

RETAIL SPACE FOR LEASE



FIFTH AVENUE PLACE

425 1 Street SW, Calgary, Alberta

Unit 101 - 2,950 SF

Unit 201 - 979 SF

Unit 203 - 395 SF

Unit 209 - 485 SF

TAURUSGROUP.COM

HEATHER WIETZEL

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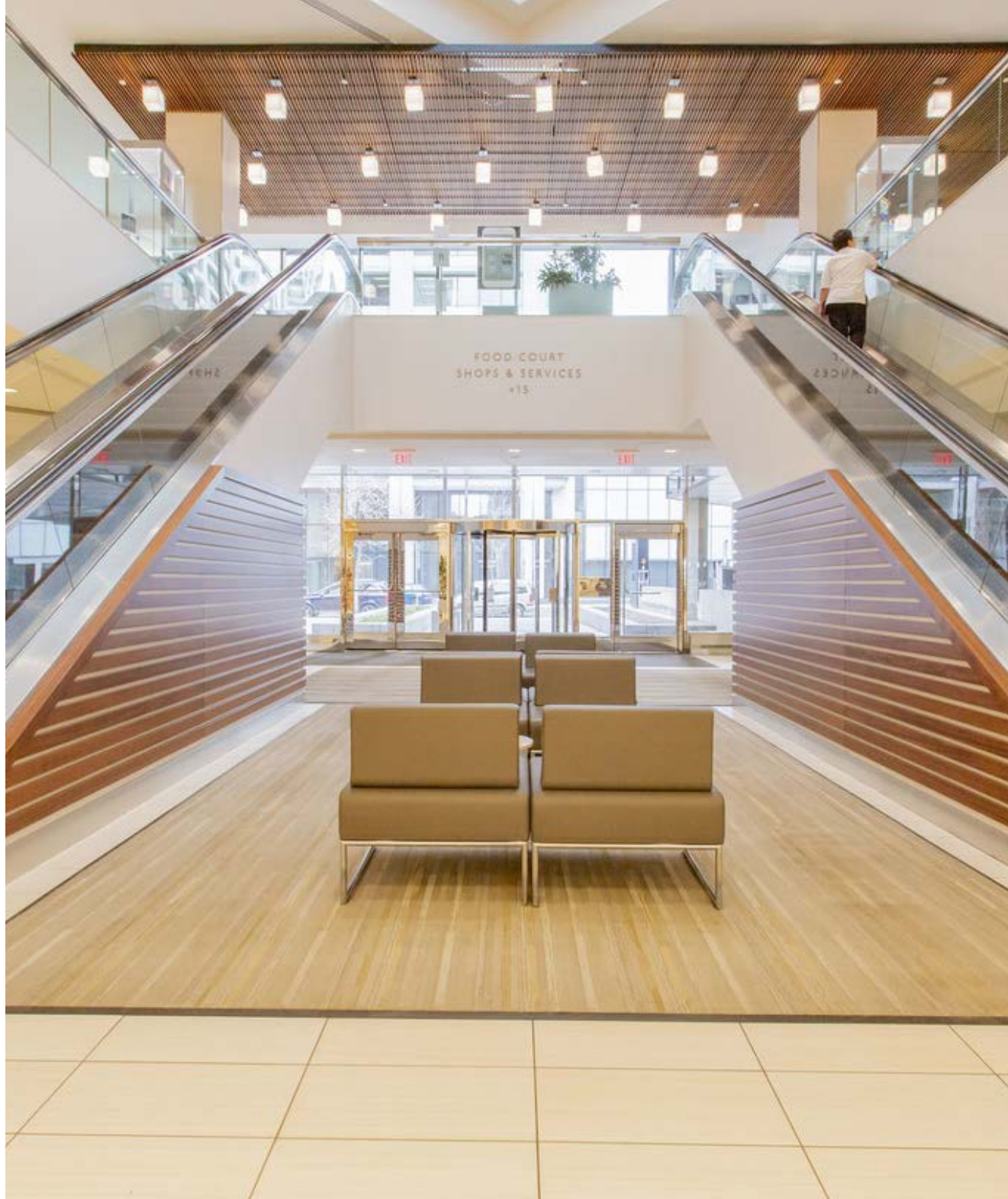


ABOUT

BUILDING HIGHLIGHTS

Fifth Avenue Place is a two tower complex that encompasses 1.5 million square feet of office space with 48,273 square feet of retail area.

