

BRITANNIA PLAZA

SOUTHWEST CALGARY



PROPERTY HIGHLIGHTS

- Centre with a boutique merchandising mix, showcasing exclusive and local retailers. Facing 49 Ave SW, situated between Elbow Dr SW and 8 St SW with 26,000 vehicles passing the site daily
- Situated in the affluent and historical neighborhood of Britannia, featuring the Calgary Golf and Country Club, Crescent Park, Sandy Beach Park and the Elbow River Pathway
- Average household income in centre’s primary trade area is more than double of the city’s average
- Targeted uses for available premises: nail / hair / beauty; spa / wellness; specialty food; dessert / bakery; jewelry and fashion

SPACE FOR LEASE

AVAILABLE	1,248 square feet
ADDRESS	812A 49 Ave SW, Calgary, AB
MANAGED BY	Riverpark Properties Ltd
YEAR BUILT	1955

TAURUS
PROPERTY GROUP

HEATHER WIETZEL
403.206.6046
hwietzel@taurusgroup.com
www.taurusgroup.com

FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

BELTLINE & DOWNTOWN

MEDICINE HAT

100% LEASED

TOWNSHIP - SOUTHWEST CALGARY

NEW LISTING

AVAILABILITY: Phase 1: 5,126 sq ft (with 2,000 sq ft patio)



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COMMENTS

- Vibrant shopping destination, located at Macleod Trail and 210th Avenue SE, within the growing community of Legacy.
- Seeking restaurant group for the current retail opportunity on site
- Over 115,000 living in the primary trade area with a daytime population over 60,000
- Anchor tenants within centre include: Sobeys, Winners, Petsmart, Shoppers Drug Mart, Big Sky Fitness and Wine & Beyond

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SPRINGBOROUGH CENTRE - SOUTHWEST CALGARY

AVAILABILITY: 2nd floor: 3,065 sq ft 3rd floor: 770 sq ft ; 2,766 sq ft



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COMMENTS

- Situated in West Calgary, just off 69th Street and 17th Avenue SW
- Within the epicenter of the city's most affluent neighbourhoods in terms of education and average income levels
- Abundant surface parking for staff and visitors
- Four schools and universities within one block of the centre with over 4,000 students
- Close proximity to the 69 Street LRT station

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ASPEN VILLAGE - SOUTHWEST CALGARY



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COMMENTS

- Mixed-use project in Springbank Hill, facing 17 Avenue, that combines retail, commercial services and residential uses
- Est Possession Date: Aug 2025; Est Completion date: Fall 2026
- Targeted uses: food & beverage, specialty food, grocery, home goods, beauty/esthetics, boutique fitness, pet service, daycare, medical, pharmacy, spa, apparel

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MEDICINE HAT

100% LEASED

HANSON SQUARE - SOUTHWEST CALGARY



COMMENTS

- Located on the corner of 17th Avenue & 8th Street SW, in the heart of the retail & entertainment district
- Exposure to over 25,000 vehicles and 8,700 pedestrians passing the site daily
- Street front and underground public parking available
- Co-tenants includes: Best Buy, Myodetox, Mogoyan Noodles, TD Bank, Era Style Loft and Mirra Masa

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MEDICINE HAT

100% LEASED

EVOLUTION - SOUTHEAST CALGARY

AVAILABILITY: 1,545 sq ft



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COMMENTS

- Retail podium at the base of two residential towers with over 450 occupied condos
- In East Village, a master-planned, mixed-use urban village with an expected residential population of 11,500 at build out
- Community home to the Central Library, Studio Bell Music Centre, Platform Innovation Centre and The Confluence Historic Site and Parkland
- Vacancy is fully built-out for medical esthetic uses

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SHAWNESSY STATION - SOUTHEAST CALGARY

AVAILABILITY: 1,206 sq ft (C/L) ; 2,368 sq ft



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COMMENTS

- Three-phase, mixed-use development along Macleod Trail with 169 residential suites above 22,704 sf of main-level retail in first phase
- Exposure to over 90,000 vehicles daily and high volumes of pedestrian traffic with LRT Station directly adjacent from site
- Targeted Uses: coffee, specialty food, pet, pharmacy

