

RESTAURANT OPPORTUNITY

BROOKFIELD PLACE

225 6 Avenue SW, Calgary, Alberta

Unit 108 - 2,300 SF (Restaurant Ready)

Prominent Patio Opportunity

Additional 1,610 SF Storage Space

TAURUSGROUP.COM

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ABOUT

BUILDING HIGHLIGHTS

In the heart of downtown, Brookfield Place is located along the LRT line and connected directly to Stephen Avenue Place and Bow Valley Square through the Plus 15 network.

- > 14,480 square foot retail podium located at the base of Brookfield Place Calgary East
- > Over 3,300 people working in the tower per weekday
- > Cenovus Energy and Bank of Nova Scotia as the anchor tenants



ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Direct access to the Plus 15 network from both the north and south with a future connection to the west planned upon completion of the second tower
- Located in the heart of the business district with a prominent building address
- Adjacent to the LRT line and less than 50m to the nearest station with 24,110 passengers a day



COMMUNITY

DEMOGRAPHIC DATA



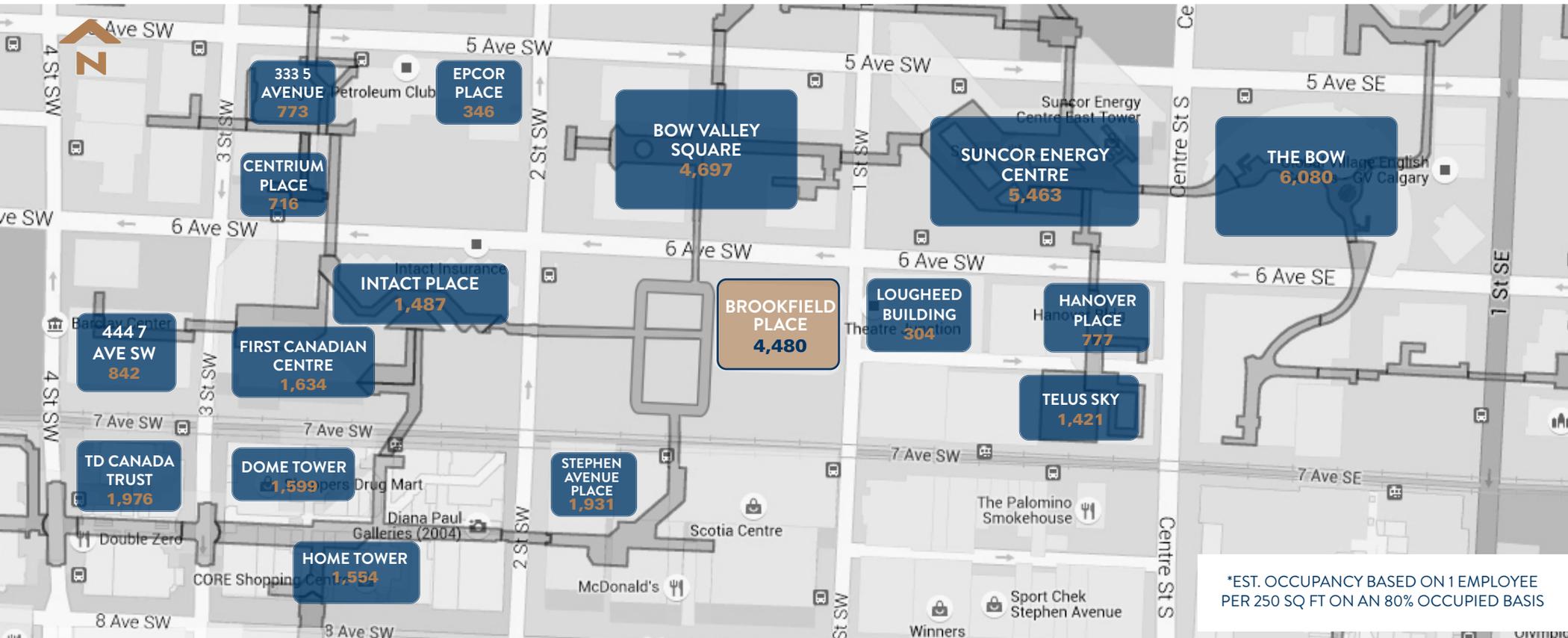
POPULATION

Downtown: 19,119
 Calgary (2025): 1,688,000



DAYTIME POPULATION

Downtown: 110,062
 1 Block Radius: 15,871



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

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BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

