

RETAIL SPACE FOR LEASE



# STEPHEN AVENUE PLACE

700 2 Street SW, Calgary, Alberta

Retail Availability:  
582 SF - 9,261 SF

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## ABOUT

# BUILDING HIGHLIGHTS

Located between the C-Train line and Stephen Avenue Walk, Stephen Avenue Place is a high profile retail podium at the base of a 40 storey office tower.

- Extensive recent renovation including the addition of a new main level restaurant, plus 15 food hall and 40th floor restaurant
- Connected in three directions to the Plus 15, with pedestrian traffic counts of 32,689 people from The CORE and 13,086 from Brookfield Place

FUTURE RENOVATION >>



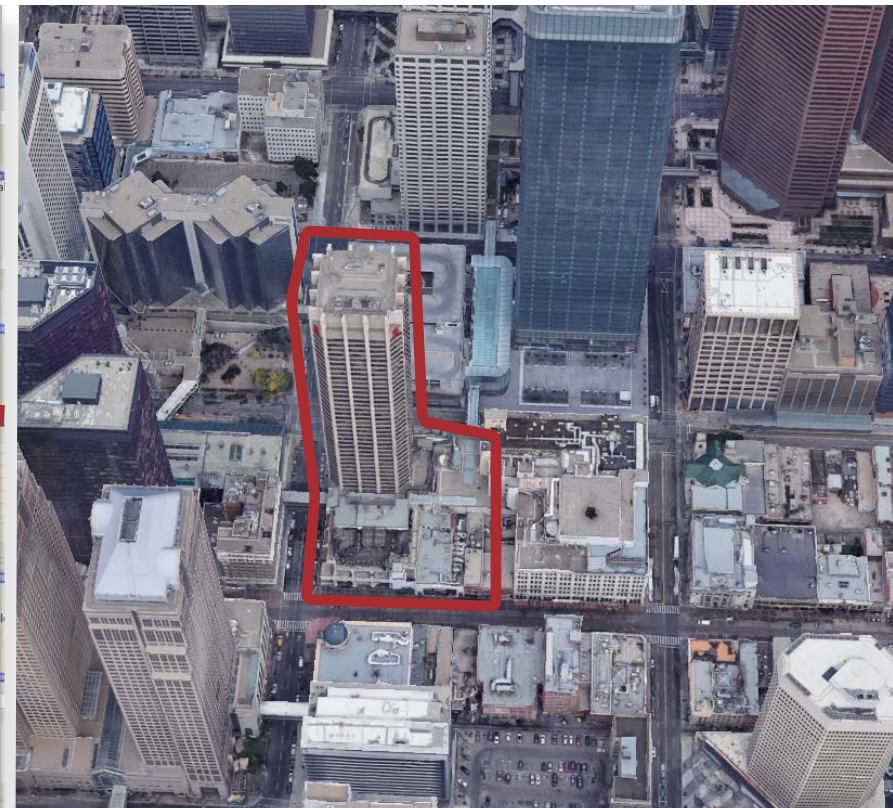
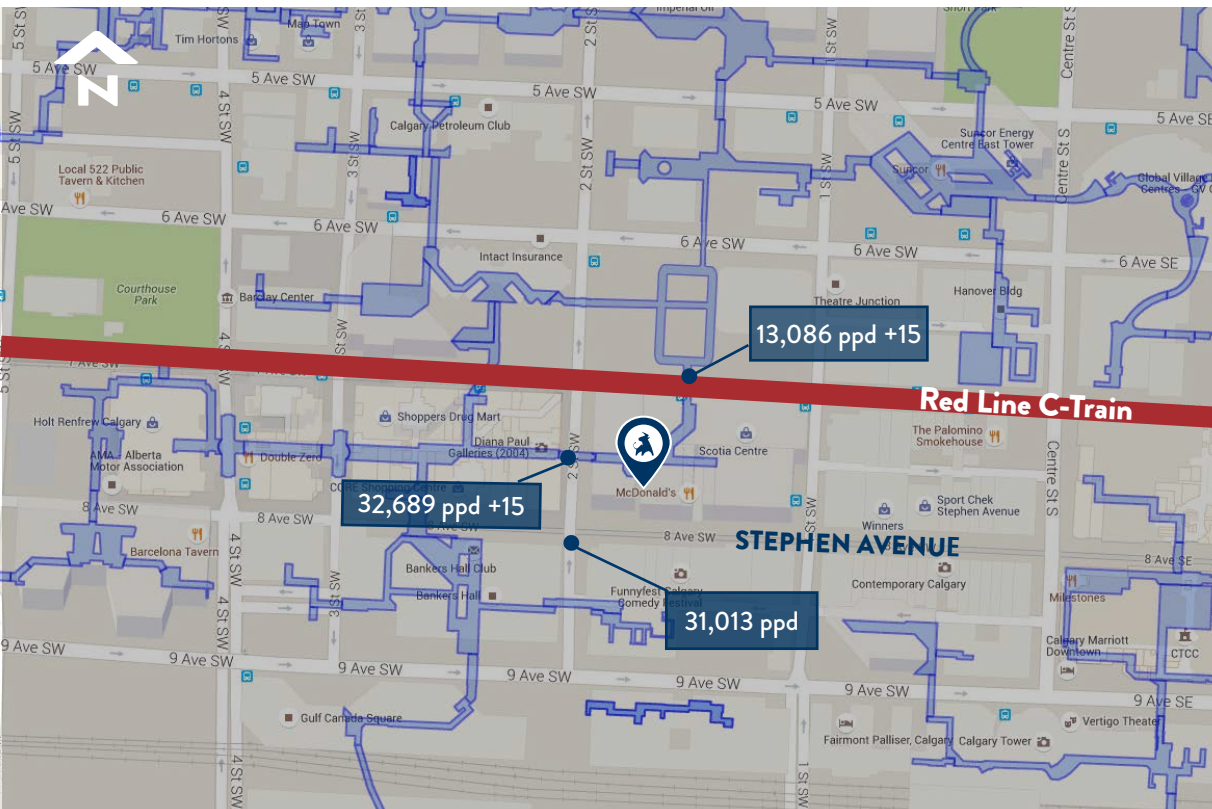


