



NOTRE DAME PLACE

FOR SALE

BOUTIQUE OFFICE BUILDING ON 17TH AVENUE

255 17 AVENUE SW | CALGARY, ALBERTA



1
BUILDING



0.39 AC
SITE AREA



48,635 SF
GLA



1980
YEAR BUILT



THE OFFERING

THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in Notre Dame Place (the “Property”), a distinctive boutique office property located on the high-profile corner of 17 Avenue SW and 2 Street SW. The 48,635 square foot (“SF”) Property is situated in a high demand urban street front location, with an abundance of retail, entertainment, service, and transit offerings on its doorstep. The Property is institutionally owned and managed, showcasing exceptional condition.

The Property is 78% leased to an attractive tenant roster with a W.A.L.T of 3.94 years. The Property benefits from superior exposure, unique, multi-tier roof top patios, and an abundance of underground parking situated in a rapidly densifying node. Available for purchase is a very rare opportunity to own an asset that has been exceptionally maintained and managed, making it the ideal investment and/or owner user opportunity.

The Property is being offered for sale with an asking price of \$8,950,000 on an “as-is, where-is” basis. For all inquiries, please reach out to the Advisor.



NOTRE DAME PLACE

INVESTMENT HIGHLIGHTS

INSTITUTIONALLY OWNED AND MANAGED

Exceptionally maintained asset with a robust capital plan



AMENITIES

The surrounding area boasts a wide array of amenities, including cafes, restaurants, fitness centres, and retail shops, catering to the needs of office tenants and visitors.



DESIRABLE INVESTMENT PROFILE

Attractive tenant roster with a W.A.L.T. of 3.94 and ongoing interest and offers in vacant space (contact Advisor for latest update on leasing)



STAND-OUT ASSET

Distinctive roof top patios, an abundance of underground parking, and competitive operating costs.



REDEVELOPMENT POTENTIAL

Corner block location and land assemblage potential to the east.



MAJOR COMMUNITY UPGRADES

Rivers District Master Plan, BMO Centre Expansion, Entertainment District, Events Centre, and 17 Avenue SE extension.

QUICK FACTS



B
CLASS



1
BUILDING



0.39 AC
SITE AREA



48,635 SF
GLA



1980
YEAR BUILT



± 9,747 SF
AVG. FLOOR PLATE



1.7/1,000 SF
PARKING RATIO



78%
LEASED



3.94 YEARS
W.A.L.T.



\$13.96 PSF
IN-PLACE RENTS



\$15.43 PSF
MARKET RENTS

LOCATION OVERVIEW

- Notre Dame Place is situated in southwest Calgary, Alberta, with direct exposure to 17th Avenue SW and 2nd Street SW right on the border of the Mission Neighbourhood.
- The Property benefits from proximity to 17th Ave, Mission, and 1st Street SW, which have some of Calgary's most notable coffee shops, restaurants, and amenities, The Property is situated in the heart of Calgary's Culture and Entertainment District.
- In the area immediately surrounding the Property are several new high density mixed-use and multi-family projects under construction. The node is rapidly densifying, which will further enhance the population and vibrancy of this exiting urban location.

CALGARY STATS

 1.66 MILLION
2024 METRO CALGARY POPULATION

 3RD LARGEST
CITY IN CANADA, IN TERMS
OF POPULATION (2021)

