



# Retail Space

**For Lease**

**222 3 Ave SW**  
Calgary, AB

**Available retail space:**  
**472 SF**

Highly visible Plus 15 and main floor opportunities  
available for convenience retail and services

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# Property Overview

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- AA class office building with two towers comprising an aggregate area of 850,000 SF
- Plus 15 retail amenity leasing opportunity available
- 500 stall underground parkade
- Connection via the Plus 15 to adjacent office towers
- Winner of multiple office building awards, including excellence in sustainability and health support
- LEED Gold and BOMA Best Gold certified



# Property Details

<b>Municipal Address</b>	222 3 Ave SW, Calgary, AB
<b>Available Space</b>	472 SF
<b>Lease Rate (PSF)</b>	Market
<b>Additional Rent (PSF)</b>	\$21.47
<b>Available</b>	Immediately
<b>Zoning</b>	DC
<b>Parking</b>	504 Stalls Total
<b>Parking Ratio</b>	Below Ground Ratio 1 per 1,750 SF
<b>Parking Cost</b>	\$500.00 per month unreserved



# Occupiers in the immediate vicinity

mccarthy  
tetraault



MACQUARIE

GOWLING WLG

Apache  
EXPLORING WHAT'S POSSIBLE

SUNCOR  
ENERGY

Syncrude  
Securing Canada's Energy Future



Felesky Flynn LLP  
TAX COUNSEL

wsp



BAYTEX

ENERGY  
TRANSFER

WOLF  
MIDSTREAM

ENBRIDGE

ALCEDIO  
CAPITAL

NORTH RIVER  
MIDSTREAM

pwc

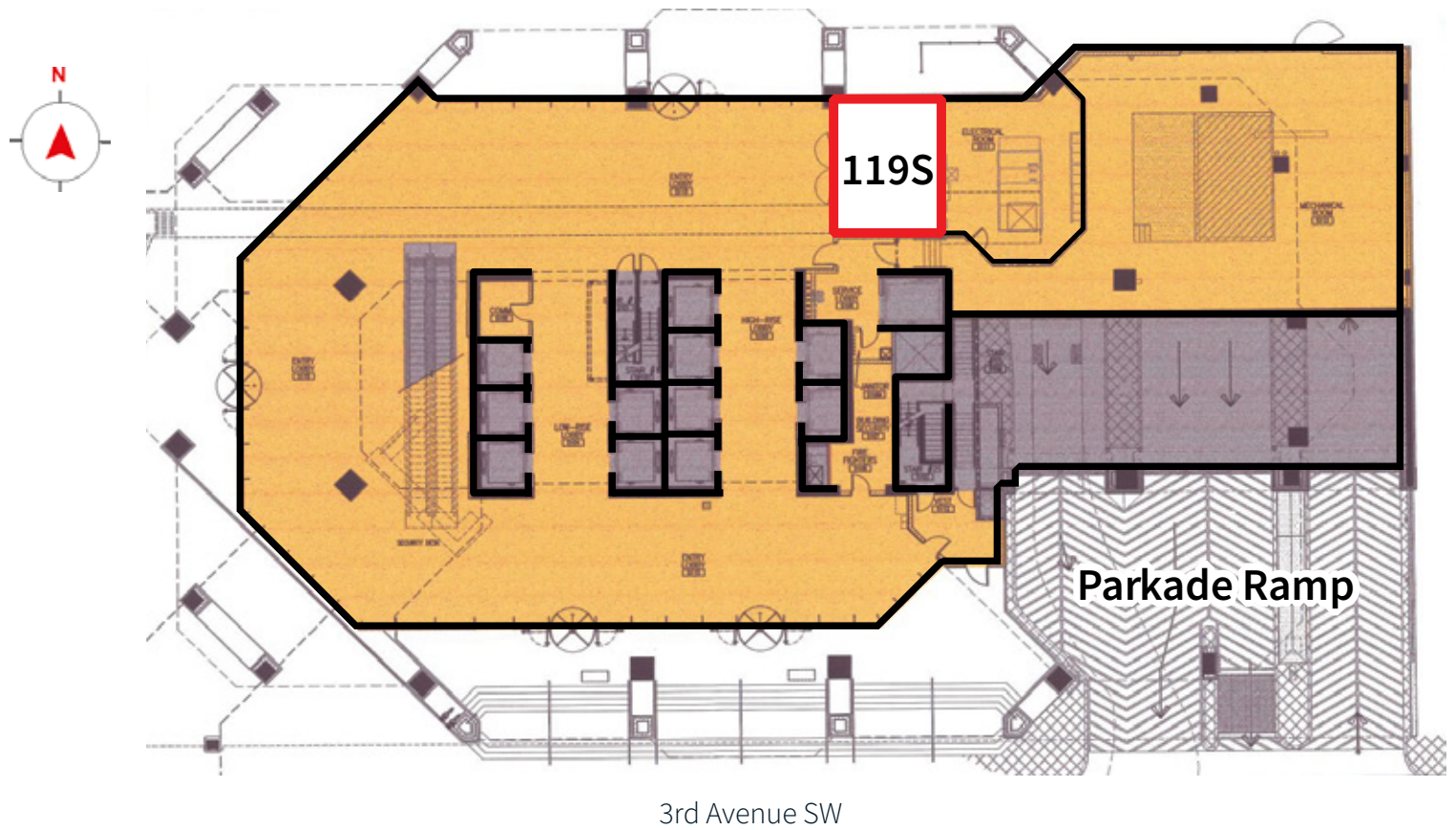
BLG

Excellent connectivity to adjacent buildings through the Plus 15 network





## Main floor



## Unit 119S | 492 SF







For more  
information contact

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	1km	3km	5Km
 <b>Population</b>	15,786	125,590	217,713
 <b>Households</b>	8,023	64,992	104,593
 <b>Avg. Household Income</b>	143,828	124,912	136,585
 <b>Median Age</b>	39	37	38