- Complex includes a large food court, drug store and several other amenity retailers
- Centrally located and connected in all four directions to the plus 15
- Recently completed exterior and interior common area renovations
- Co-tenancies include: OEB Breakfast, Bank of Montreal, Monogram Coffee, Marcello's, Freshii, Subway and more



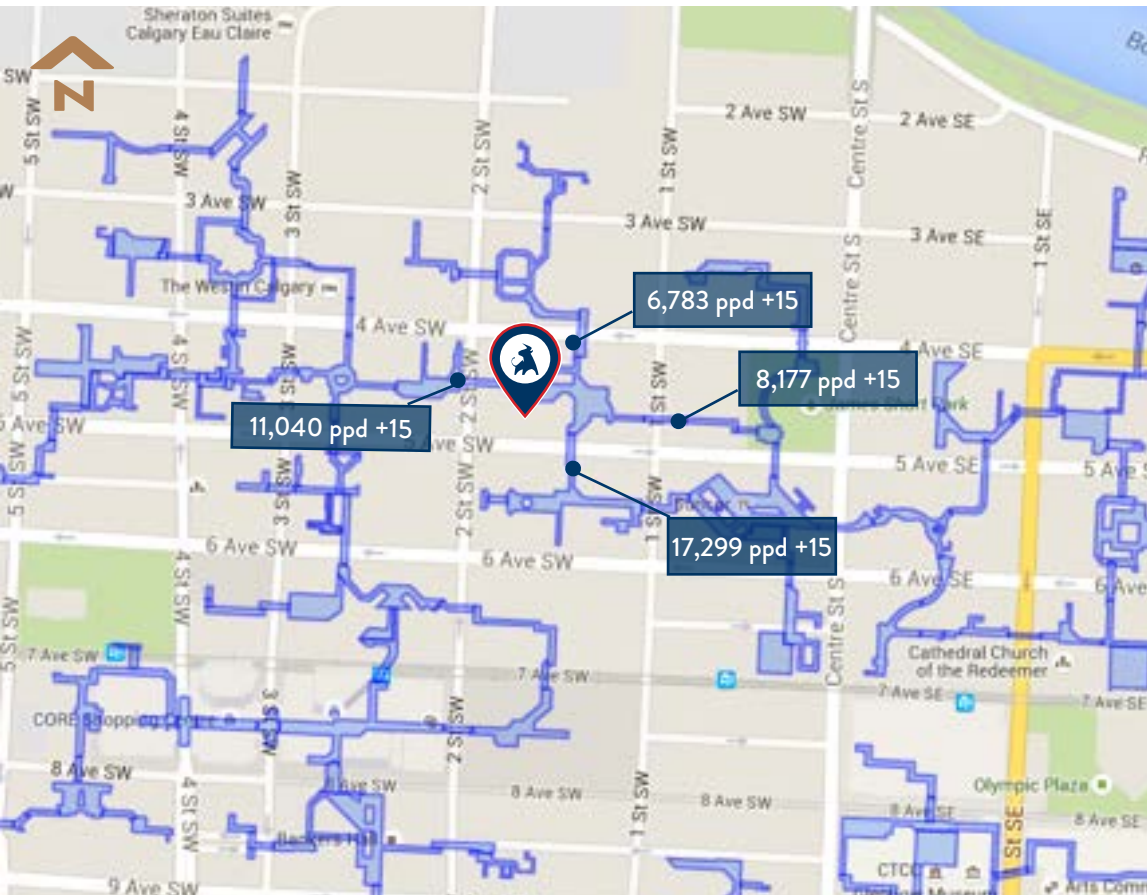
ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

> Covers the entire block between 4th and 5th Avenue, with 48,273 square feet of retail servicing an employment population of more than 18,000

> Directly connected to Stock Exchange Tower, Canada Place, TCPL Tower, Bow Valley Square and 240 Fourth





COMMUNITY

DEMOGRAPHIC DATA



RESIDENTIAL POPULATION

Downtown: 18,980
 Calgary: 1,306,784



DAYTIME POPULATION

Downtown: 110,062
 300M Radius: 16,994



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 1.5M sq ft
Retail Size: 48,273 sq ft

