

# 238 11 AVENUE SE

BELTLINE



## PROPERTY HIGHLIGHTS

- Facing 11 Ave SE, off Macleod Trail with 34,000 vehicles & 8,000 pedestrians passing site daily
- 3 min drive / 7 min walk from future Scotia Place Event Centre and Stampede Grounds
- Targeted uses: full service restaurants with takeout offerings and strong evening & weekend business. Ghost kitchen opportunity available.

## SPACE FOR LEASE

AVAILABLE	4,523 square feet
ZONING	CC-X
YEAR BUILT	1950
LANDLORD	Tourism Calgary - Calgary Convention & Visitor Bureau

TAURUS  
PROPERTY GROUP

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FEATURED LISTING

SW & SE CALGARY

NW & NE CALGARY

BELTLINE & DOWNTOWN

100% LEASED

## ASPEN VILLAGE - SOUTHWEST CALGARY

**AVAILABILITY:** Phase I: 1,581 sq ft - 12,856 sq ft (Pre-Leasing Phase 1)



### COMMENTS

- Mixed-use project in Springbank Hill, facing 17 Avenue, that combines retail, commercial services and residential uses
- Phase I targeted uses: full-service restaurant, premium pub, breakfast, large format cafe, bakery

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## BRITANNIA PLAZA - SOUTHWEST CALGARY

**AVAILABILITY:** 1,656 sq ft



### COMMENTS

- Boutique shopping centre facing 49 Ave SW, between Elbow Dr and 8 Street 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
- Shadow anchored by Sunterra Market

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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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## HARVEST MARKET - SOUTHEAST CALGARY

NEW LISTING



## COMMENTS

- Vibrant new development poised for more than 40,000 residents across Rangeview and Mahogany
- Two-building, 15,000 sq ft centre with ample on-site parking
- Completion Q2 2027
- Targeted Uses: coffee, bakery, specialty grovery, barber, pet, quick service restaurants

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## WILLOW PARK VILLAGE - SOUTHEAST CALGARY

AVAILABILITY: 2,477 sq ft



## 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!

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## SHAWNESSY STATION - SOUTHEAST CALGARY

AVAILABILITY: 1,270 sq ft



## COMMENTS

- Mixed-use development along Macleod Trail with 169 residential suites above 22,704 sf of main-level retail
- Exposure to over 90,000 vehicles daily and high volumes of pedestrian traffic with LRT Station directly adjacent from site
- Targeted Uses: coffee, bakery, unvented quick-service restaurant, pet, fitness, convenience

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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



### 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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## BROADWAY ON 17TH - BELTLINE CALGARY

NEW LISTING



## COMMENTS

- Three tower, mixed use development that will redefine one of Calgary's prominent intersections - 4 St and 17Ave SW
- Will feature an open, central plaza envisioned as a hotspot not only for residents and visitors, but also the wider community
- Opportunity for large-scale flagship restaurants, grocery, and daycare

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## FOURTH STREET LOFTS - BELTLINE CALGARY

AVAILABILITY: ~ 3,869 sq ft (option to demise)



## COMMENTS

- A 29-storey, mixed use development with 3,869 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
- 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



## 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: Mari Bakeshop, Hula Poke, Dirtbelly, Chachi's, Deville Coffee, Canadian Crew Barbershop

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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 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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## GULF CANADA SQUARE - DOWNTOWN CALGARY

**AVAILABILITY:** Plus 15: 692 sq ft Food Court: 352 sq ft



### 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
- Co-tenancies: Tim Hortons, Alforno Bakery, Garbanzo's, Servus Credit Union, LifeMark and more

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## THE AMPERSAND - DOWNTOWN CALGARY

**AVAILABILITY:** 724 sq ft



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### 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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## MILLENNIUM TOWER - DOWNTOWN CALGARY

**AVAILABILITY:** 2,802 sq ft (C/L)



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### 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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BELTLINE & DOWNTOWN

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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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## CENTRIUM PLACE - DOWNTOWN CALGARY

**AVAILABILITY:** Plus 15: 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: 2,627 sq ft



### 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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## 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
- Adjacent Plus 15 connections accumulate to over 20,500 pedestrians daily
- Targeted uses: medical uses (physical therapy, chiropractor, dental naturopath), salon / barber, aesthetics, print shop, dry cleaning / alterations, non-vented quick service restaurant

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