

RETAIL SPACE FOR LEASE



GULF CANADA SQUARE

4019 Avenue SW, Calgary, Alberta

- Unit 207K - 352 SF
- Unit 208K - 399 SF
- Unit 235 - 4,490 SF
- Unit 245 - 1,250 SF

HEATHER WIETZEL

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TAURUSGROUP.COM



ABOUT

BUILDING HIGHLIGHTS

Gulf Canada Square is a 20-storey, class 'A' office tower located in downtown Calgary.

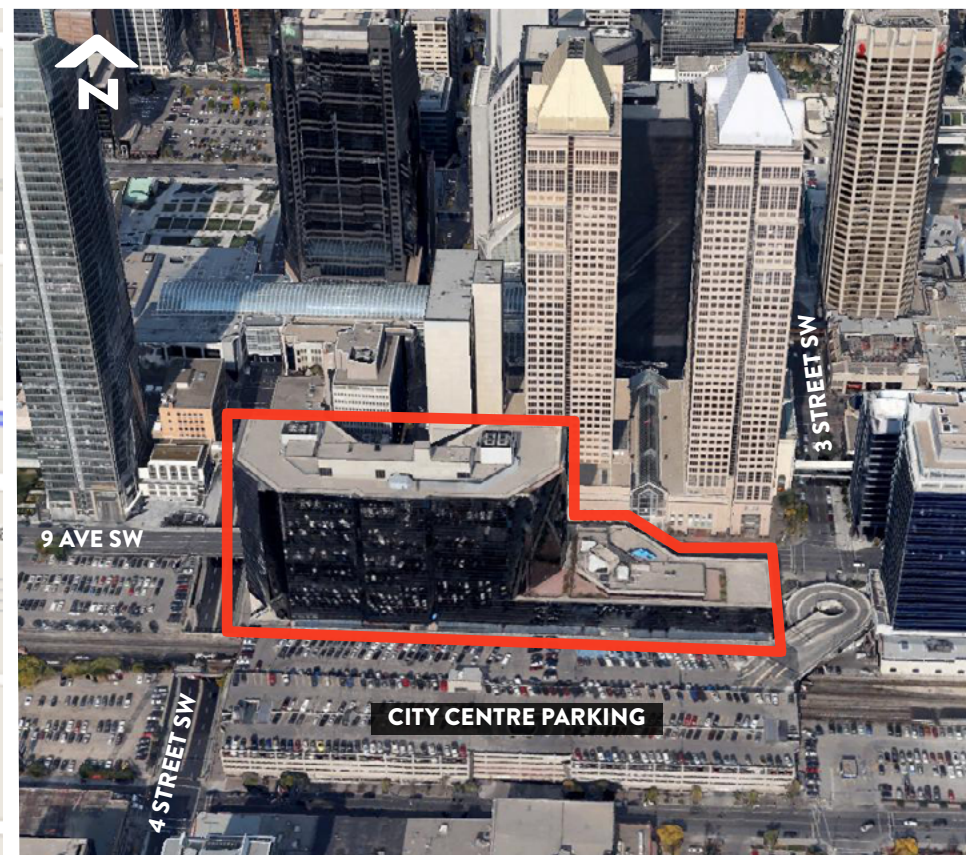
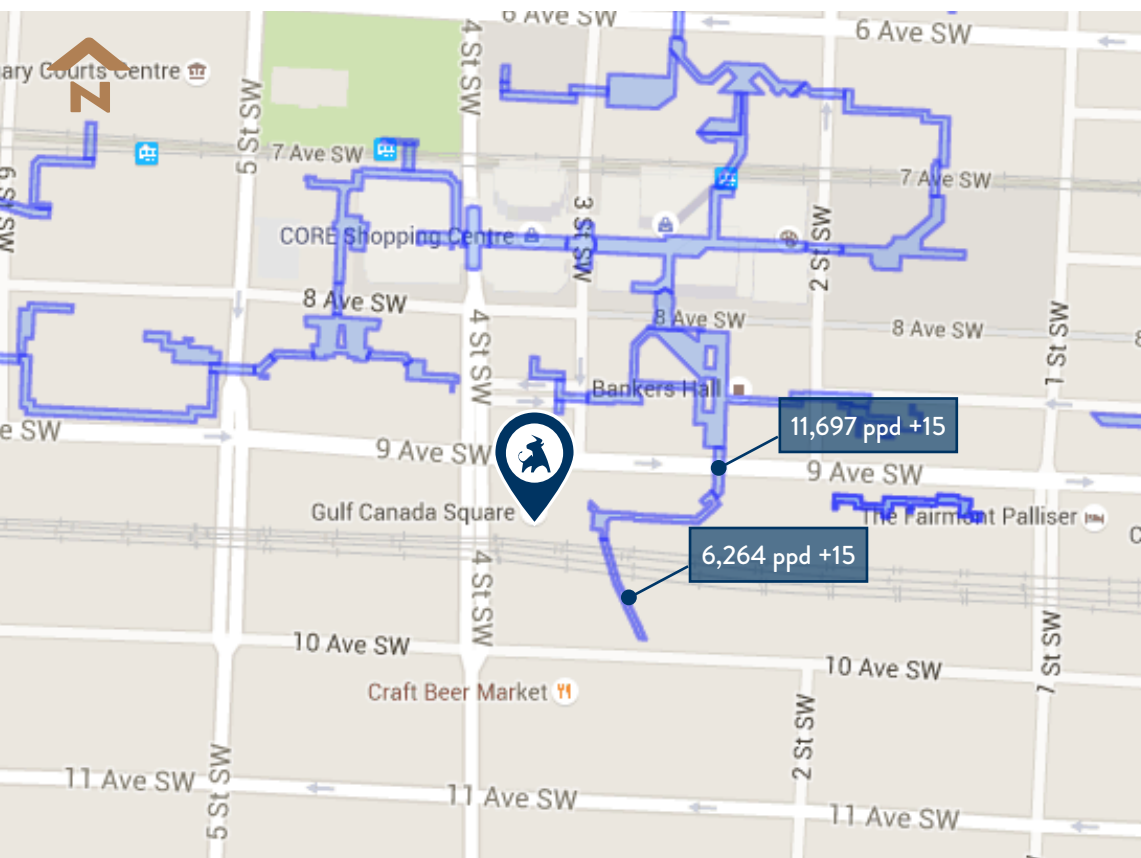
- Within close proximity to Bankers Hall, The Core and Calgary Convention Centre
- Connected to the Plus 15 and close to the LRT line
- Medical destination with over 15 medical uses including Calgary Lab Services and EFW Radiology
- Revitalization scheduled for exterior plaza and interior first two levels
- Current co-tenancies include: Tim Hortons, Alforno Bakery + Café, World Gym, Pronto Pizza-Pasta, LifeMark, Method Dental