## ABOUT

# LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

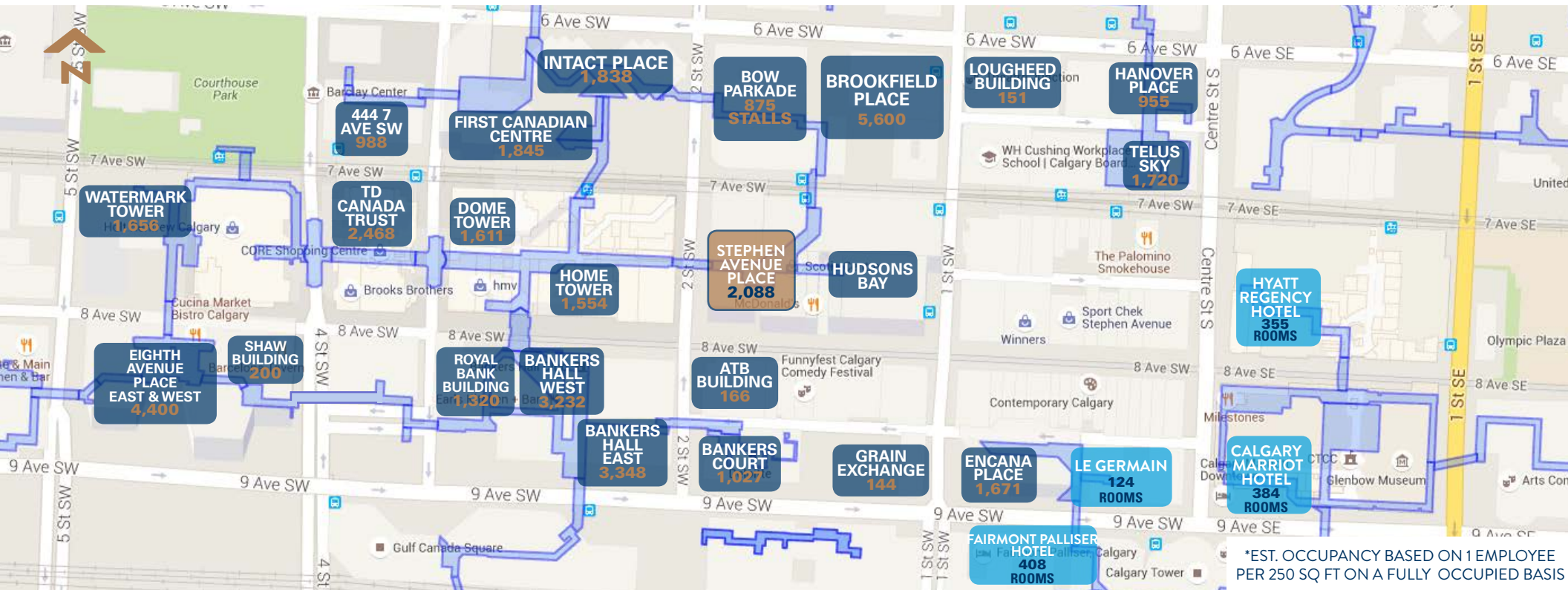
- Located between The CORE, Brookfield Place and Hudson's Bay on Stephen Avenue, a busy outdoor pedestrian mall with 31,013 pedestrians per day at 2nd Street SW
- Connected via Plus 15 to Bow Parkade, with 875 parking stalls
- Located on the C-Train line, less than 100 metres from 2 different train stations each with on-offs of over 24,000 people per day
- Future 2nd Street Green Line C-Train station to be located across the street





## COMMUNITY

# DEMOGRAPHIC DATA



## ADDITIONAL HIGHLIGHTS:

- SLATE is a Canadian based owner and manager of real estate assets totalling more than \$ 6 Billion
- The multi-million dollar redevelopment of Stephen Avenue Place will reposition property as the premiere office & retail address in downtown Calgary
- Oliver & Bonacini to open a Mediterranean style restaurant on the main floor
- Plus 15 level will be home to a new food hall with a variety of chef inspired offerings
- 40th floor will showcase a brand new Oliver & Bonacini world-class restaurant



## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Building Size: 630,432 sq ft

## LANDLORD

Slate

## ZONING

CR20 - C20 /R20

## PARKING

No Public Parking

## MUNICIPAL ADDRESS

700 2 Street SW, Calgary, Alberta

## YEAR BUILT

1976 / 2020



## ADDITIONAL RENT 2022 ESTIMATES

	RETAIL	KRAFT	VENATOR
Operating Costs	\$ 23.43 PSF	\$ 20.05 PSF	\$ 11.73 PSF
Property Tax	\$ 2.48 PSF	\$ 7.24 PSF	\$ 7.89 PSF
Total	\$ 25.91 PSF	\$ 27.29 PSF	\$ 19.62 PSF
Premises Utilities	Seperately Metered		
Management Fee	Based on 5% gross rent		

