



RETAIL SPACE FOR LEASE

MILLENNIUM TOWER

440 2 Avenue SW, Calgary, Alberta

Unit 100 - 2,802 SF (potential to demise)

BERNIE BAYER

Direct: (403) 206-2131

bbayer@taurusgroup.com

TAURUSGROUP.COM



ABOUT

BUILDING HIGHLIGHTS

Millennium Tower is a Class A, 25-storey tower on the corner of 4th Street and 2nd Avenue SW, nestled in the Eau Claire district.

- Connected to the Devon Tower and Sheraton Suite Eau Claire through the Plus 15 network
- Offers a variety of amenities, dedicated for the building's tenants, including a fitness facility, tenant lounge, golf simulators, outdoor patio, bicycle storage self serve carwash and conference centre
- Targeted uses: full-service restaurant, coffee, medical



ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Steps away from the Bow River Pathway and Peace Bridge, with collectively over 6,100 pedestrians and bikers weekly
- Daytime population over 57,000 and 4,750 residential units in a 10 minute walking radius from site
- Situated near several popular restaurants such as Joey Eau Claire, Local Public Eatery, Alforno Bakery and Fonda Fora
- Directly adjacent to the future, newly transformed Eau Claire Athletic Club, opening in 2025

Surrounding Residential Towers and Hotels:

1. Sheraton Suites
323 units
2. The Westin Hotel
525 units
3. Prince's Island Estates
94 units
4. Eau Claire Estates
162 units
5. London House
272 units
6. The Coast Hotel
120 units
7. The Westley Hotel
104 units
8. The International
252 units
9. Waterfront's Eleven
1,000 units





