

Welcome to grid5

615 - 5TH AVENUE SW, CALGARY, AB

RETAIL FOR LEASE



*Join the Downtown Core: the heart of
Calgary's Central Business District*



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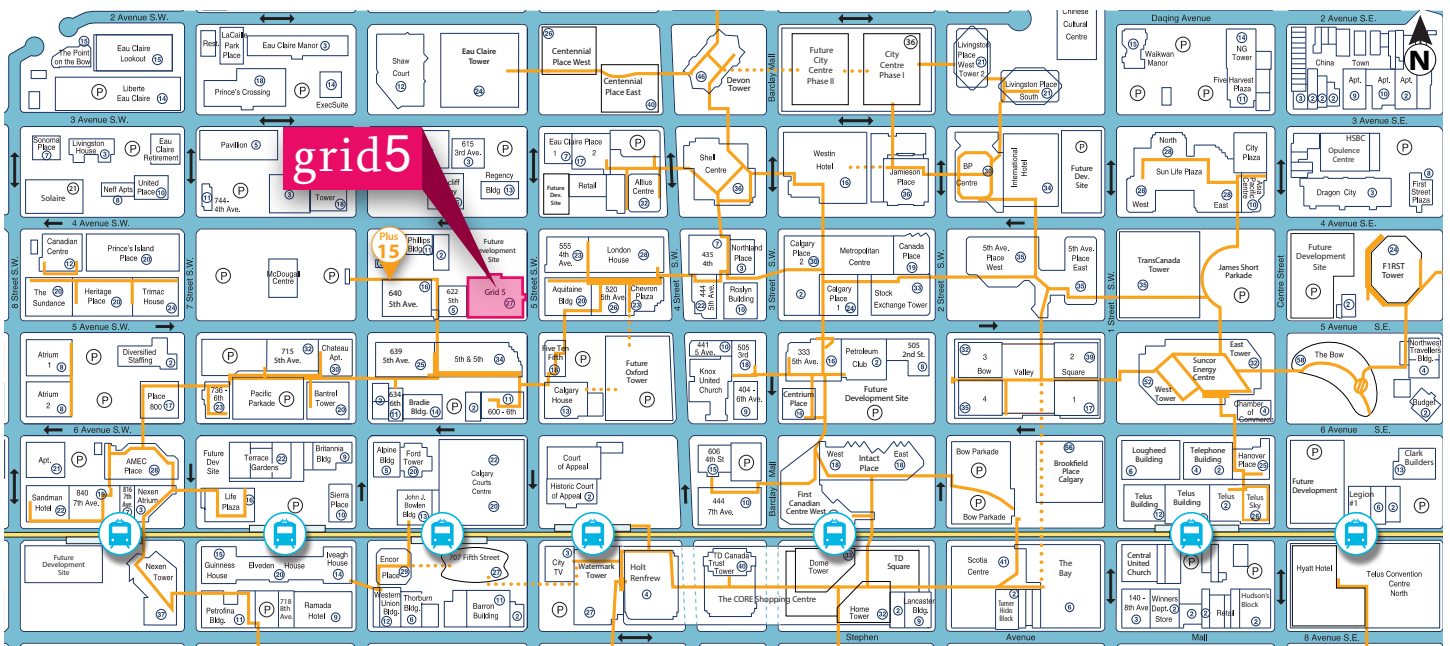
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615 - 5th Street SW | Commercial Profile

Location



The Downtown Core

Located in the heart of Calgary, the Downtown Core is bounded by the Bow River to the north, 9th Avenue SW to the south, 14th Street SW to the west, and 4th Street SE to the east. Downtown Calgary is home to the Central Business District, with over 3,000 businesses in a 120 block area. The area comprises over 50 million square feet of office, hotel, retail, restaurant, entertainment, attractions, cultural and government buildings.

Become a part of Downtown Calgary, the premier place to work and play!