## TENANTS





# MAIN FLOOR

7 AVENUE SW

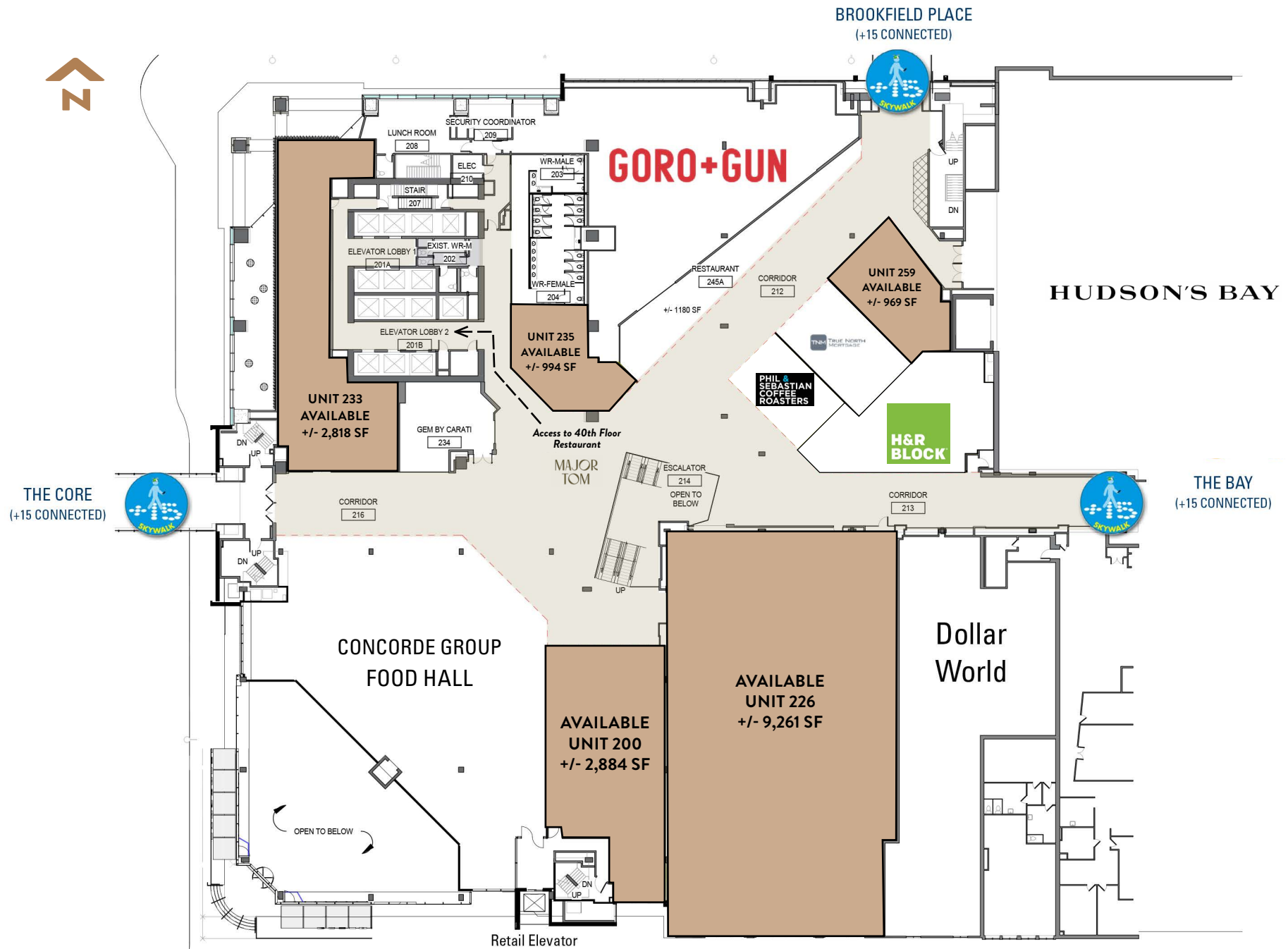


2 STREET SW





# SECOND FLOOR





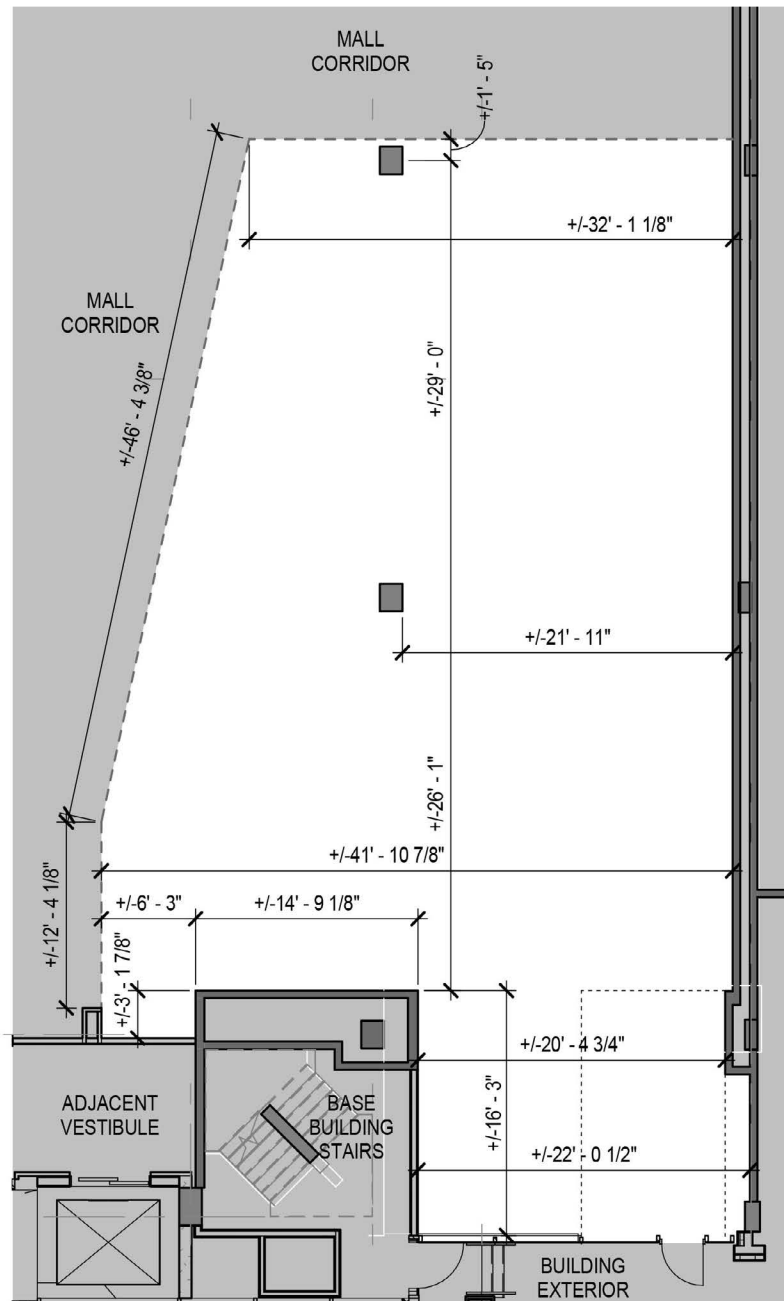
# THIRD FLOOR





## UNIT PLAN

# UNIT #105



## UNIT

105

## RETAIL AREA

2,966 Square Feet

## CEILING HEIGHT

15'6"

