

| FOR LEASE |

MAIN FLOOR RETAIL



CANADA PLACE 407 2 Street SW, Calgary, AB

- **Partially fixtured café or quick serve restaurant space available immediately**
- 2,527 SF main floor retail premises in a well-located office tower in downtown Calgary
- Existing improvements allow for a simple conversion to hospitality, café or take-out restaurant
- High exposure frontage to 4 Avenue SW, one of Calgary's primary commuter corridors into downtown with 23,000 VPD (2019)
- Dedicated exterior access, shared interior lobby access and access to +15 network

NIC KRYWOLT

Associate

403.930.5882

nic.krywolt@omada-cre.com

CHRIS KILLINGSWORTH

Associate

780.232.6939

chris.killingsworth@omada-cre.com

GABRIEL LORIEAU

Partner

780.222.4229

gabriel.lorieau@omada-cre.com

PROPERTY FEATURES

Vacancy	2,527 SF + 590 SF below grade storage ¹
Available	Immediately
Address	407 2 Street SW, Calgary, AB
Legal	Plan C, BBlock 25, Lots 16-20 ²
Zoning	CR20-C20 Comm. Residential Core
Lease Rate	Negotiable
Op Costs	\$17.36 PSF
Utilities	Separately metered

¹optional, includes two walk-in freezers

²inclusive, excepting as to surface only the street widening on Plan 7410559



HIGH EXPOSURE TO
4TH AVENUE SW



92% OFFICE OCCUPANCY
& ACCESS TO +15

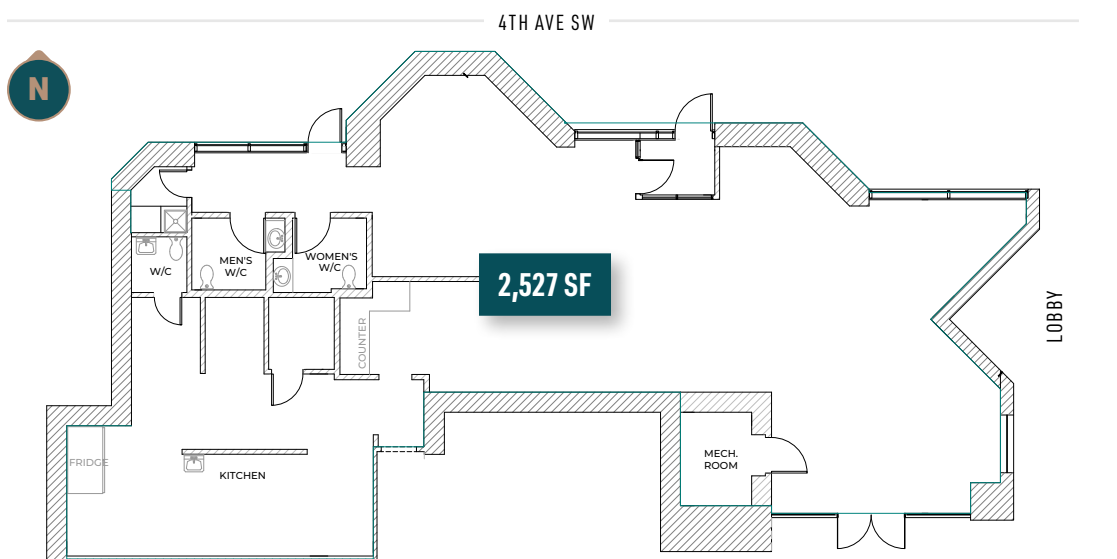


PARTIALLY BUILT OUT
CAFE PREMISES

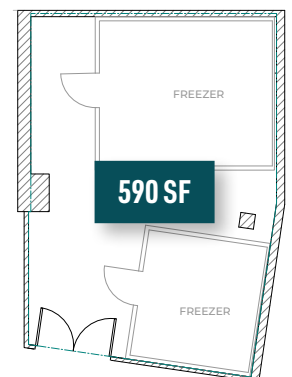


TAKE THE VIRTUAL BUILDING TOUR

FLOOR PLAN



MAIN FLOOR



STORAGE

OPPORTUNITY

Leverage the existing improvement in this partially fixtured café in the heart of Calgary's downtown commercial core. Take advantage of high daily traffic counts along 4th Ave SW, and locate immediately adjacent to other well-occupied office properties. The area offers a diverse mix of local, regional and national hospitality providers, quick serve restaurants, and retail and service providers on surrounding main floor and second floor retail corridors. Canada Place boasts 92% office occupancy and offers +15 access to surrounding sites.