LANDLORD

Brookfield Properties

ZONING

CM-2

PARKING

791 underground stalls

MUNICIPAL ADDRESS

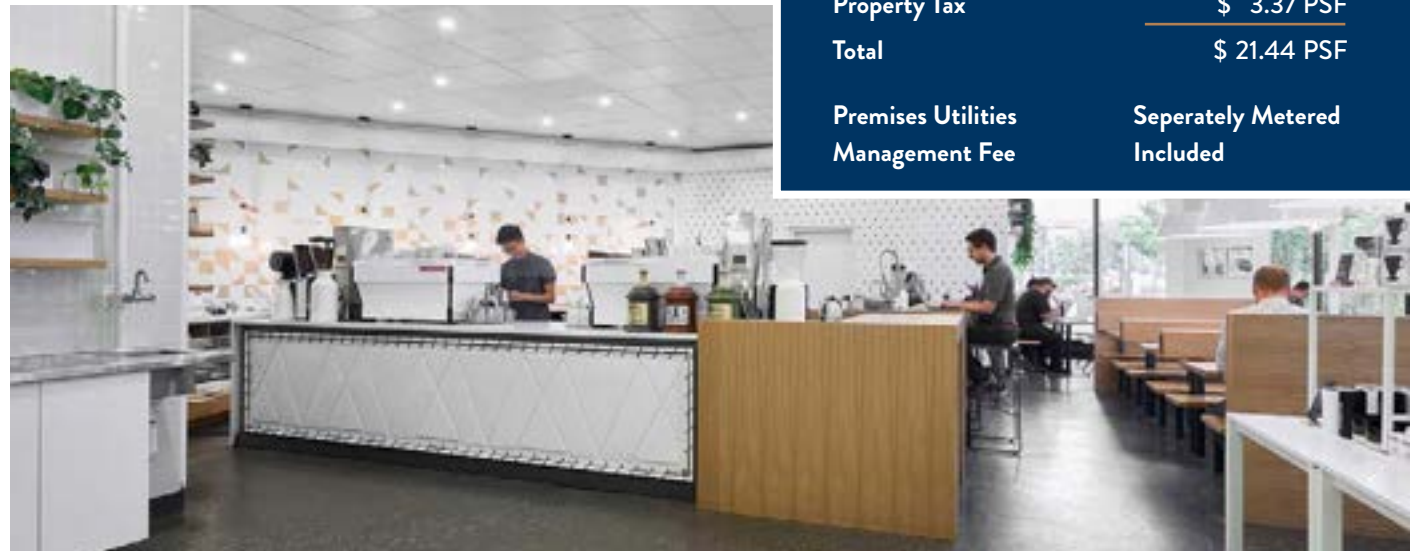
425 1 Street SW, Calgary, Alberta

YEAR BUILT

1981

NUMBER OF STORES