## POWER

600V / 20A

## HVAC

From Base Building  
Chiller Unit; No Fan Coil

## MUA

771 CFM from new RTU2

## WATER

1" Line

## GAS

No

## SEWER

Yes

## GARBAGE

Loading Dock

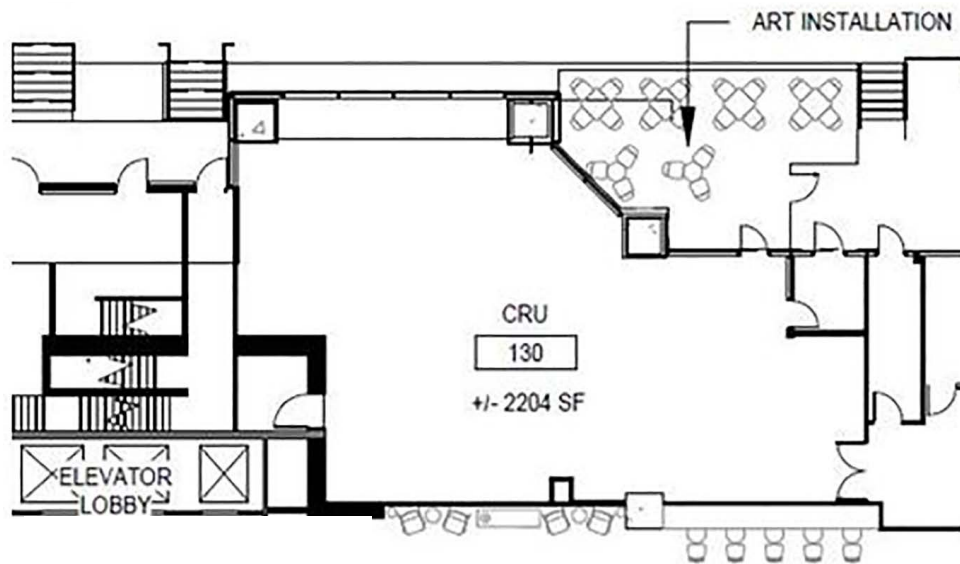
## LOADING

Retail Shuttle Elevator to  
Basement



## UNIT PLAN

# UNIT #130



## UNIT

130

## RETAIL AREA

2,380 Square Feet

## CEILING HEIGHT

11'7" to Entrance, 9'8" Kitchen,  
9' Dining Area

## POWER

100A / 600V

## HVAC

Fan Coil Unit; 3,800 CFM

## MUA

4,300 CFM

## WATER

3/4" Line

## GAS

1 1/2" Line

## SEWER

Yes

## GARBAGE

Loading Dock

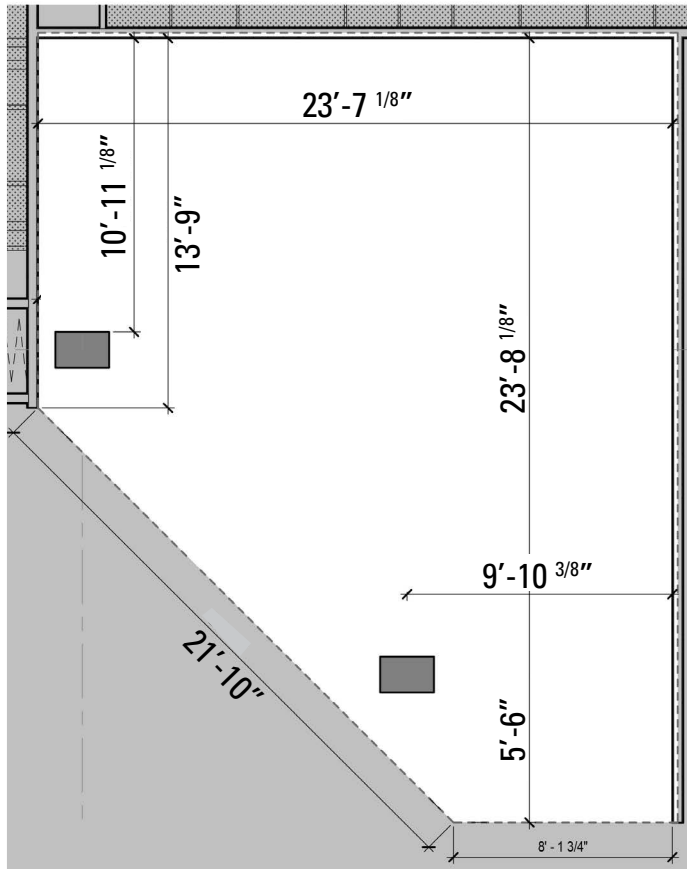
## STORAGE

Level 41

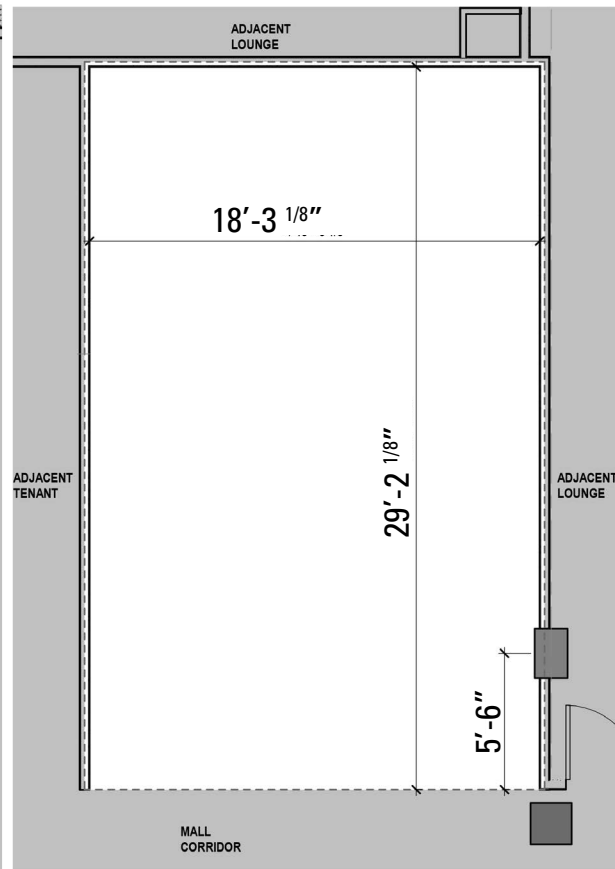


## UNIT PLAN

# UNITS #180 & #182



UNIT 180



UNIT 182

## UNIT

180

## RETAIL AREA

626 Square Feet

## CEILING HEIGHT

15'6"

## POWER

600V / 20A

## HVAC

From Base Building Chiller Unit; No Fan Coil

## MUA

170 CFM from new RTU2

## WATER

1" Line

## GAS

No

## SEWER

Yes

## GARBAGE

Loading Dock

## LOADING

Retail Shuttle Elevator to Basement

## UNIT

182

## RETAIL AREA

592 Square Feet

## CEILING HEIGHT

15'6"