COMMUNITY

DEMOGRAPHIC DATA

POPULATION



Eau Claire:	2,979
10 Min Walk:	6,692
Calgary (2025):	1,688,000

DAYTIME POPULATION



Eau Claire:	10,167
10 Min Walk:	57,796

AVERAGE AGE



Eau Claire:	46.6
10 Min Walk:	44.7
Calgary (2025):	38.9

HOUSEHOLD INCOME



Eau Claire:	\$175,080
10 Min Walk:	\$125,254
Calgary (2025):	\$131,600

POST-SECONDARY EDUCATION



Eau Claire:	86.5%
10 Min Walk:	79.9%
Calgary:	71.0%



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 440,000 sq ft

LANDLORD

Aspen Properties

ZONING

Direct Control

PARKING

271 stall parkade
1 stall per 2,000 sq ft

MUNICIPAL ADDRESS

440 2 Avenue SW, Calgary, Alberta

YEAR BUILT

2000

LEGAL DESCRIPTION

Plan: 9710867

Block: 1

Lot: 17



Tenant Lounge

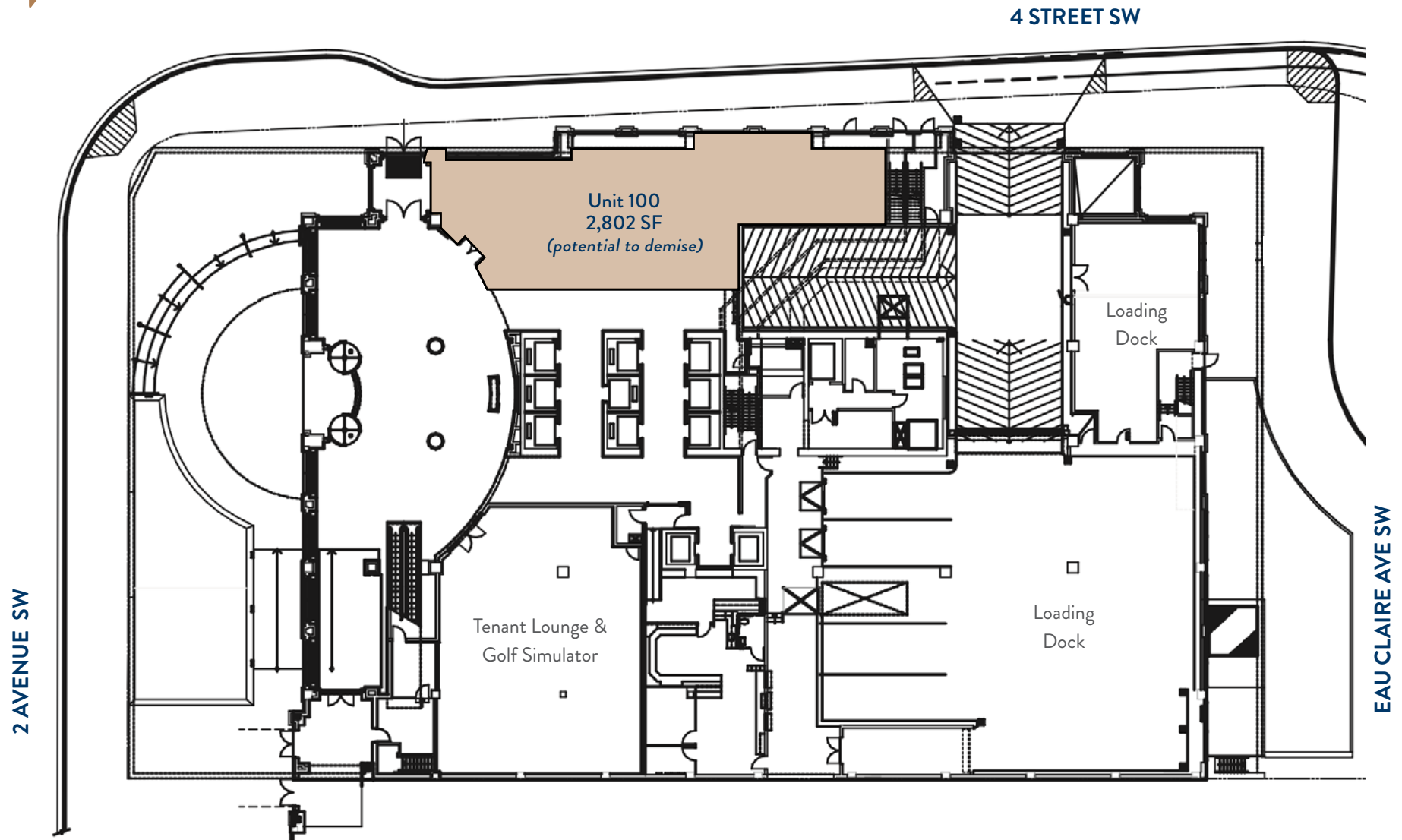
ADDITIONAL RENT 2025 ESTIMATES

Operating Costs	\$ 20.17 PSF
Property Tax	\$ 5.01 PSF
Total	\$ 25.18 PSF

Premises Utilities	Separately Metered
Management Fee	Included

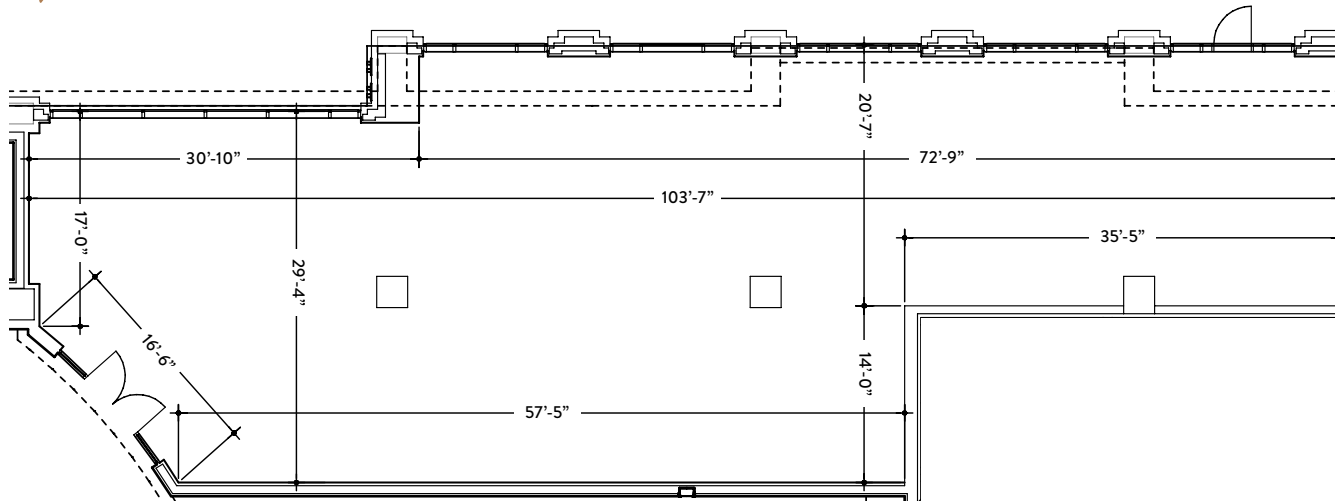


MAIN LEVEL FLOORPLAN



UNIT PLANS

UNIT #100



UNIT

100

RETAIL AREA

2,802 Square Feet

CEILING HEIGHT

Floor to Ceiling Grid: 10'5"

Floor to Slab: 15'

POWER

100A, 208/120V

MUA

0.177 CFM per SF

WATER

1" Line

GAS

As Required

SEWER

1.25" from sink drain and
4" base building

GARBAGE

Main Level

LOADING

Main Level

STORAGE

Available underground
upon request

CONDITION

Built out with individual
offices, boardrooms and a
kitchenette

UNIT 100



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

BERNIE BAYER



Direct: (403) 206-2131



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



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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.