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NEW VACANCY

WILLOW PARK VILLAGE - SOUTHEAST CALGARY

AVAILABILITY: 997 sq ft ; 1,017 sq ft



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COMMENTS

- 112,000 sq ft open-air shopping mall on Macleod Trail, shadow anchored by South Centre Mall
- Primarily local boutiques offering a wide variety of products with 15 retailers exclusive to the centre
- Co-tenants include: Deville Coffee, Cobs Bread, Belmont Diner Code Ninjas, Crave Cupcakes and more!

CONTACT: BONNIE COOKE | bcooke@taurusgroup.com | 403.206.2137 | www.taurusgroup.com

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MEDICINE HAT

100% LEASED

UXBOROUGH - NORTHWEST CALGARY



COMMENTS

Mixed-use development located immediately across from Foothills Medical Centre and Calgary Cancer Center

- Exposure to over 54,000 vehicles daily on the TransCanada Highway and high volumes of pedestrian traffic accessing the nearby hospital and university
- Co-tenancies: Willowbrae Daycare, Caffe Beano, Kinton Ramen, Firehouse Subs, Pacific Poke, and Lustre Nails

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CONTACT: BERNIE BAYER | bbayer@taurusgroup.com | 403.206.2131 | www.taurusgroup.com

MEREDITH BLOCK - NORTHEAST CALGARY (BRIDGELAND)

AVAILABILITY: 2,800 sq ft ; 4,051 sq ft



COMMENTS

- Mixed-use building nestled between 4th Street NE and Edmonton Trail, fronting onto Meredith Road NE
- Less than a 15 min walk to downtown and 5 min walk to Bridgeland LRT station
- Targeted uses: health & beauty, specialty medical, food & beverage and pet services

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MEDICINE HAT

100% LEASED

FOURTH STREET LOFTS - BELTLINE CALGARY

AVAILABILITY: ~ 3,494 sq ft (option to demise)



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COMMENTS

- A 29-storey, mixed use development with 3,494 square feet of main floor retail space
- On the corner of 4th St SW and 14th Ave SW, with over 10,000 vehicles passing the site daily
- Completion date: Q3 2025
- Targeted uses: full-service restaurants, coffee, wine bar, bakery, dessert, spa, salon and aesthetics

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TRANSALTA PLACE - BELTLINE CALGARY

AVAILABILITY: 2,968 sq ft



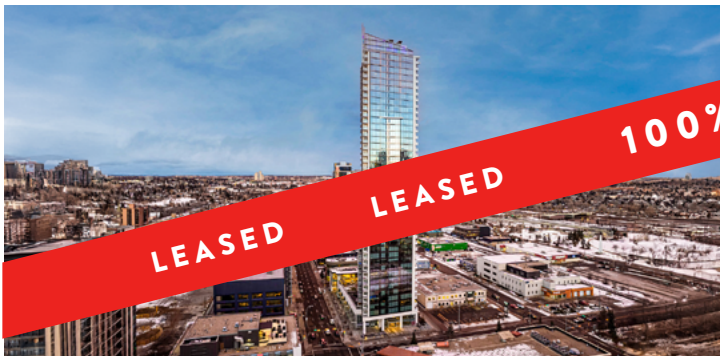
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COMMENTS

- Surrounded by two residential towers making up the premier commercial development, Keynote Urban Village
- Situated between downtown Calgary and the Beltline, providing convenient access to the LRT and Stampede grounds
- Co-tenancies include: Sunterra Market, 5 Vines, Starbuck and Muse Aesthetics

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ELEVEN - BELTLINE CALGARY



LEASED **100% LEASED** **LEASED** **LEASED**

COMMENTS

- Commercial development on the corner of 11th Ave & 11th St SW, with a retail podium at the base of a residential tower
- Over 26,000 vehicles and 7,000 pedestrians passing site daily
- 7,400 residential units within a three block radius
- Co-tenancies: Offline Wellness Club and Sienna Nail & Beauty Bar