## POWER

600V / 20A

## HVAC

From Base Building Chiller Unit; No Fan Coil

## MUA

160 CFM from new RTU2

## WATER

1" Line

## GAS

No

## SEWER

Yes

## GARBAGE

Loading Dock

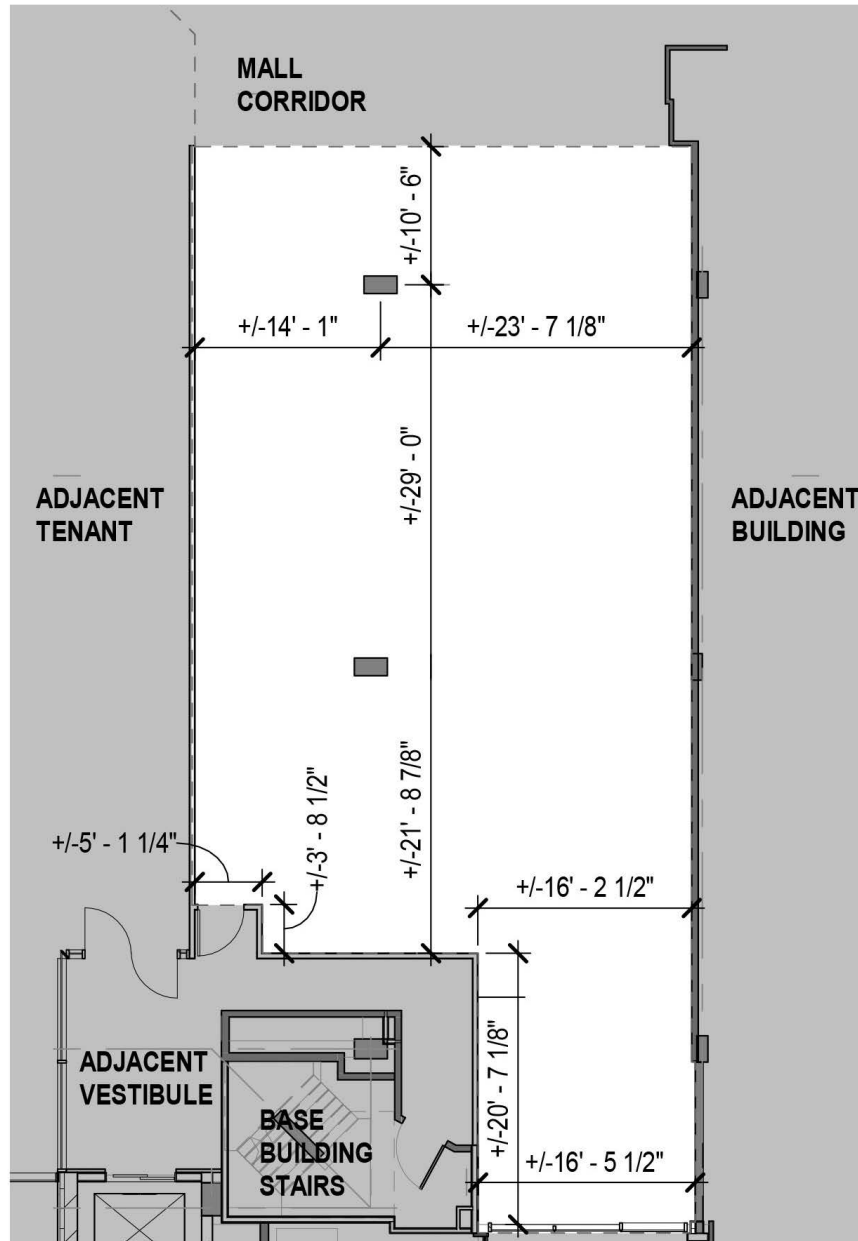
## LOADING

Retail Shuttle Elevator to Basement



## UNIT PLAN

# UNIT #200



## UNIT

200

## RETAIL AREA

2,851 Square Feet

## CEILING HEIGHT

15'6"

## POWER

600V / 40A

## HVAC

From Base Building  
Chiller Unit; No Fan Coil

## MUA

574 CFM from new RTU2

## WATER

1" Line

## GAS

No

## SEWER

Yes

## GARBAGE

Loading Dock

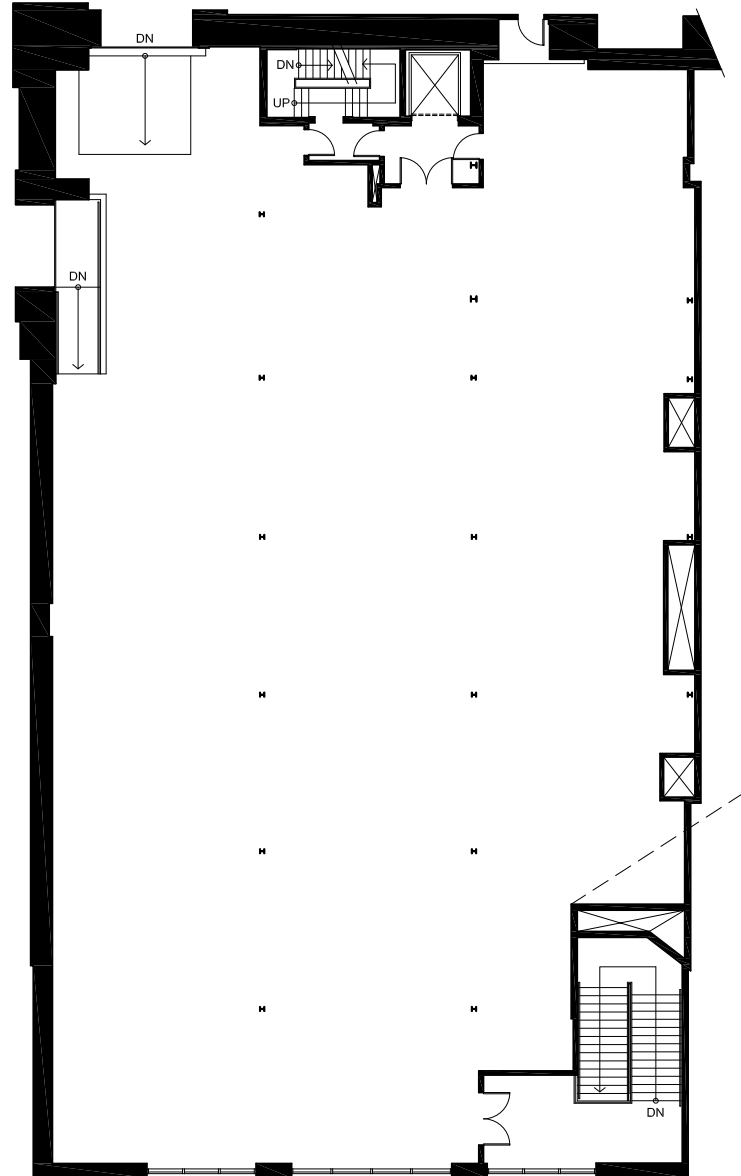
## LOADING

Retail Shuttle Elevator to  
Basement



## UNIT PLAN

# UNIT #226



## UNIT

226

## RETAIL AREA

9,261 Square Feet

## CEILING HEIGHT

10'9"