East Tower: 1.4 M sq/ft
Retail Size: 14,480 sq ft

LANDLORD

Brookfield Office Properties

ZONING

DC (Direct Control)

PARKING

548 parking stalls
328 bicycle stalls

MUNICIPAL ADDRESS

225 6 Avenue SW, Calgary, Alberta

YEAR BUILT

2017

LEGAL DESCRIPTION

Plan: A
Block: 44
Lot: 1-41



ADDITIONAL RENT 2026 ESTIMATES

Operating Costs	\$ 13.33 PSF
Property Tax	\$ 8.86 PSF
Total	\$ 22.19 PSF

Premises Utilities Management Fee Separately Metered
Included

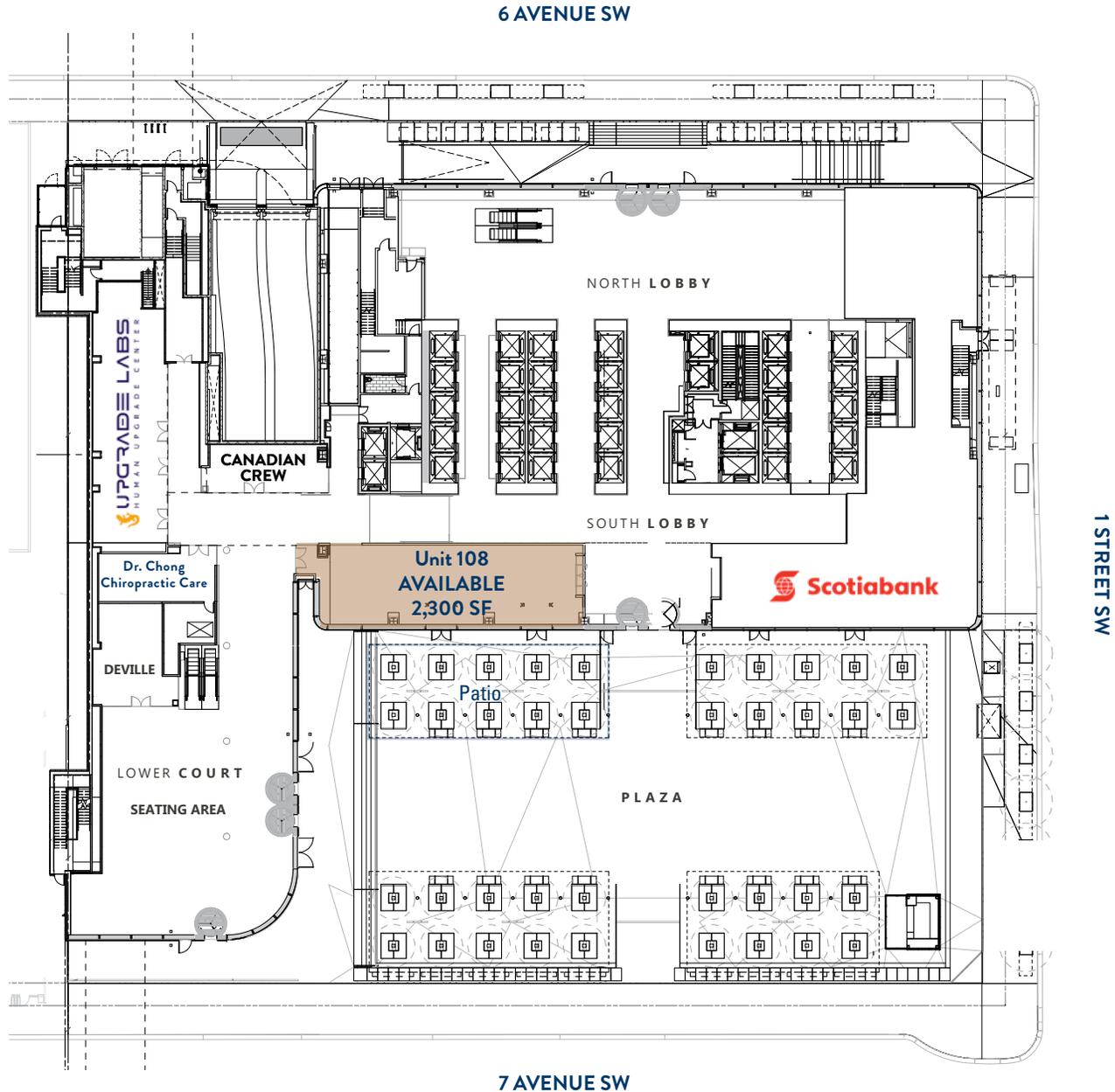
TENANTS

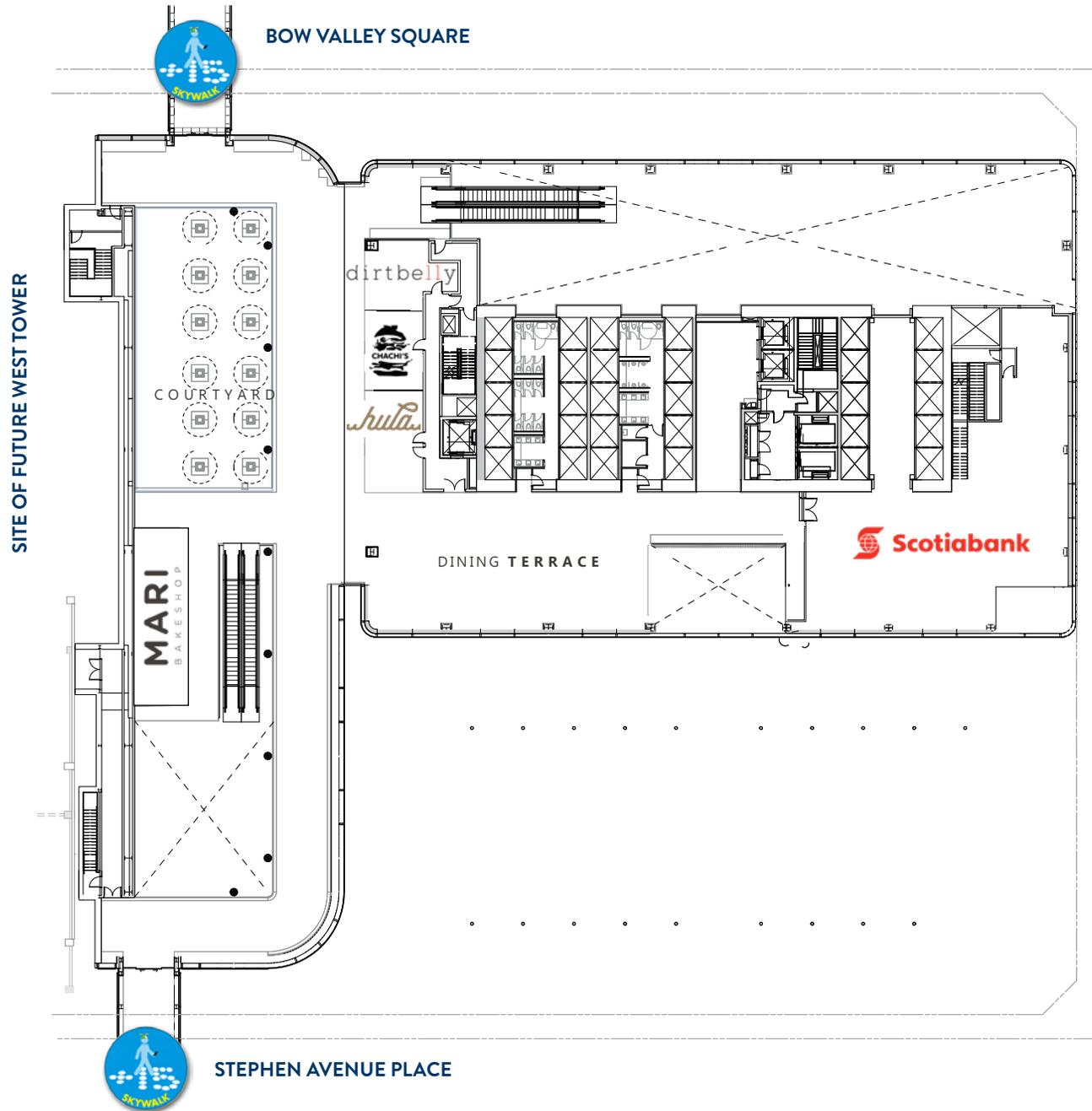


MAIN FLOOR



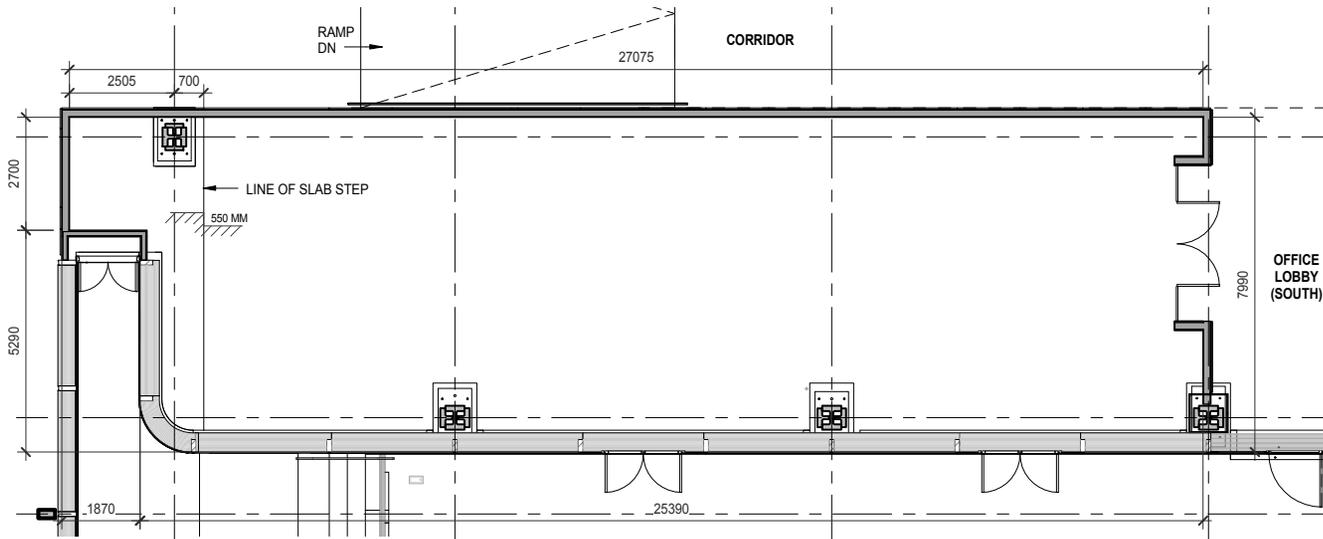
SITE OF FUTURE WEST TOWER





UNIT PLAN

UNIT #108



UNIT

108

RETAIL AREA

2,300 Square Feet

CEILING HEIGHT

15'

POWER

400A, 208V, 3Ph, 4W

HVAC

3" chilled water capped connections.
Dedicated FCU's for perimeter

Landlord to provide fan coil units
to meet Tenant heating and cooling
requirements