DEMOGRAPHICS

212,920

DAYTIME POPULATION

56,920 residents
23.9% growth (2018-2023)
24.9 % projected growth (2023-2028)

\$102,437

AVERAGE HOUSEHOLD INCOME

56.1%

20-39 YRS

0-19 yrs = 8.5%
40-59 yrs = 20.8%
60+ yrs = 14.5%

23,000

VPD ON 4 AVE SW

7,000 VPD on 2 St SW



CONTACT US

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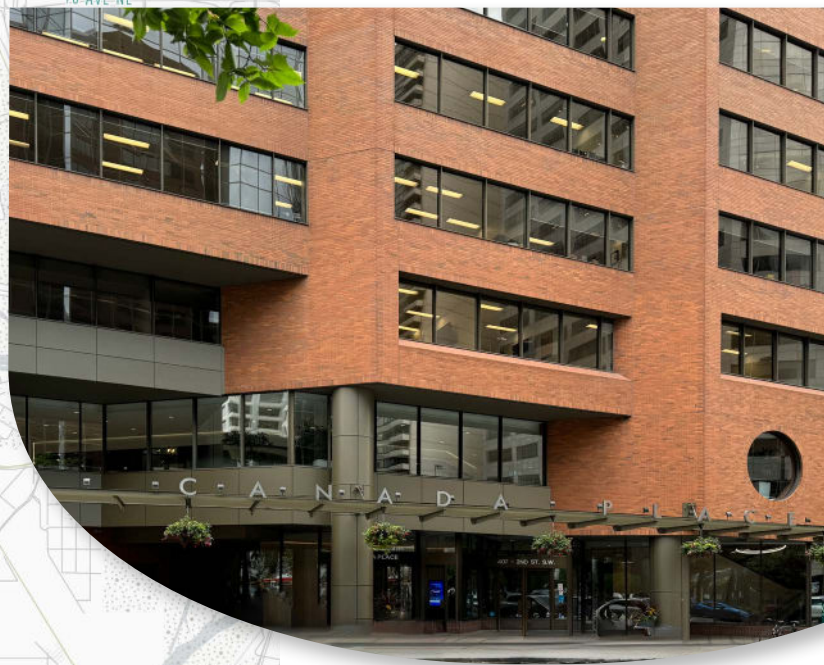
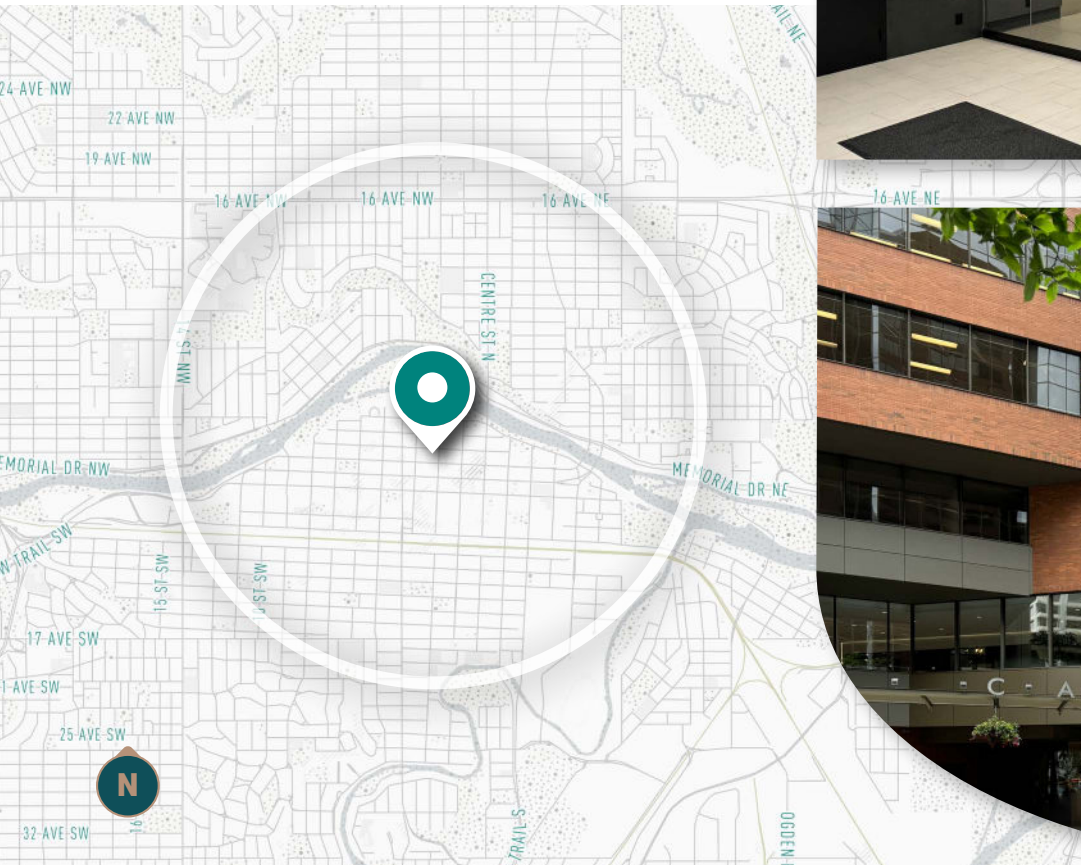
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OMADA COMMERCIAL

1000 The Edison, 150 - 9th Ave SW
Calgary AB T2P 3H9



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