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MEDICINE HAT

100% LEASED

BROOKFIELD PLACE - DOWNTOWN CALGARY

AVAILABILITY: Main: 2,300 sq ft



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COMMENTS

- In the heart of downtown located along the LRT line and connected directly to Stephen Avenue Place and Bow Valley Square through the Plus 15 network
- Over 2,200 people working in the tower per weekday
- Co-tenancies: Hula Poke, Dirtbelly, Deville, Chachi's, Canadian Crew Barbershop and Dr.Chong's Chiropractic Care

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BANKERS HALL - DOWNTOWN CALGARY

AVAILABILITY: 496 - 7,368 sq ft



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COMMENTS

- Five storey glass atrium at the base of two 52-storey office towers
- Premiere office address and retail hub in downtown Calgary
- Plus 15 connected into The Core, Royal Bank Building, Gulf Canada Square & Bankers Court
- First class, mixed-use shopping environment with retailers offering unique high quality merchandise

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GULF CANADA SQUARE - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 352 - 4,490 sq ft



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COMMENTS

- 20-storey office tower in downtown commercial district, with close proximity to Stephen Avenue and The Core Shopping Centre
- Connected to Bankers Hall and City Centre Parkade via Plus 15 network, which averages more than 25,500 pedestrians daily
- Two-level retail podium currently under renovation
- Co-tenancies: Tim Hortons, Alforno Bakery, World Gym, Pronto Pizza-Pasta, LifeMark & more!

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MEDICINE HAT

100% LEASED

THE AMPERSAND - DOWNTOWN CALGARY

AVAILABILITY: 724 sq ft



COMMENTS

- Three tower, A-class office complex that was recently renovated to showcase a 20,000 square foot, glass atrium that includes a library, social staircase, café and food-truck market
- Connected to the TransCanada building and The Harmony Parkade through the Plus 15
- Steps away from Chinatown, Eau Claire, the Bow River pathway and East Village

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THE EDISON - DOWNTOWN CALGARY

AVAILABILITY: 5,300 sq ft



COMMENTS

- 28-storey office tower located on the corner of 1st Street and 9th Avenue SW, in Calgary's downtown commercial district
- Renovated and repositioned in 2017 to attract creative and tech industries - office component currently 80% leased
- Offers a variety of amenities, dedicated for building tenants, including an iron lab fitness facility, golf simulator, basketball court, outdoor patio and café with views from the 28th level

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MILLENNIUM TOWER - DOWNTOWN CALGARY

AVAILABILITY: 2,802 sq ft



COMMENTS

- Class A, 25-storey office tower on the corner of 4th Street and 2nd Avenue SW, situated in the Eau Claire district
- Connected to the Devon Tower and Sheraton Suite Eau Claire through the Plus 15 network
- Office is 100% leased
- Daytime population over 55,000 in a 10 minute walking radius

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MEDICINE HAT

100% LEASED

FIFTH & FIFTH - DOWNTOWN CALGARY

AVAILABILITY: 302 - 1,185 sq ft



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COMMENTS

- 34 storey office tower in Calgary’s downtown core with a recently renovated main floor and plus 15
- Plus 15 connected in four directions, averaging more than 16,000 pedestrians daily
- Site showcases two levels of retail and services including a food court, dentist, barber, convenience store and jewelry store

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

444 FIFTH - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 1,312 sq ft



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COMMENTS

- 23-storey office tower in downtown Calgary on the corner of 5th Avenue and 4th Street SW
- Directly plus 15 connected to Chevron Plaza, Roslyn Building and Fourth & Fourth - accumulating over 20,000 pedestrians daily
- Targeting a food service amenity on plus 15

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

CENTRIUM PLACE - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 646 sq ft ; 1,195 sq ft



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COMMENTS

- 15-storey office tower located on the corner of 3rd Street and 6th Avenue SW - a dense area of downtown with a daytime population over 10,500 within a 1 block radius
- Direct plus 15 access to First Canadian Centre, Intact Place, 505 Third and 333 Fifth Avenue
- Within walking distance of the LRT, CORE Shopping Centre and the Bow River Pathway