ABOUT

LOCATION HIGHLIGHTS

- > Located on 9th Avenue SW, which has daily vehicle counts of 30,000
- > Plus 15 connection to Penn West Plaza and Bankers Hall
- > Connected to Bankers Hall and City Centre Parkade via Plus 15 network, which averages more than 25,500 pedestrians daily



COMMUNITY DEMOGRAPHIC DATA



POPULATION

Downtown: 18,980
300M Radius: 1,301
Calgary: 1,306,784



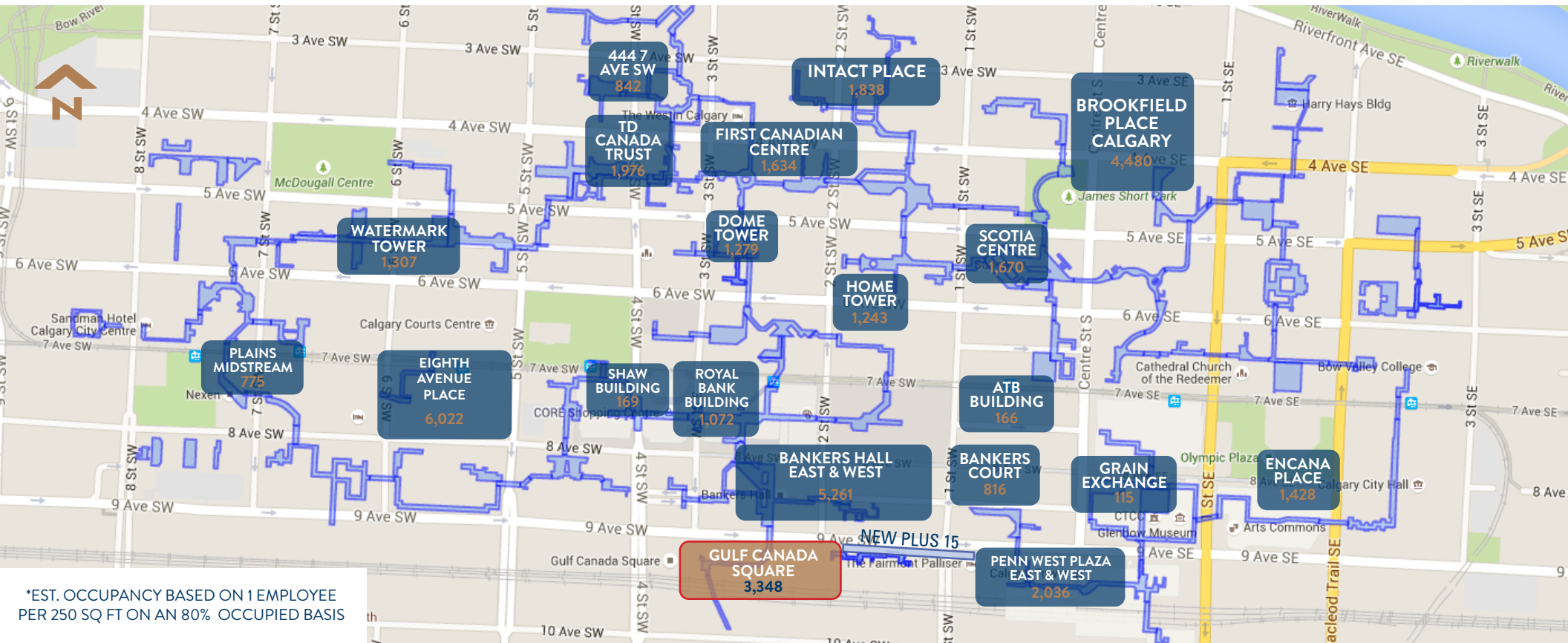
DAYTIME POPULATION

Downtown: 110,062
300M Radius: 15,658



AVERAGE AGE

Downtown: 41.0
300M Radius: 34.3
Calgary: 38.8



*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

Building Size: 1,125,780 sq ft
Retail Size: 64,104 sq ft

LANDLORD

GWL Realty Advisors

ZONING

DC (Direct Control)

PARKING

1,530 stalls (Attached Parkade)

MUNICIPAL ADDRESS

401 9 Avenue SW, Calgary, Alberta

YEAR BUILT

1978

LEGAL DESCRIPTION

Plan: 9211836
Block: 16
Lot: 2



ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 15.31 PSF
Property Tax	\$ 2.08 PSF
Total	\$ 17.39 PSF

FOOD COURT COSTS

Operating Costs	\$ 15.31 PSF
Food Court Expenses	\$ 28.53 PSF
Property Tax	\$ 2.08 PSF
Total	\$ 45.92 PSF