GENERAL EXHAUST

1,650 CFM

ECOLOGY UNIT

10,000 CFM

WATER

1 1/4" Line

GAS

1 1/4" Line

SEWER

4" Sanitary Line

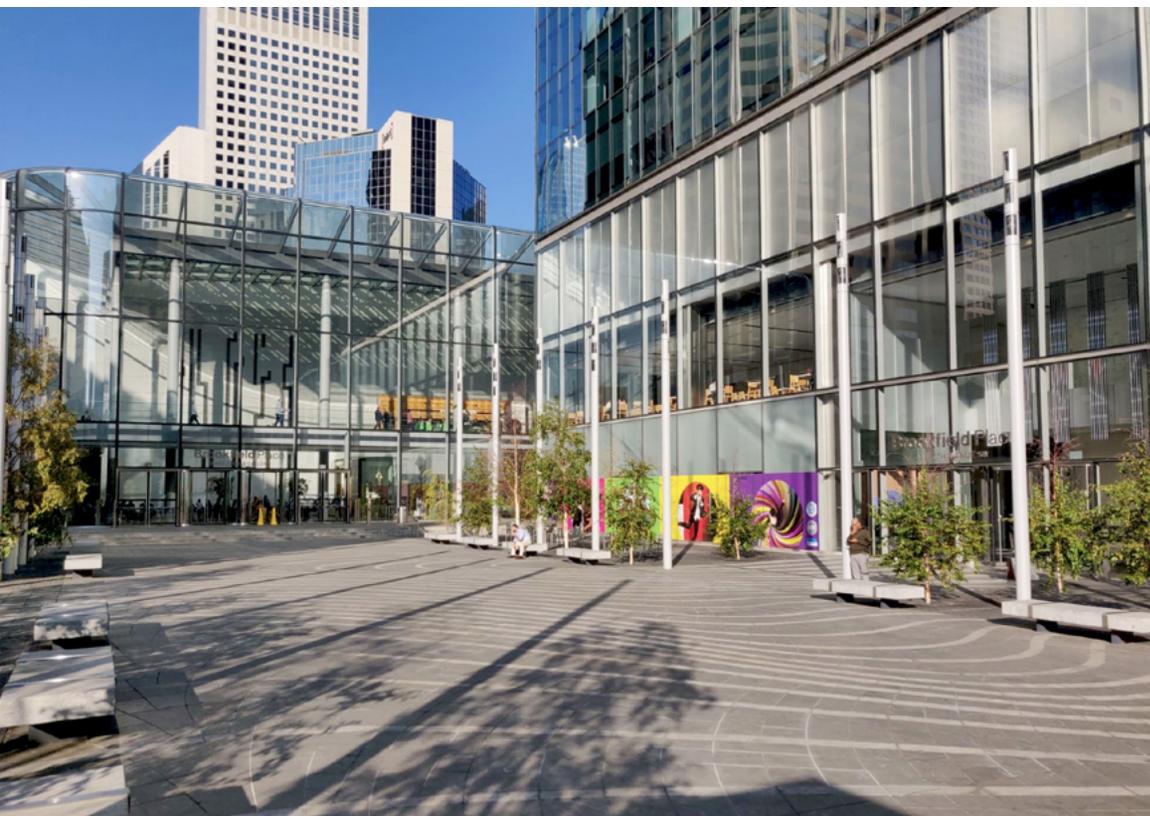
2" Plumbing Vent

4" Grease Sanitary Line with
