER

600V

HVAC

450 CFM Transfer Air Fan

ECOLOGY UNIT

No

WATER

1" Line

GAS

1" Line

SEWER

3" Line with Grease Trap

LOADING

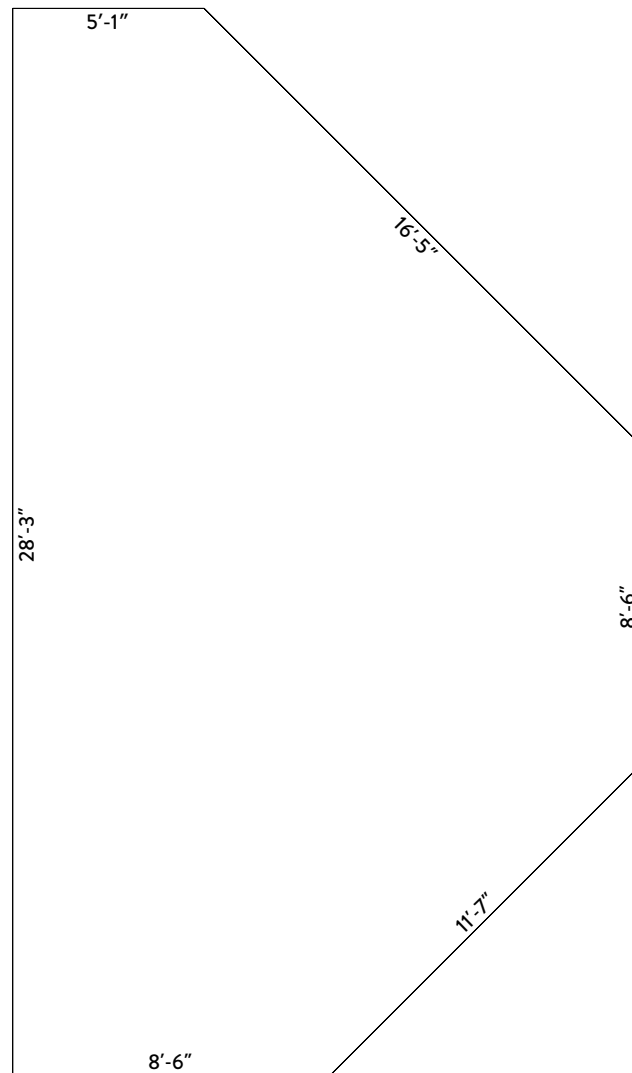
Freight Elevator

GARBAGE

Food Court Washroom Corridor

UNIT PLAN

UNIT #208



UNIT

208K

RETAIL AREA

399 Square Feet

CEILING HEIGHT

9'7"

POWER

200A service - 120/208V fed from
75 KVA Transformer (600V)

Two 30 Circuit Panel Boards

Electrical Meter in Place

HVAC

2,000 CFM (No Cooling)

MUA

Yes

KITCHEN EXHAUST

Two Grease Hood Fans -

1,800 CFM & 2,700 CFM

WATER

3/4" Line

GAS

3/4" Line

SEWER

4" Line

LOADING

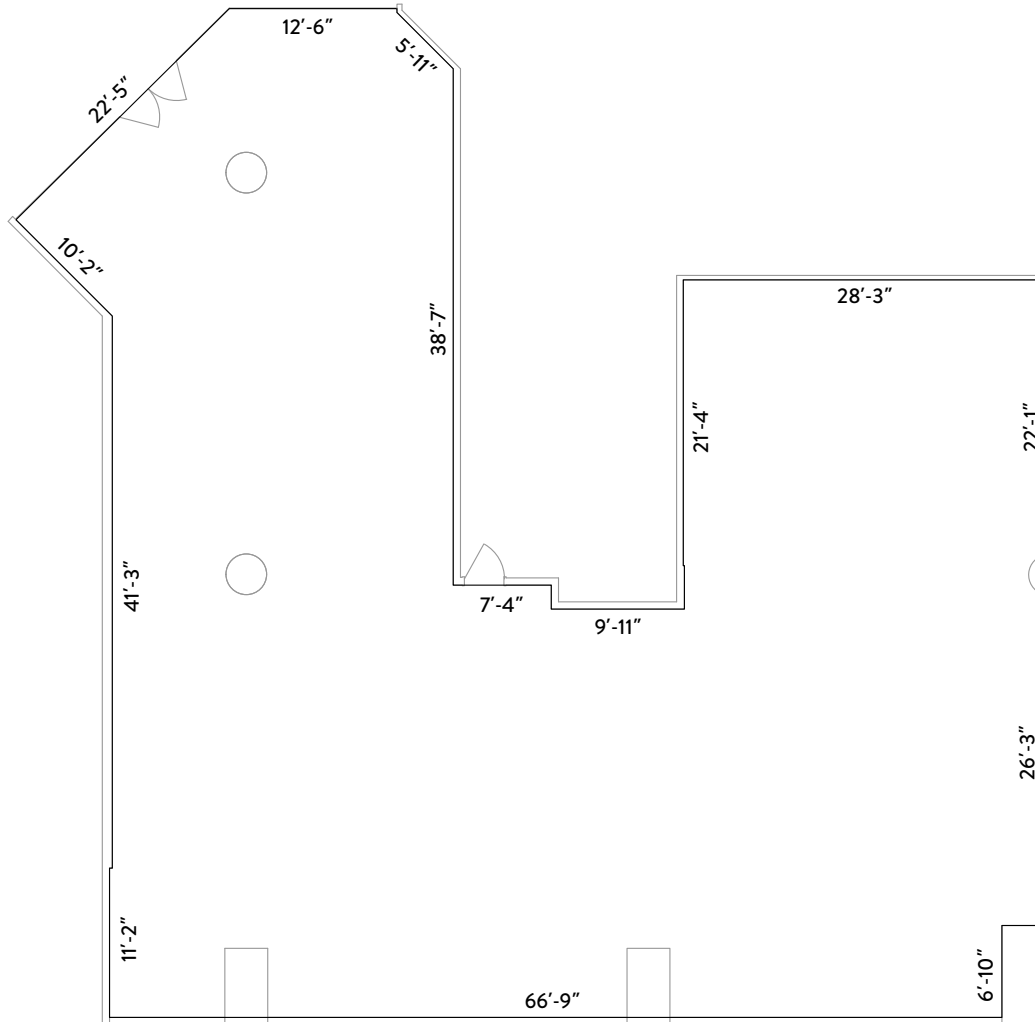
Freight Elevator

GARBAGE

Food Court Washroom Corridor

UNIT PLAN

UNIT #235



UNIT

235

RETAIL AREA

4,490 Square Feet

CEILING HEIGHT

Ranges from 8'1" to 13'5"

POWER

225A, 120/208V, 42 Circuit Panel
Fed from a 15 KVA transformer

HVAC

4 Fan Coils Totalling 7 Tons

ECOLOGY UNIT

No

WATER

1" Line (TBC)

GAS

Yes

SEWER

Yes

LOADING

Freight Elevator

STORAGE

Available for Lease

ADDITIONAL PHOTOS



FUTURE DEVELOPMENT



FUTURE DEVELOPMENT



CONNECT WITH US
CONTACT

GENERAL



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



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



inquiries@taurusgroup.com



taurusgroup.com

ABOUT THIS LISTING

ABBY BILLARD



Mobile: (403) 200-9935



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



abillard@taurusgroup.com

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.