Premises Utilities Separately Metered
Management Fee Included

TENANTS

Tim Hortons

ALFORNO
BAKERY & CAFÉ

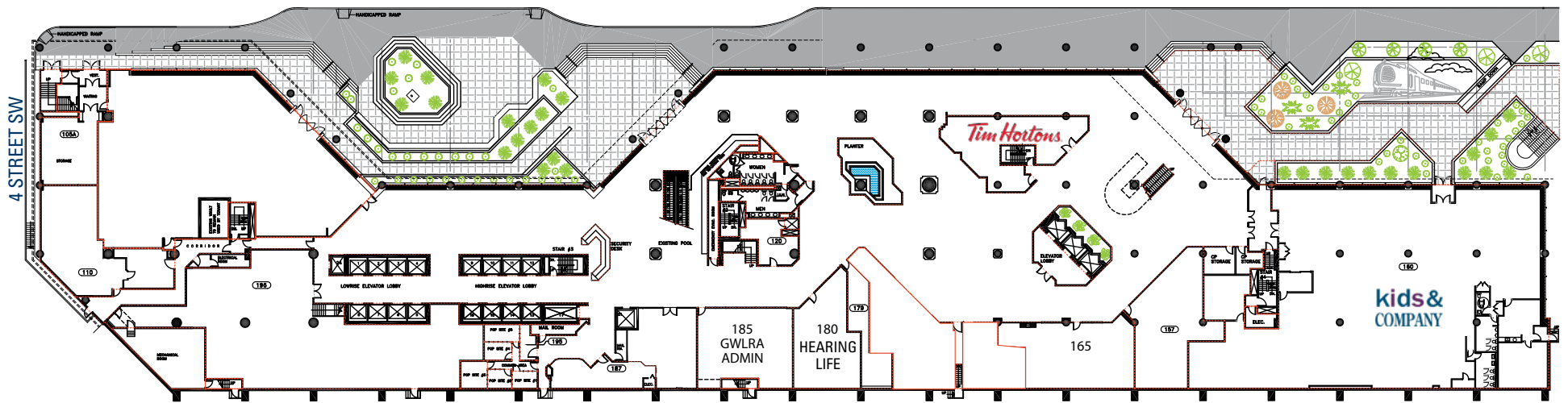