Common Grease Interceptor

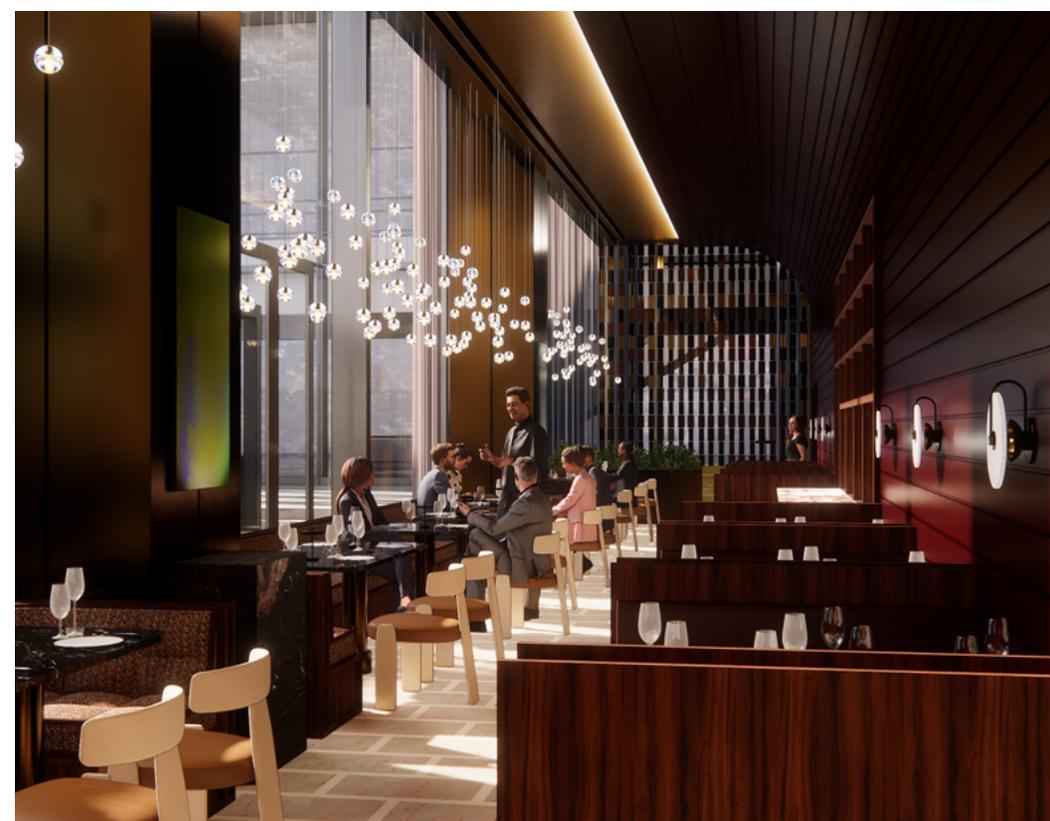
LOADING

Service Elevator to Loading
Dock Located in P2

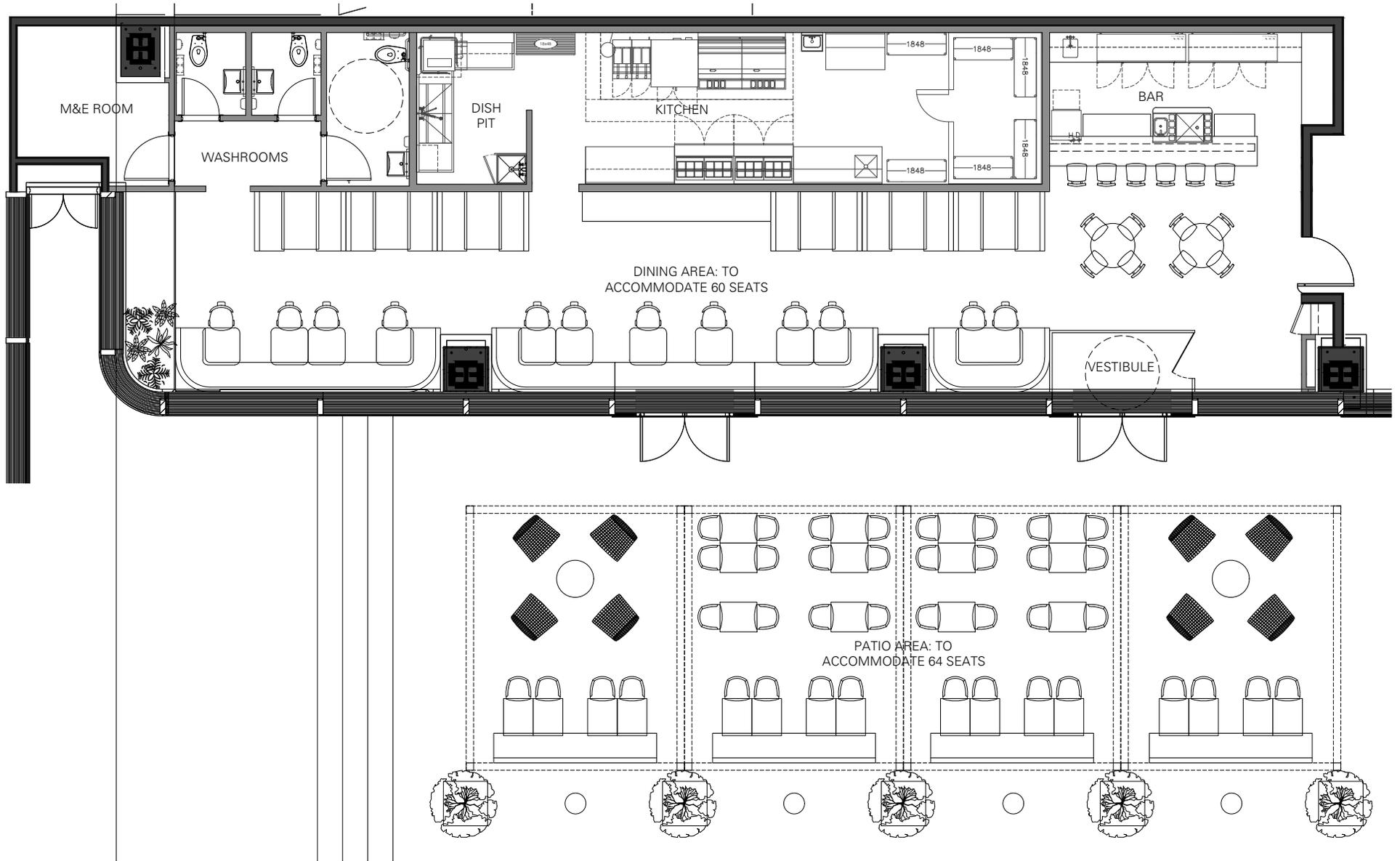
UNIT 108 (CURRENT)