32



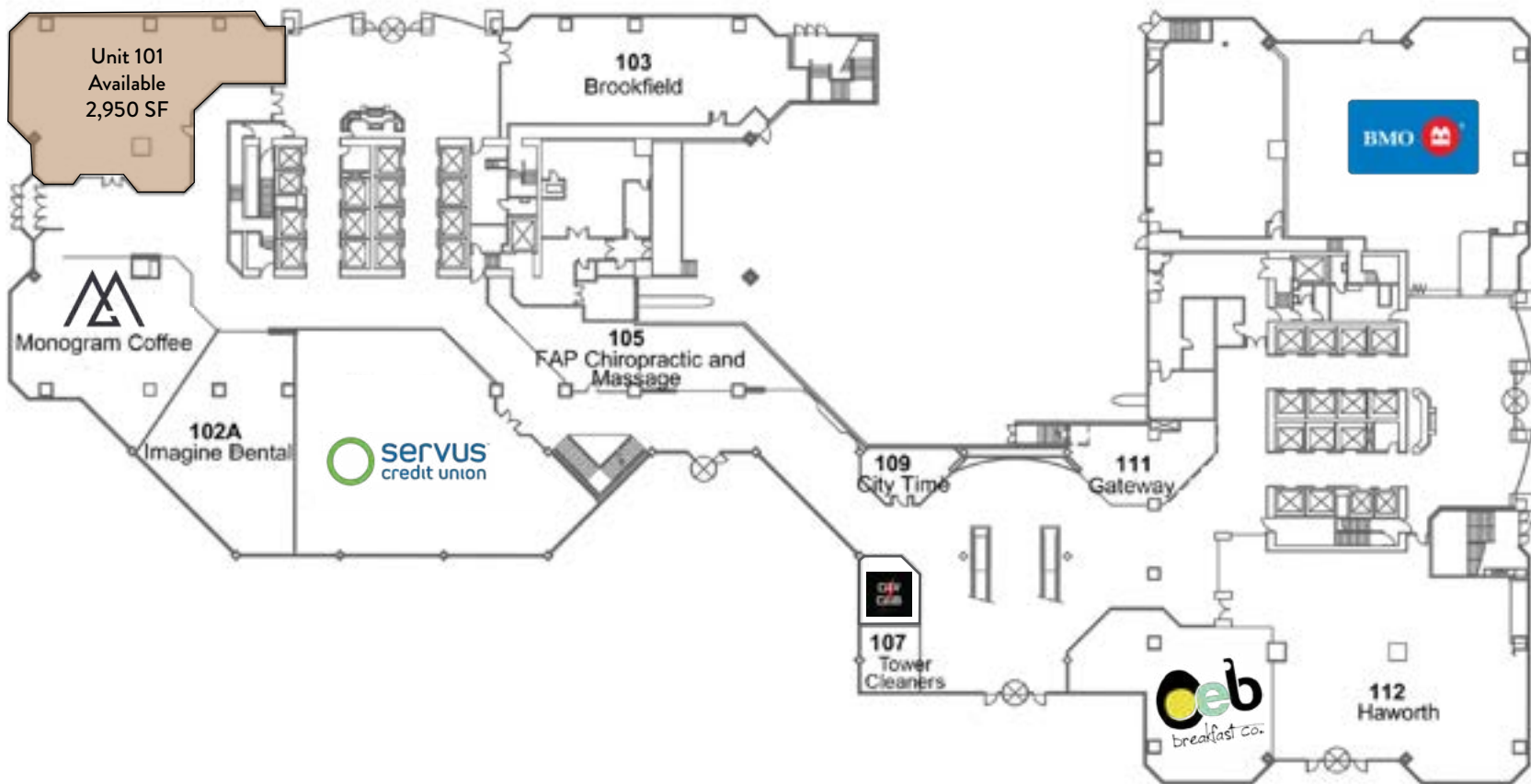
ADDITIONAL RENT 2025 ESTIMATES

Operating Costs	\$ 18.07 PSF
Property Tax	\$ 3.37 PSF
Total	\$ 21.44 PSF
Premises Utilities Management Fee	Seperately Metered Included