servus
credit union

kids &
COMPANY

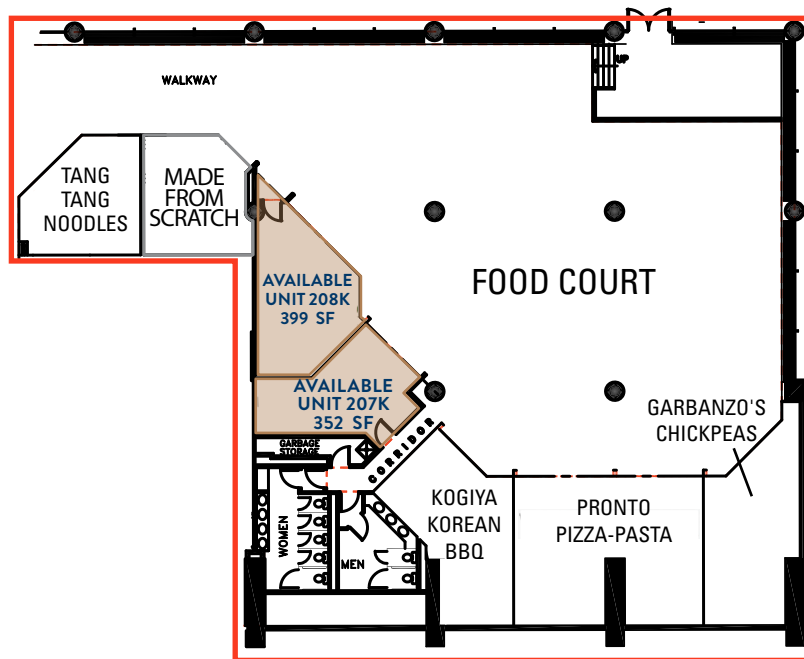
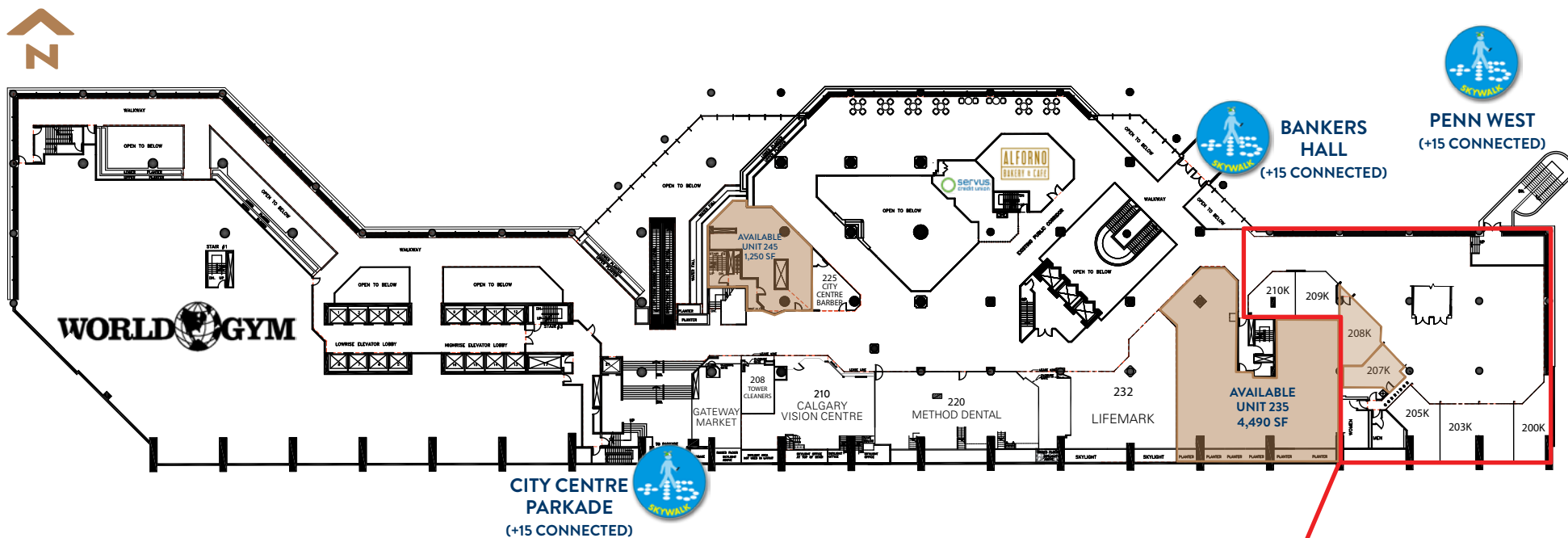
MAIN FLOOR