## POWER

400A, 120/208V

600A, 120/208V

## HVAC

Three Units - 3, 10 & 10 Tons

## WATER

Yes

## GAS

Yes

## SEWER

Yes

## GARBAGE

Loading Dock

## LOADING

Retail Shuttle Elevator to  
Basement

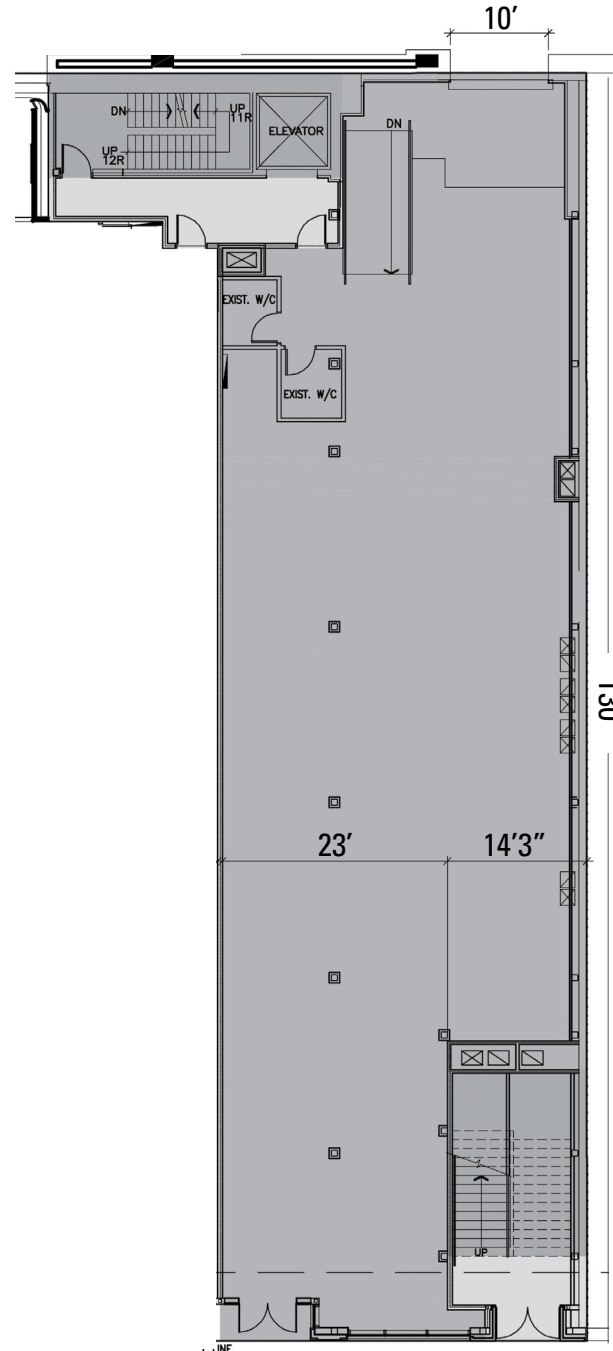
## STORAGE

Located on Third Level; 400 SF



## UNIT PLAN

# UNIT #228



## UNIT

228 (Main Level)

## RETAIL AREA

4,094 Square Feet

## CEILING HEIGHT

14'7" Floor to Ceiling

11'7" Floor to Ducting

## POWER

200A, 120/208V

## HVAC

Two Units; 7.5 Tons ea.

## WATER

Yes

## GAS

No

## SEWER

Yes

## GARBAGE

Access in Back Hallway

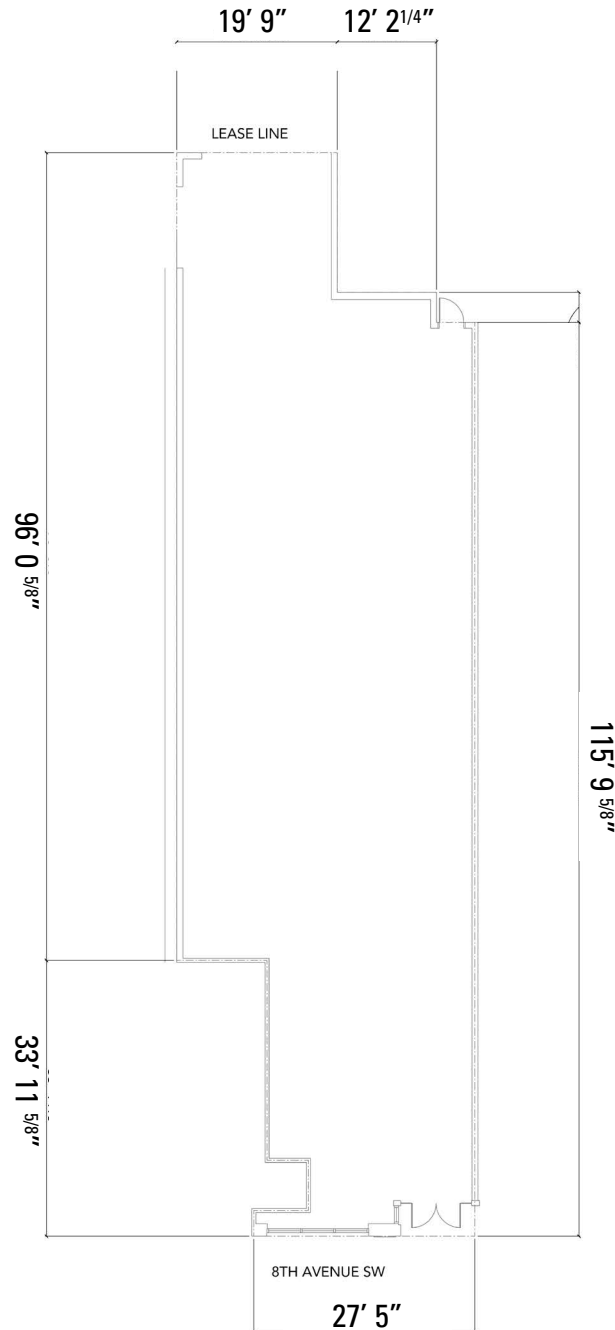
## STORAGE

No



## UNIT PLAN

# UNIT #230



## UNIT

230 (Main Level)

## AVAILABILITY

May 1, 2022

## RETAIL AREA

4,261 Square Feet

## CEILING HEIGHT

10'1" Entrance

14'8" Main Area

## POWER

200A, 120/208V

## HVAC

Two Units; 7.5 & 10 Tons

## WATER

Yes

## GAS

No

## SEWER

Yes

## GARBAGE

Loading Dock / Basement

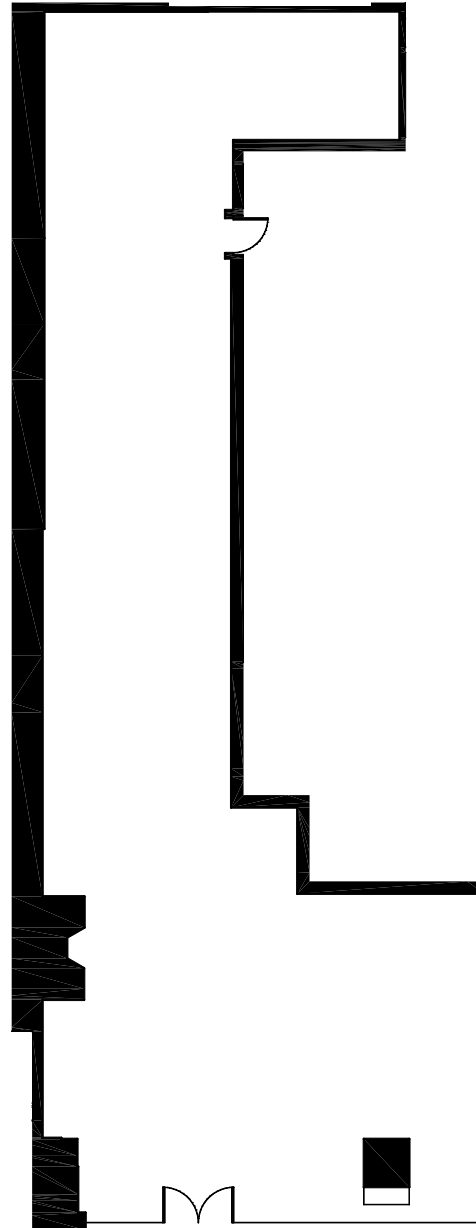
## LOADING

Loading Dock / Basement



UNIT PLAN

UNIT #233



UNIT

233

RETAIL AREA

2,818 Square Feet

CEILING HEIGHT

15'6"