CONTACT: HEATHER WIETZEL | hwietzel@taurusgroup.com | 403.206.6046 | www.taurusgroup.com

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MEDICINE HAT

100% LEASED

FIFTH AVENUE PLACE - DOWNTOWN CALGARY

NEW VACANCY

AVAILABILITY: Main Level: 2,950 sq ft Plus 15: 975 sq ft Food Court: 395 sq ft ; 485 sq ft



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COMMENTS

- Two tower complex encompassing 1.5 million sq ft of office space with 43,000 sq ft of retail area
- Retail podium includes a large food court, drug store and several other amenity retailers
- Centrally located and connected in all four directions to the Plus 15
- Co-tenancies: Oeb Breakfast, Subway, Servus, Mercatino, Monogram

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STOCK EXCHANGE - DOWNTOWN CALGARY

AVAILABILITY: 1,028 sq ft ; 4,693 sq ft



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COMMENTS

- 13-storey, office tower located on the corner of 2nd Street and 5th Avenue SW with over 10,000 square feet of retail servicing an employment population greater than 20,000
- Directly connected to Calgary Place, Canada Place and Fifth Avenue Place via Plus 15

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707 FIFTH - MANULIFE PLACE - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 3,934 sq ft



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COMMENTS

- 27-storey office tower on the corner of 7 Ave and 5 St SW that showcases an indoor winter garden and soaring 30-foot tall lobby.
- Located immediately in front on 6 St LRT station with 12,180 boardings/weekday and within one block of 4 Street SW LRT station with 20,460 boardings/weekday
- Direct Plus 15 connections to Encor Place and Watermark Tower

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MEDICINE HAT

100% LEASED

BANKERS COURT - DOWNTOWN CALGARY

AVAILABILITY: 499 sq ft ; 2,140 sq ft



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COMMENTS

- 100% office occupied
- Direct connection to Bankers Hall shopping atrium, containing fashion, food and health service providers
- Café Alchemist recently opened early 2020
- Plus 15 connection to The Edison planned

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BOW PARKADE - DOWNTOWN CALGARY

AVAILABILITY: 1,000 sq ft ; 2,627 sq ft



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COMMENTS

- The 846 stall Bow Parkade is located on a prominent corner beside Calgary's tallest tower, Brookfield Place Calgary
- Directly adjacent from the LRT station and connected to Intact Place and Brookfield Place via the Plus 15
- Car rental opportunity available

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MEDICINE HAT

100% LEASED

102 6 AVENUE SE - MEDICINE HAT

AVAILABILITY: 1,388 sq ft



COMMENTS

- Prominent corner site at SW corner of 6th Avenue and 1 Street SE
- Excellent on-site parking
- Close proximity to City Hall, Law Courts and Riverside Veteran's Memorial Park

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ABERDEEN MARKET



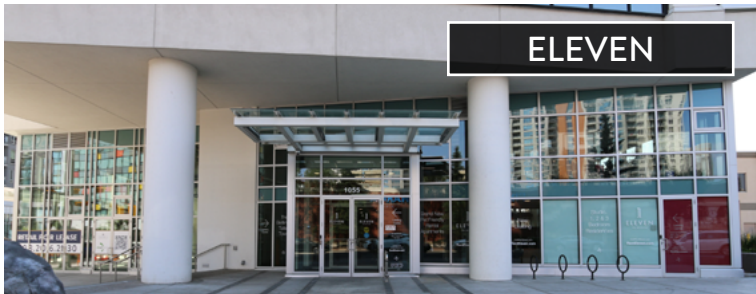
BEDDINGTON TOWNE CENTRE



CATALYST



CREEKSIDE CROSSING



ELEVEN



FIRST ST MARKET



HANSON SQUARE



KEYNOTE R2



MAXWELL BATES BLOCK



SOLO ON FOURTH



TROLLEY SQUARE



WATERMARK TOWER

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