TENANTS



MAIN FLOOR

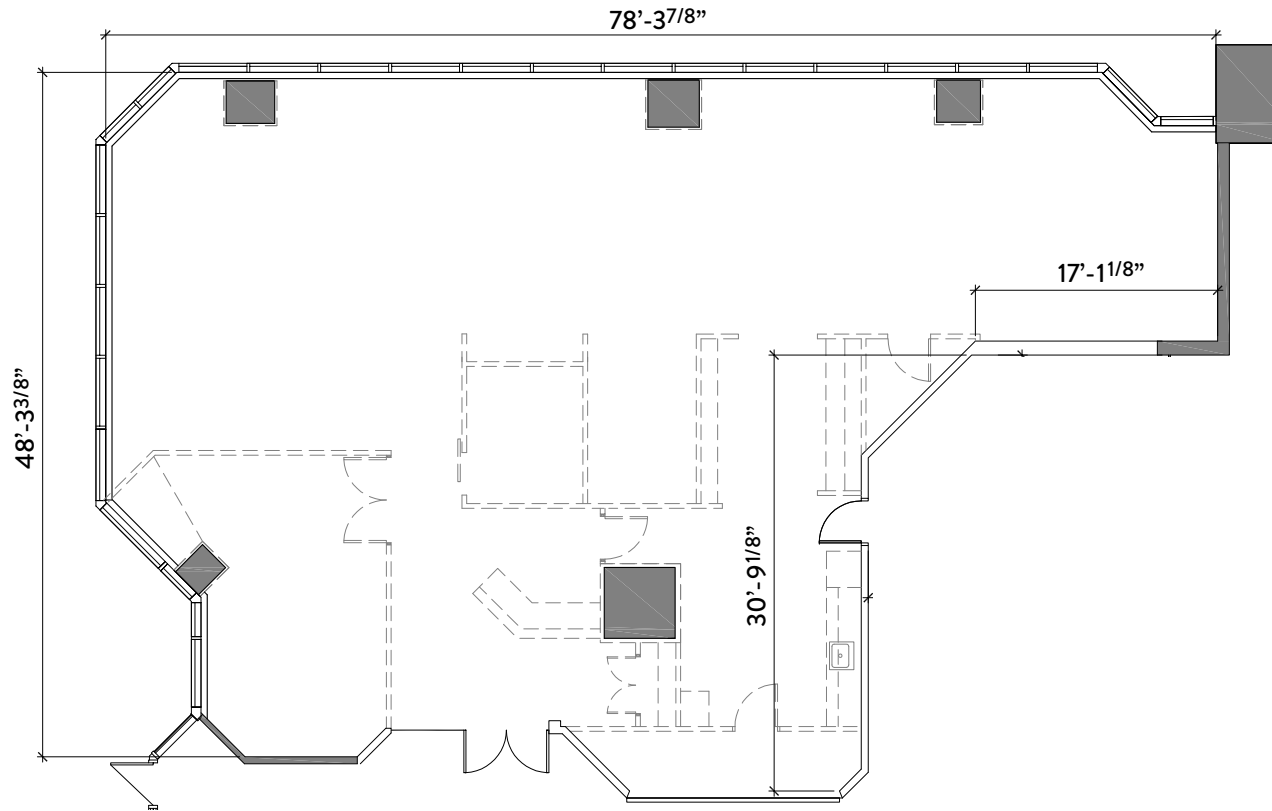


SECOND FLOOR



UNIT PLAN

UNIT #101



UNIT

101

RETAIL AREA

2,950 Square Feet

CEILING HEIGHT

11' to Grid; 14.5' Above Grid

POWER

40A, 120/208V