POWER

Two feeds; 208V/50A &  
208V/100A

HVAC

10,500 CFM Fancoil Unit

WATER

1" Line

GAS

No

SEWER

Yes

GARBAGE

Loading Dock / Basement

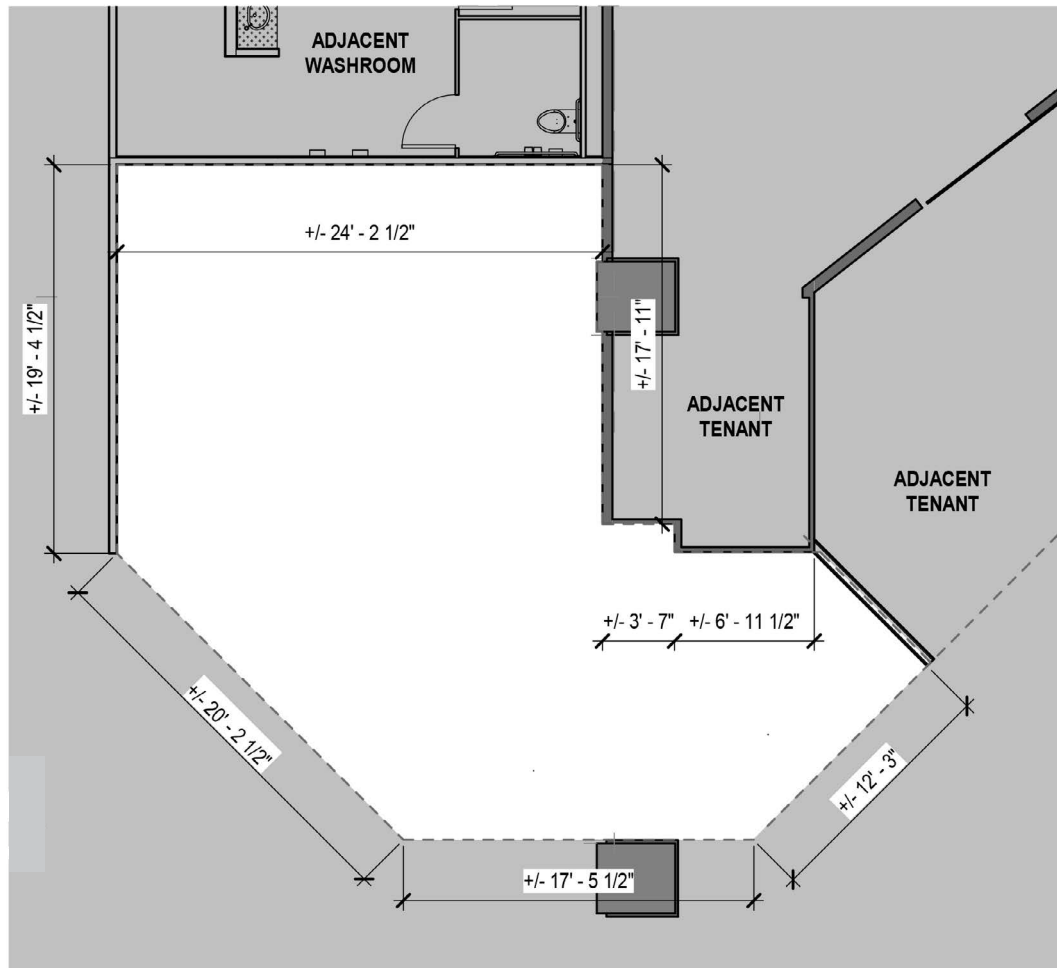
LOADING

Loading Dock / Basement



## UNIT PLAN

# UNIT #235



## UNIT

235

## RETAIL AREA

900 Square Feet

## CEILING HEIGHT

15'6"

## POWER

600V / 20A

## HVAC

From Base Building  
Chiller Unit; No Fan Coil

## MUA

147 CFM from new RTU2

## WATER

1" Line

## GAS

No

## SEWER

Yes

## GARBAGE

Loading Dock

## LOADING

Retail Shuttle Elevator to  
Basement



# UNIT #259



## RETAIL AREA

## CEILING HEIGHT

## POWER

## HVAC

MUA

## WATER

## GAS

SEWER

# GARBAGE

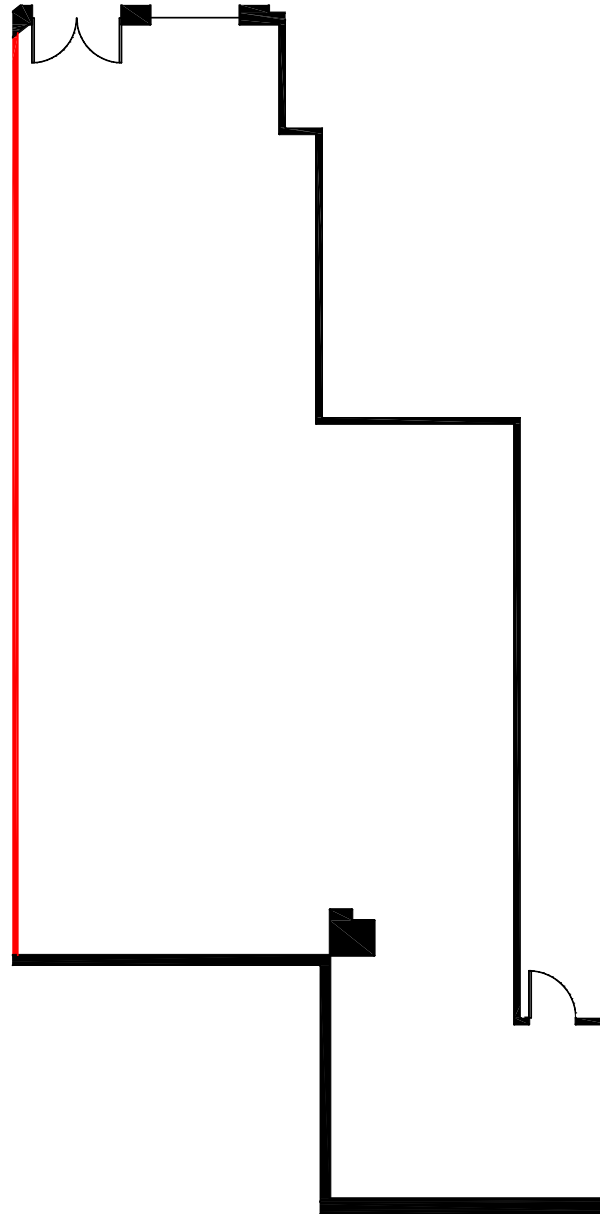
# LOADING

## Retail Shuttle Elevator to Basement



UNIT PLAN

UNIT #375



UNIT

375

RETAIL AREA

1,985 Square Feet

CEILING HEIGHT

15'6"