 4.9%
POPULATION CHANGE - 2023 TO 2024

Source: Government of Alberta, **Statistics Canada**



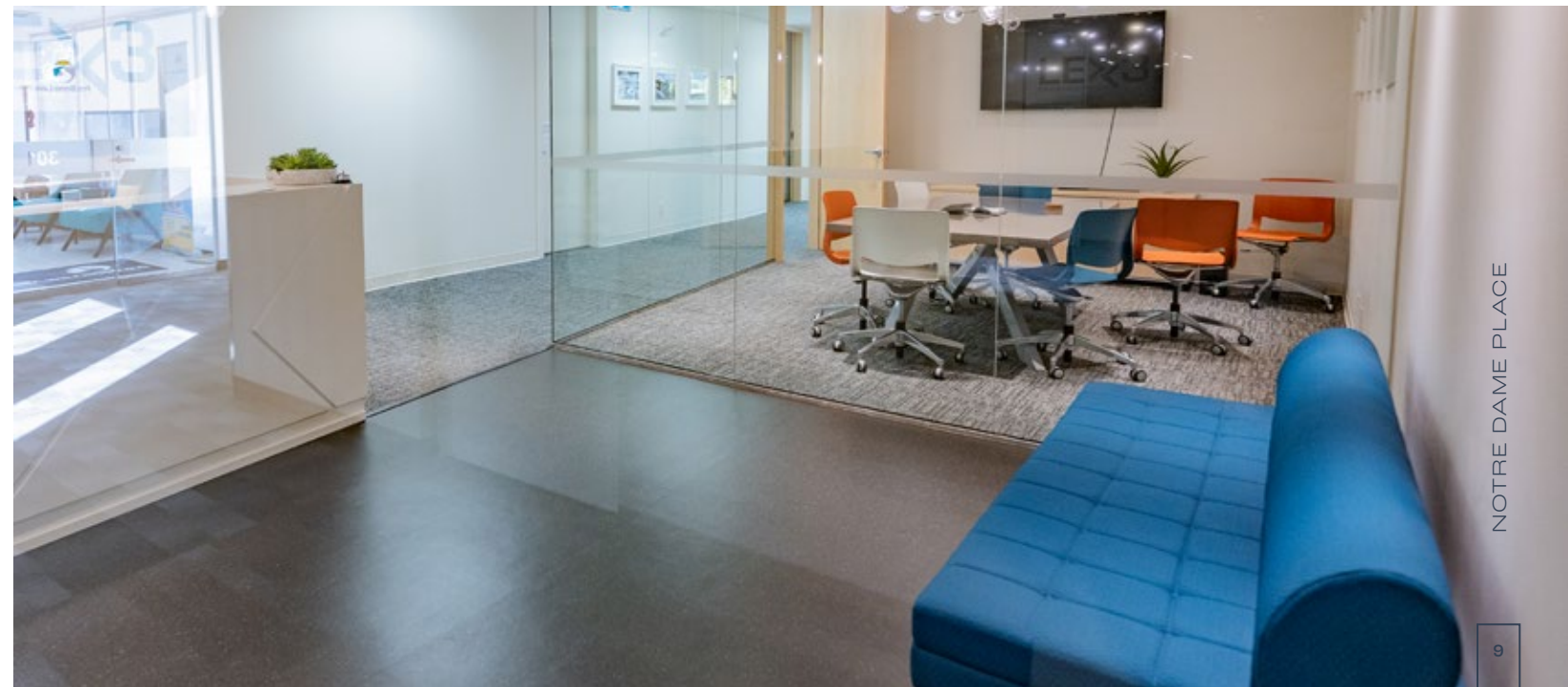
PROPERTY OVERVIEW

The Property is a 5-storey office building located on 17th Avenue in southwest Calgary, Alberta. Constructed in 1980, the Property offers high quality institutionally owned and managed office space, with an average floor plate of 9,747 SF. The building is situated on 0.39 acres of land, offering 83 parking stalls at a parking ratio of 1.7/1000 SF

255 17 AVENUE SW
CALGARY



Legal Description	Plan B1; Block 2; Lot 13-14
Leaseable Area	48,635
Site Area	0.39 AC
Year Built	1980
Stories	5
Floor Plate	±9,747 SF
Zoning	C-COR2
Parking Ratio	1.7/1,000 SF





255 17 AVENUE SW
CALGARY



OFFERING PROCESS

FREE AND CLEAR OFFERING

The Property is being offered free and clear basis.

SUBMISSION GUIDELINES

A Confidential Investment Memorandum (“CIM”) will be provided to potential purchasers upon receipt of an executed Confidential Agreement (“CA”). Interested parties will be invited to submit a Letter of Intent (the “LOI”) for the Properties to be acquired. The LOI should outline the terms for the purchaser of the Properties contemplated and should include, at a minimum, the information and items described below:

- Purchase Price;
- Name of the ultimate beneficial owners of the prospective purchaser, including their respective percentage interests;
- Evidence of the prospective purchaser’s financial ability to complete the transaction, including the method of financing the purchase;
- Deposit structure;
- Terms and conditions of closing; and
- Schedule of timing and events to complete closing.



RYAN MURPHY

Vice President
+ 1 403 456 5582
RyanJ.Murphy@jll.com

CASEY STUART

Executive Vice President
+ 1 403 456 3247
Casey.Stuart@jll.com

CODY WATSON

Vice President
+1 403 805 2936
Cody.Watson@jll.com