UNIT 108 (RESTAURANT RENDERINGS)



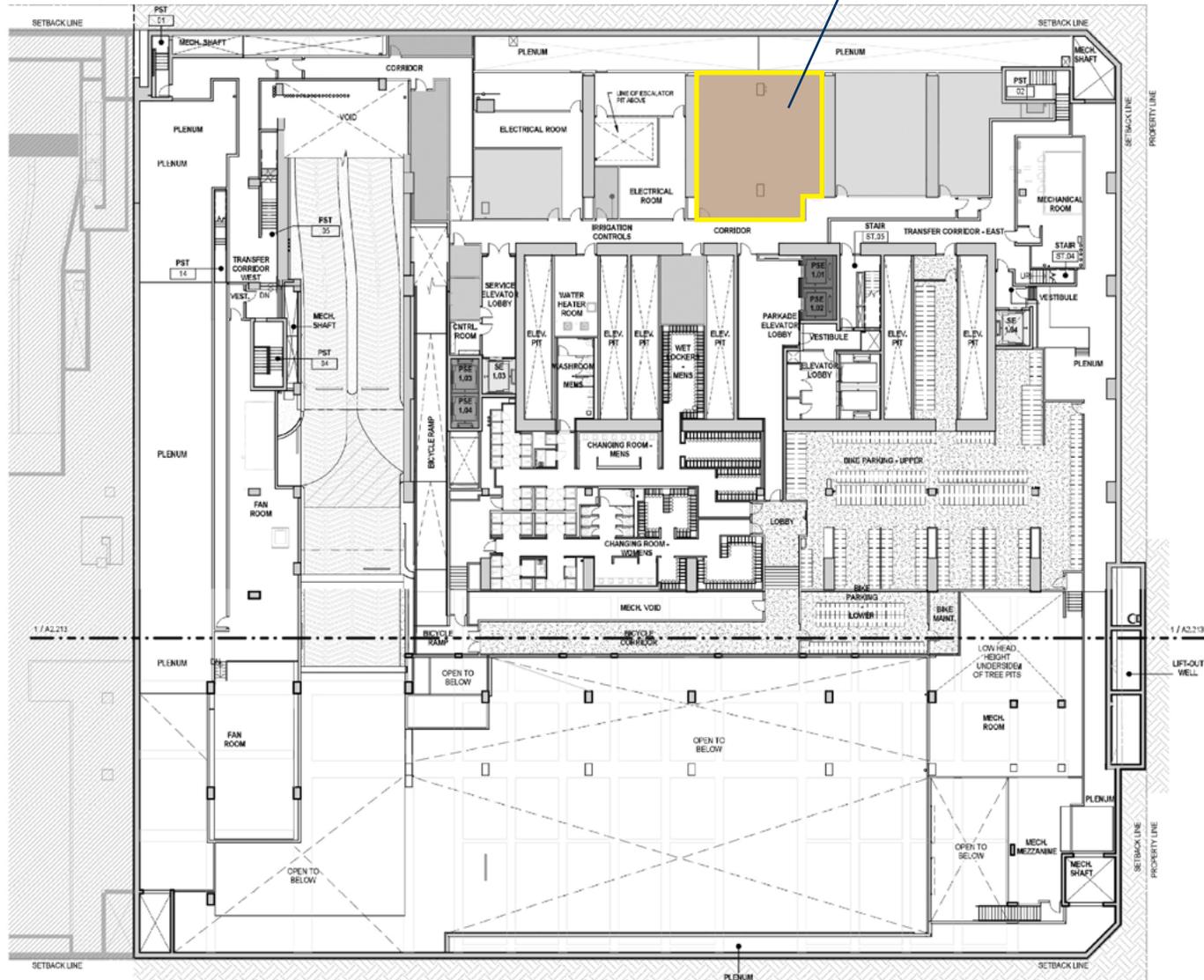
CONCEPTUAL LAYOUT



PARKADE LEVEL 1 & STORAGE



Retail storage
(1,610 SF)



CONNECT WITH US
CONTACT

GENERAL



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ABOUT THIS LISTING

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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.