POWER

TBC

HVAC

AHU 31 (Fan Coil)

WATER

1" Line

GAS

No

SEWER

Yes

GARBAGE

Loading Dock

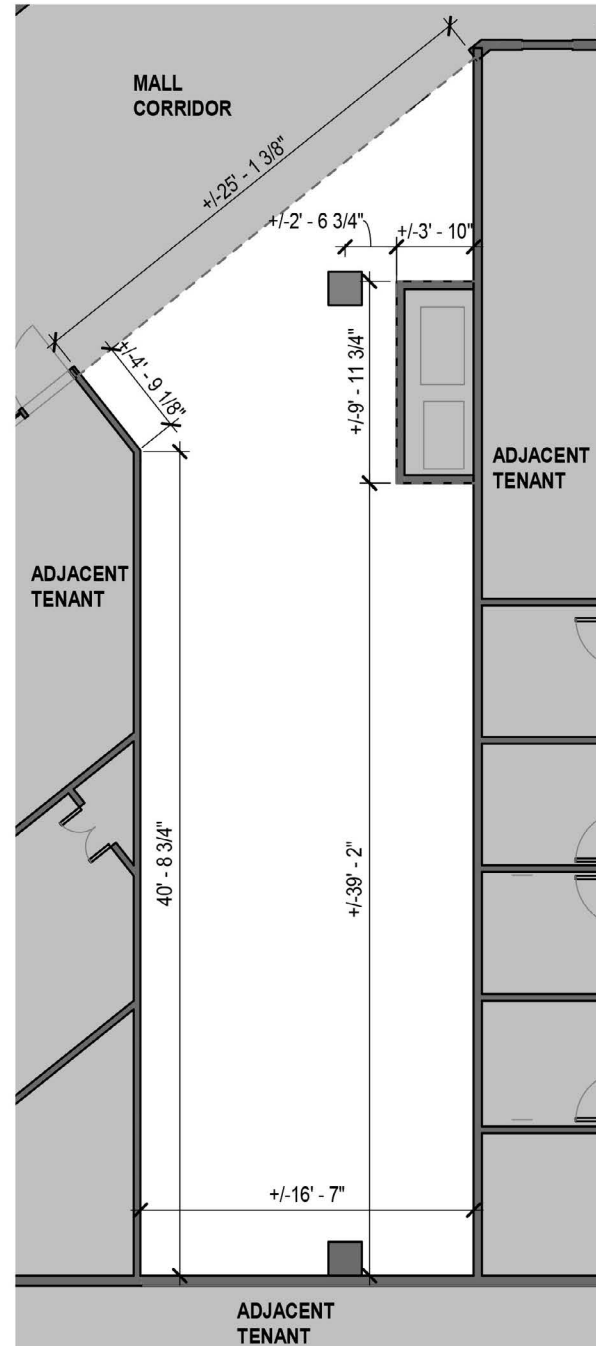
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Retail Shuttle Elevator to  
Basement



## UNIT PLAN

# UNIT #385



## UNIT

385

## RETAIL AREA

964 Square Feet

## CEILING HEIGHT

15'6"

## POWER

600V / 20A

## HVAC

AHU 31 (Fan Coil)

## WATER

1" Line

## GAS

No

## SEWER

Yes

## GARBAGE

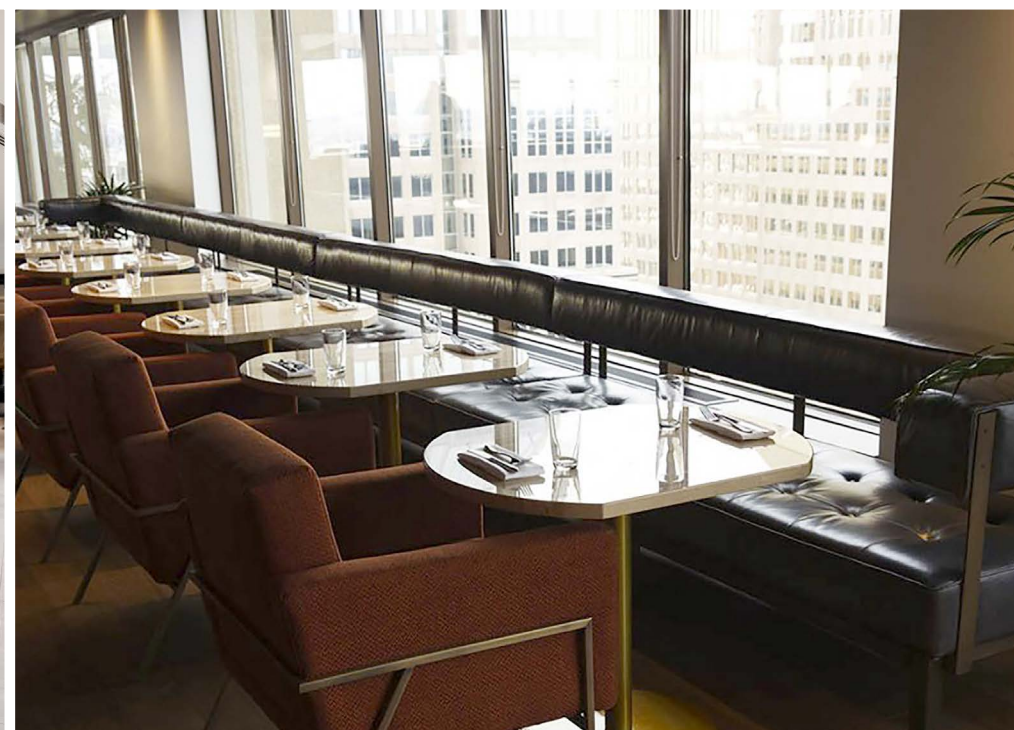
Loading Dock

## LOADING

Retail Shuttle Elevator to  
Basement



## ADDITIONAL PHOTOS





## RESTAURANT AND FOOD HALL RENDERINGS





## CONNECT WITH US

# CONTACT

### GENERAL



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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.