9 AVENUE SW

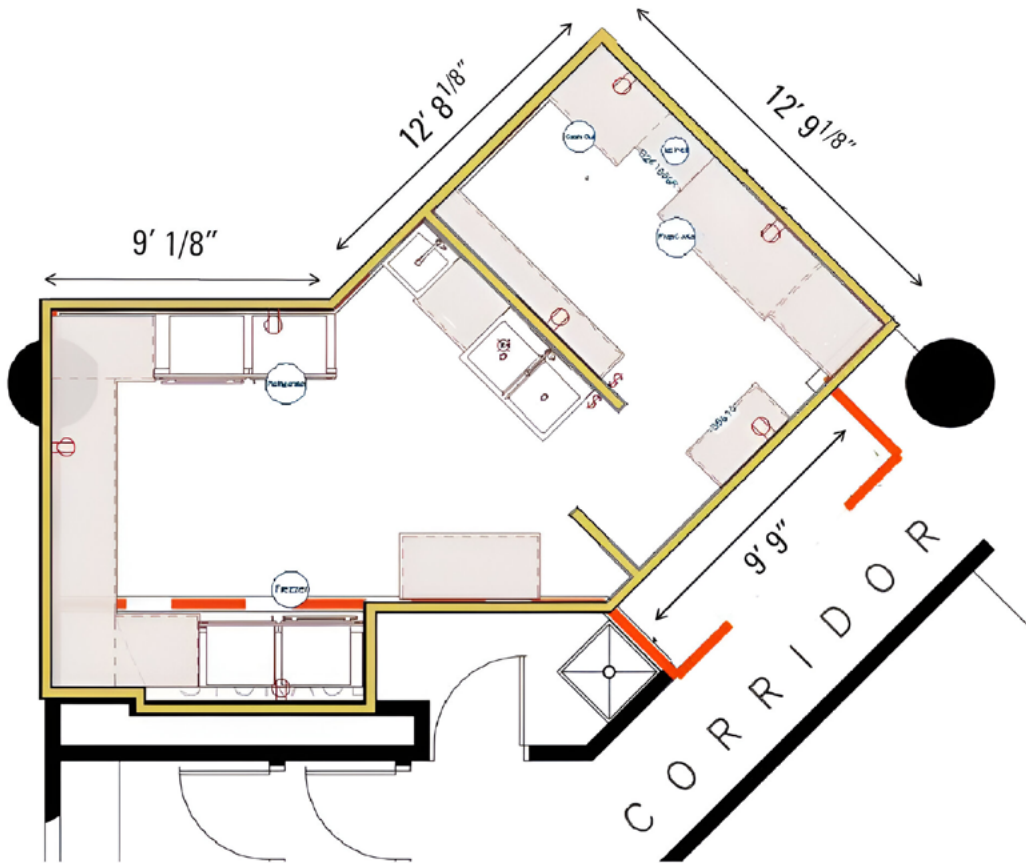


PLUS 15



UNIT PLAN

UNIT #207K



UNIT

207K

RETAIL AREA

352 Square Feet

CEILING HEIGHT

Front: 10' ; Rear: 9'6"

POWER

600V

HVAC

450 CFM Transfer Air Fan

ECOLOGY UNIT

No

WATER

1" Line

GAS

1" Line

SEWER

3" Line with Grease Trap

LOADING

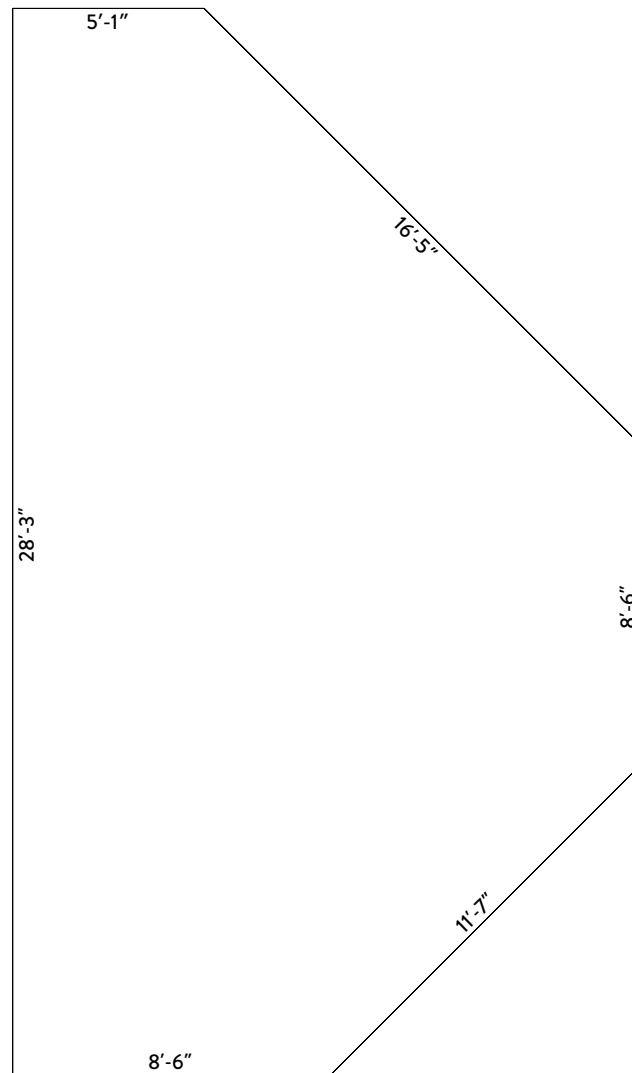
Freight Elevator

GARBAGE

Food Court Washroom Corridor

UNIT PLAN

UNIT #208



UNIT

208K

RETAIL AREA

399 Square Feet

CEILING HEIGHT

9'7"

POWER

200A service - 120/208V fed from
75 KVA Transformer (600V)

Two 30 Circuit Panel Boards

Electrical Meter in Place

HVAC

2,000 CFM (No Cooling)