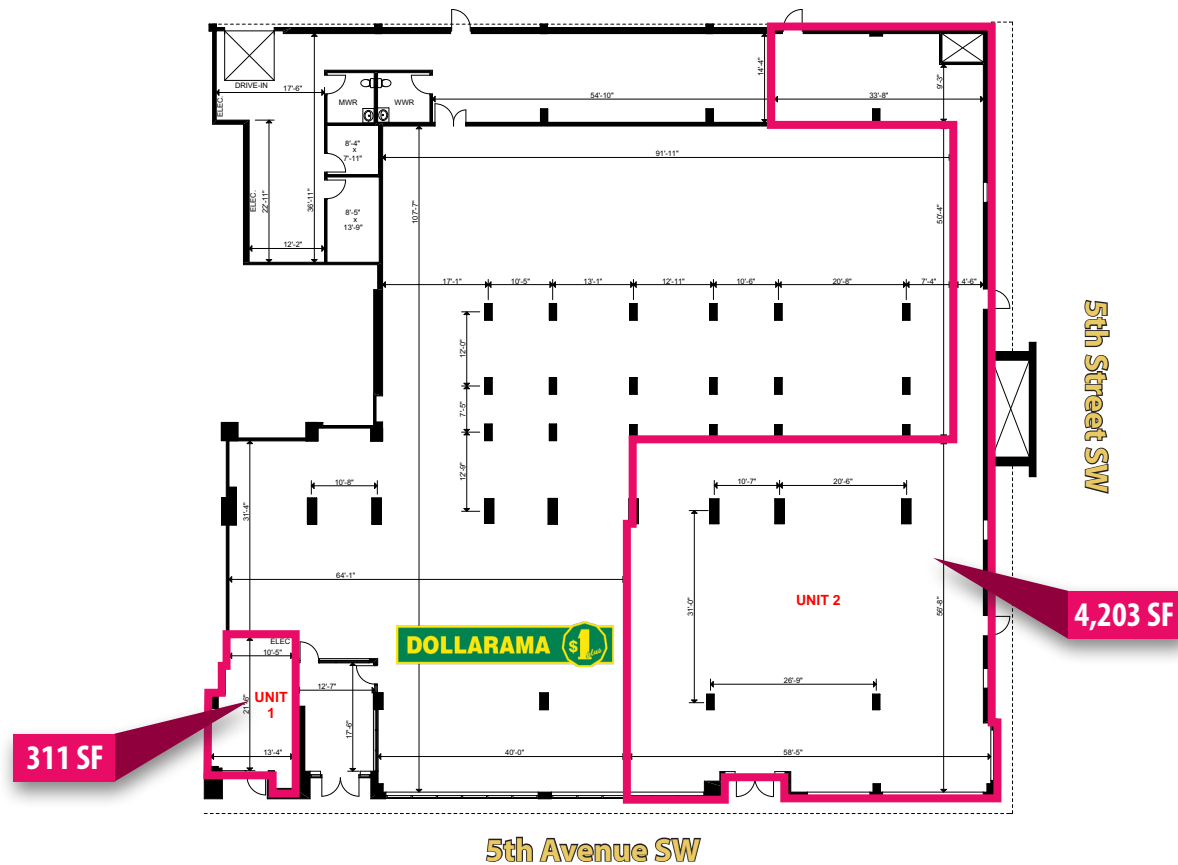
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Retail Space For Lease | 615 - 5th Avenue SW



Particulars

Size:	4,203 SF 311 SF
Term:	5-10 years
Rates:	Market
CAM:	\$3.25 psf (2017 est.)
Tax:	\$3.35 psf (2017 est.)
Available:	Immediately
Zoning:	C-R20 (Commercial-Residential Core)

Highlights:

- 2 blocks from LRT and the location is serviced by 21 bus routes including 3 express routes
- This property is located on the north west corner of 5th Avenue SW and 5th Street SW
- In the heart of Calgary's downtown core, which has a daytime population of over 170,000
- Signage along the south and east portions of the premises allow for great exposure along both 5th Avenue SW and 5th Street SW
- 40 office buildings encompassing 7.7 million square feet in the two block radius surrounding the property