HVAC

Existing Distributed HVAC for Standard Office User

WATER

1" Line

SEWER

2" Line Ties Into 4" Line

GAS

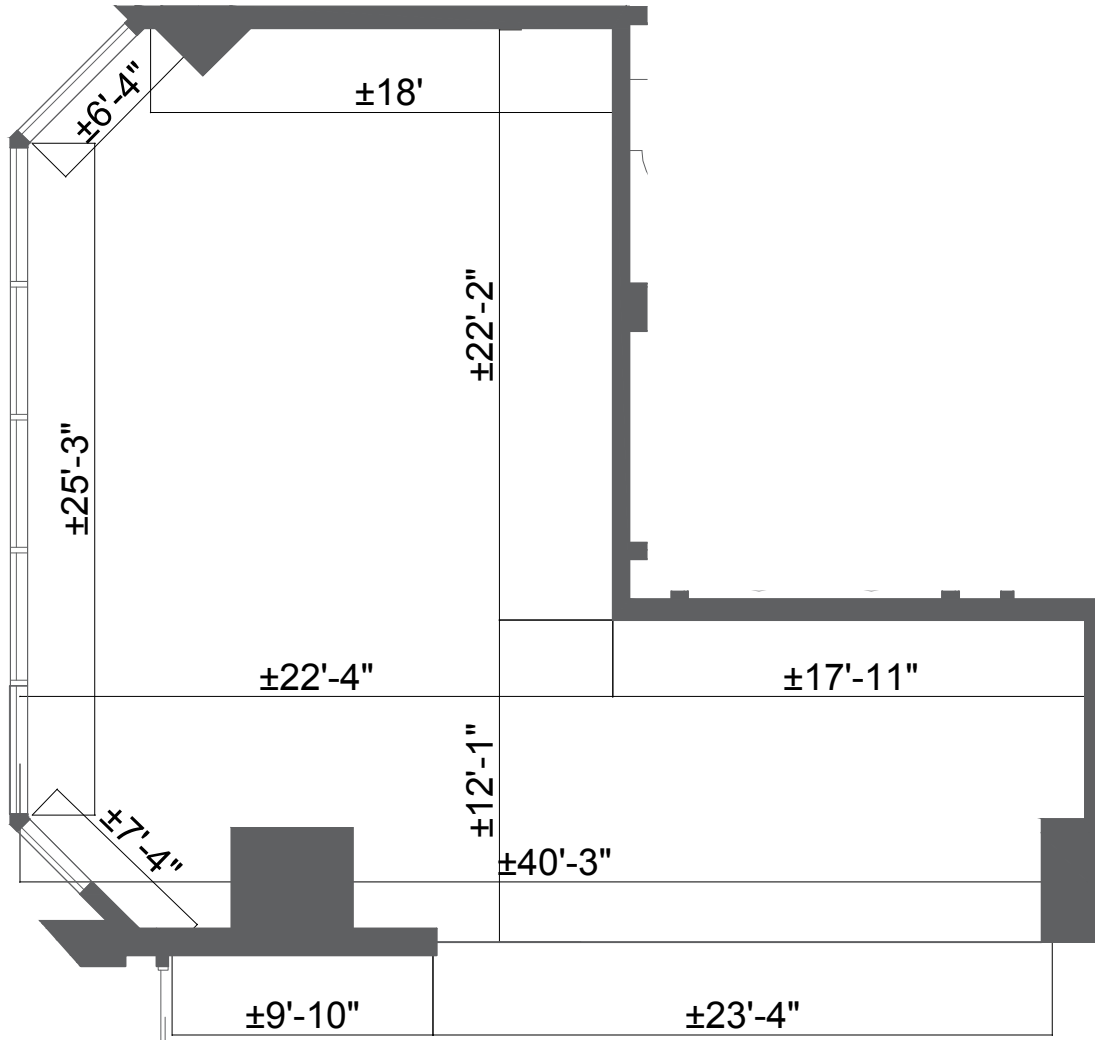
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GARBAGE