MUA

Yes

KITCHEN EXHAUST

Two Grease Hood Fans -

1,800 CFM & 2,700 CFM

WATER

3/4" Line

GAS

3/4" Line

SEWER

4" Line

LOADING

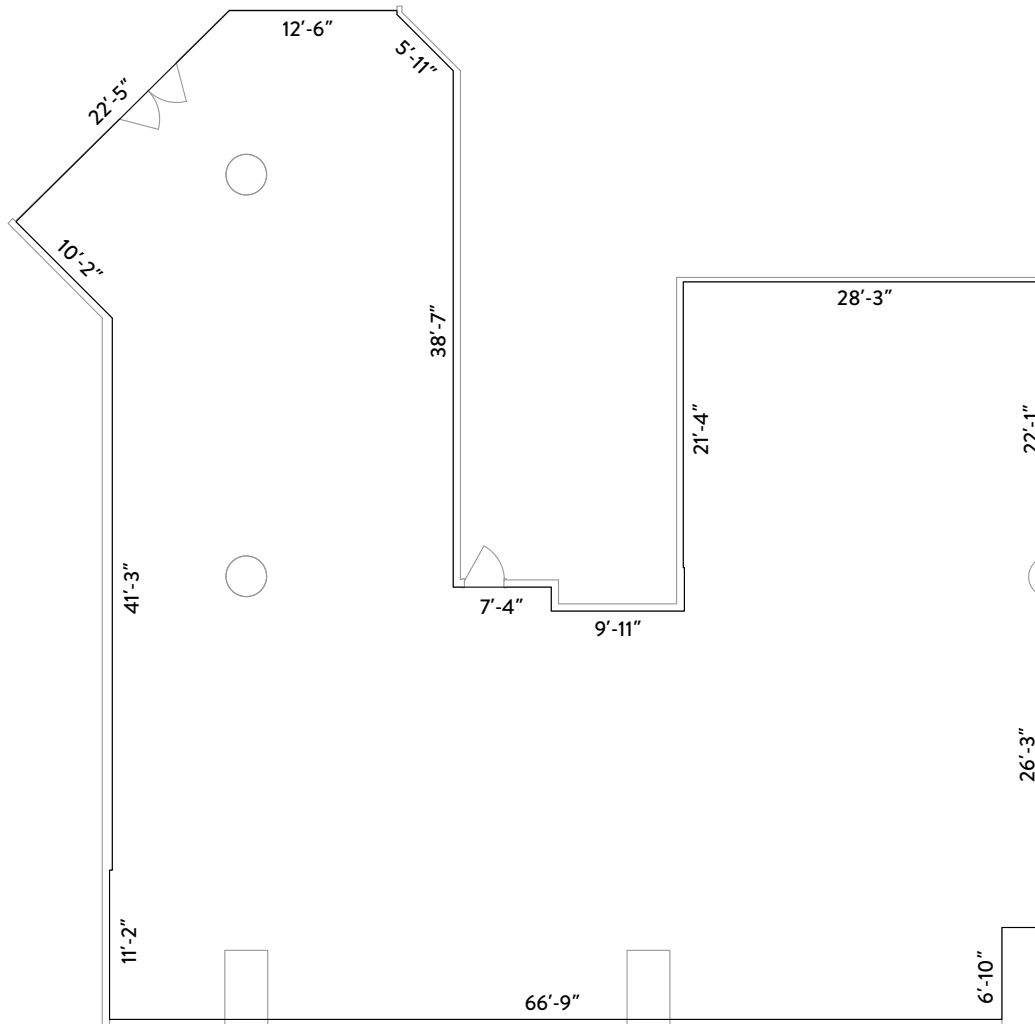
Freight Elevator

GARBAGE

Food Court Washroom Corridor

UNIT PLAN

UNIT #235



UNIT

235

RETAIL AREA

4,490 Square Feet

CEILING HEIGHT

Ranges from 8'1" to 13'5"

POWER

225A, 120/208V, 42 Circuit Panel
Fed from a 15 KVA transformer

HVAC

4 Fan Coils Totalling 7 Tons

ECOLOGY UNIT

No

WATER

1" Line (TBC)