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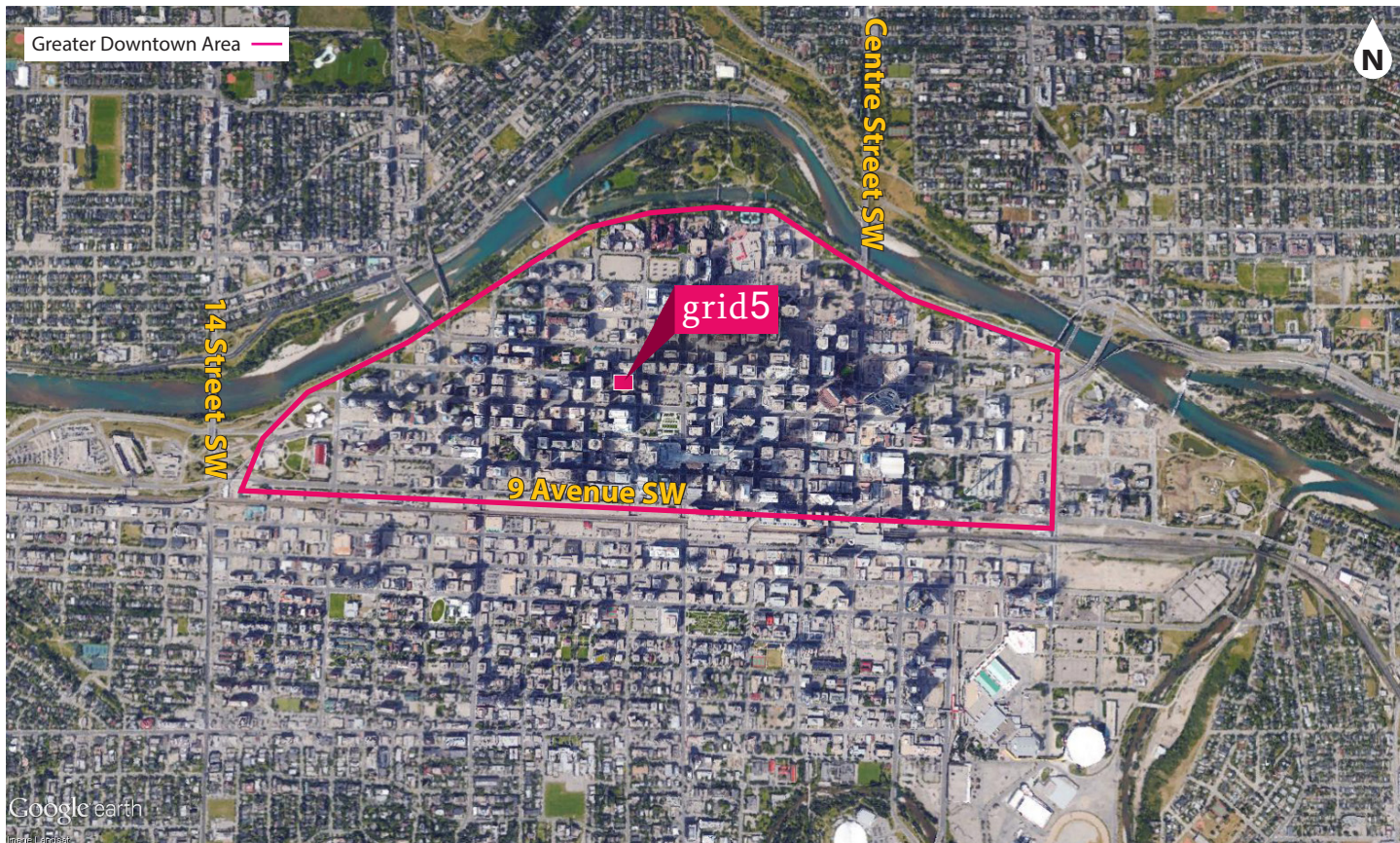
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DOWNTOWN CORE: RETAIL SPACE FOR LEASE

615 - 5TH AVENUE SW, CALGARY, AB



TRADE AREA DEMOGRAPHICS

Greater Downtown Area



18,939

2017 POPULATION



171,862

2017 DAYTIME
POPULATION



5TH AVENUE SW
5TH STREET SW



25,000 VPD
8,000 VPD



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