Loading Dock

UNIT PLAN

UNIT #201



UNIT

201

RETAIL AREA

979 Square Feet

CEILING HEIGHT

11'8"

POWER

60A

HVAC

Two Units; VAV 8" & 10"

WATER

3/4" Line

SEWER

2 1/2" Line

GAS

No

GARBAGE

Loading Dock

UNIT 201



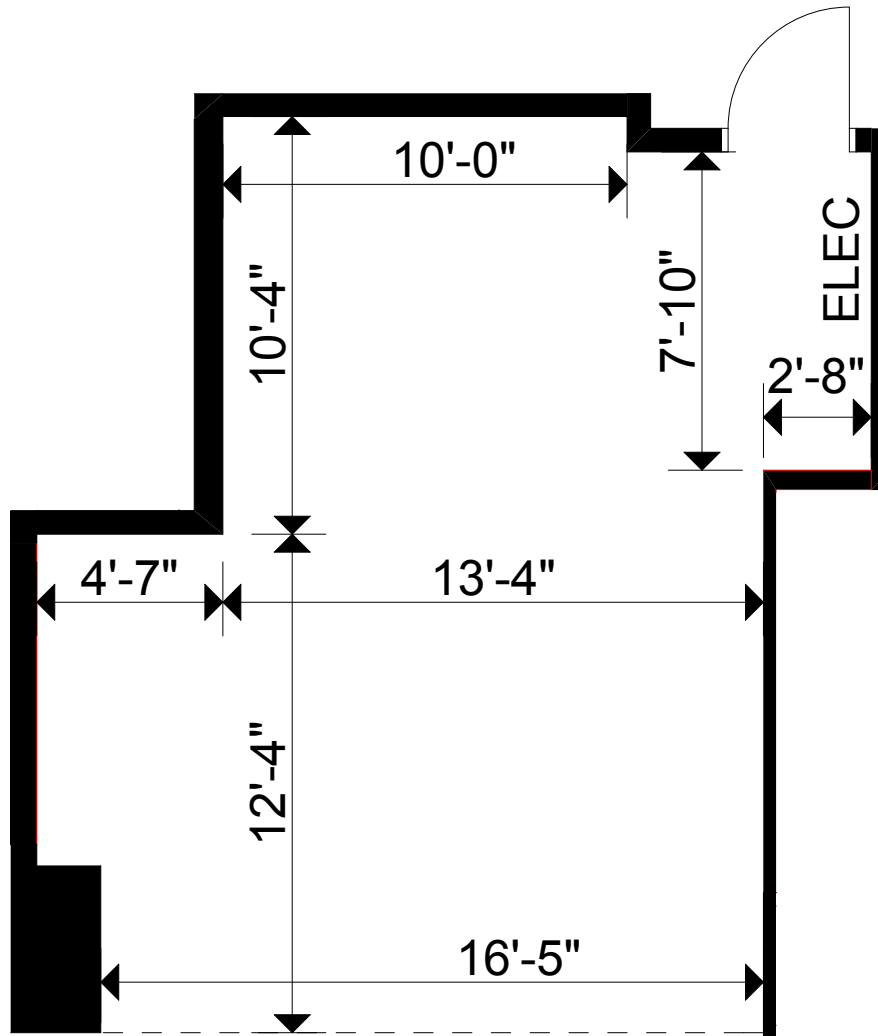
Current Space



Proposed Rendering

UNIT PLAN

UNIT #203



UNIT

203

RETAIL AREA

395 Square Feet

POWER

60A, 600V – 1 panel 42 circuits
225A, 208/120V

HVAC

1.5 Tons

MUA

1,019 CFM

KITCHEN EXHAUST

Newly installed - 1,900 CFM

WATER

1" Line

SEWER

4" Line

GAS

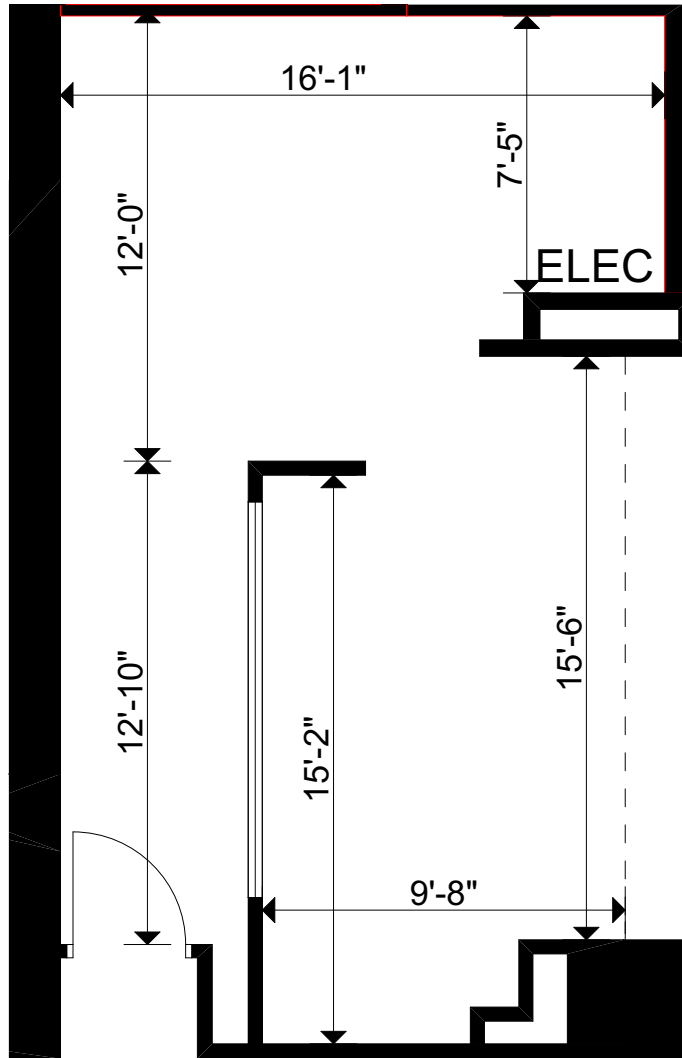
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GARBAGE

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UNIT PLAN

UNIT #209



UNIT

209

RETAIL AREA

485 Square Feet

CEILING HEIGHT

15'

POWER

100A, 600V; Includes Two 225A Panels with Breakers

HVAC

Two Units; VAV 6"
Min 300 CFM, Max 600 CFM

MUA

Common MUA;
55,000CFM for Entire Fan

WATER

1 1/4" Line

SEWER

3" Line

GARBAGE

Loading Dock

LOADING

West Service Elevators

STORAGE

Leasable Units in Parkade

CONNECT WITH US
CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



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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.

