

GULF CANADA SQUARE

DOWNTOWN CALGARY

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PROPERTY HIGHLIGHTS

- 20-storey, class 'A' office tower with a two storey, newly renovated retail podium
- Located on 9th Avenue SW, with daily vehicle counts over 30,000
- Plus 15 connection to Bankers Hall, Penn West Plaza and City Centre Parkade, averaging more than 25,500 pedestrians daily
- Co-tenancies include: Tim Hortons, Alforno Bakery + Café, Garbanzo's, LifeMark, Method Dental

SPACE FOR LEASE

AVAILABLE

Food Court: 352 sq ft ; Plus 15: 4,490 sq ft

ADDRESS

401 9 Avenue SW, Calgary, AB

LANDLORD

GWL Realty Advisors

TAURUS
PROPERTY GROUP

HEATHER WIETZEL

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FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

BELTLINE & DOWNTOWN

MEDICINE HAT

100% LEASED

TOWNSHIP - SOUTHWEST CALGARY

AVAILABILITY: Phase I: 5,133 sq ft ; 24,779 sq ft Phase II: ~ 1,000 sq ft - 25,500 sq ft



COMMENTS

- Located at Macleod Trail and 210 Avenue SE, within Legacy.
- Services 150,000 people including adjacent communities and those driving in from Somerset, Midnapore, Alpine Park and De Winton
- Phase I anchor tenants include: Sobeys, Winners, Petsmart, Shoppers Drug Mart, Big Sky Fitness and Wine & Beyond
- Phase II will include a line-up of exciting new retailers (including a large entertainment anchor)

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ASPEN VILLAGE - SOUTHWEST CALGARY

AVAILABILITY: Phase I: 918 sq ft - 3,466 sq ft (Summer 2027)



COMMENTS

- Mixed-use project in Springbank Hill, facing 17 Avenue, that combines retail, commercial services and residential uses
- Phase I targeted uses: food & beverage, specialty food, beauty / esthetics, pet service, apparel and home goods

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BRITANNIA PLAZA - SOUTHWEST CALGARY

AVAILABILITY: 1,248 sq ft



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COMMENTS

- Boutique merchandising mix, showcasing exclusive & local retailers
- Facing 49 Ave SW, situated between Elbow Dr SW and 8 St SW with 26,000 vehicles passing the site daily
- Average household income in primary trade area is more than double of the city's average
- Targeted uses: beauty / spa / wellness; dessert / bakery; jewelry and fashion

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SPRINGBOROUGH CENTRE - SOUTHWEST CALGARY

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



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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SHAWNESSY STATION - SOUTHEAST CALGARY

AVAILABILITY: 1,206 sq ft ; 2,368 sq ft (demisable)



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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WILLOW PARK VILLAGE - SOUTHEAST CALGARY

AVAILABILITY: 1,954 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!

ONE UNIT REMAINING

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EVOLUTION - SOUTHEAST CALGARY

AVAILABILITY: 1,545 sq ft



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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UXBOROUGH - NORTHWEST CALGARY



COMMERCIAL

PHASE 1 LEASED

LEASED

LEASED

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COMMERCIAL 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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MEREDITH BLOCK - NORTHEAST CALGARY (BRIDGELAND)

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



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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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FOURTH STREET LOFTS - BELTLINE CALGARY

AVAILABILITY: ~ 3,869 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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BROOKFIELD PLACE - DOWNTOWN CALGARY

AVAILABILITY: Main: 2,300 sq ft (restaurant opportunity)



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 sq ft - 7,368 sq ft



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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FIFTH AVENUE PLACE - DOWNTOWN CALGARY

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



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 include: Oeb Breakfast, Servus, Marcello's, Monogram

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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



COMMENTS

- Tower located on the corner of 1st Street and 2nd 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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FIFTH & FIFTH - DOWNTOWN CALGARY

AVAILABILITY: 302 sq ft - 1,185 sq ft



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

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444 FIFTH - DOWNTOWN CALGARY

AVAILABILITY: Plus 15: 1,312 sq ft



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
- Targeted uses: non-vented food services and medical

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CENTRIUM PLACE - DOWNTOWN CALGARY

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



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

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BANKERS COURT - DOWNTOWN CALGARY

AVAILABILITY: 499 sq ft ; 2,140 sq ft



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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STOCK EXCHANGE - DOWNTOWN CALGARY

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



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



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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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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