GAS

Yes

SEWER

Yes

LOADING

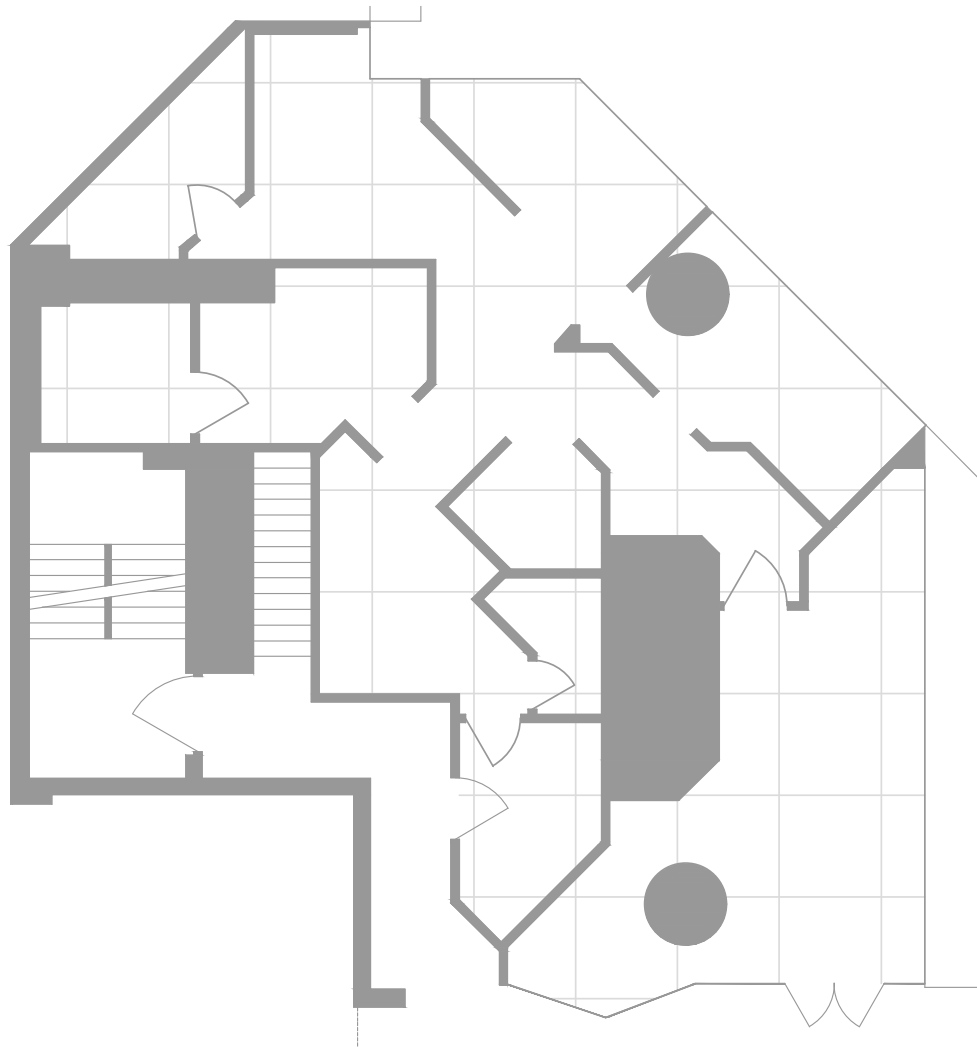
Freight Elevator

STORAGE

Available for Lease

UNIT PLAN

UNIT #245



UNIT

245

RETAIL AREA

1,250 Square Feet

CEILING HEIGHT

8'8"

POWER

225A, 120/208V

Fed from a 45 KVA transformer

HVAC

4 Tons

ECOLOGY UNIT

No

WATER

1" Line

GAS

Yes; 3/4" line

SEWER

4" line

LOADING

Freight Elevator

ADDITIONAL PHOTOS



FUTURE DEVELOPMENT



FUTURE DEVELOPMENT



CONNECT WITH US
CONTACT

GENERAL



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ADVISOR AND ADVOCATE FOR OWNERS AND
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