



INTACT  
PLACE

# Retail Space

## For Lease

311 & 321 6 Ave SW  
Calgary, AB

Available retail spaces:  
403 SF - 1,432 SF

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

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QuadReal™





# Property Overview

- Class A office building with two towers comprising 460,000 square feet
- Highly visible Plus 15 and main floor opportunities available for convenience retail and services
- Centrally located with three connections to adjacent buildings via the Plus 15 network
- 189 stall underground parkade
- Winner of multiple office building awards, including excellence in sustainability
- LEED Gold and BOMA Best Gold certified
- Starbucks coming soon!



# Property Details

<b>Municipal Address</b>	311 & 321 6 Ave SW, Calgary, AB
<b>Available Space</b>	403 SF, 480 SF, 486 SF (U/O), 582 SF, 1,432 SF (U/O)
<b>Lease Rate (PSF)</b>	Market
<b>Additional Rent</b>	\$22.00
<b>Availability</b>	Immediate
<b>Zoning</b>	CR20-C20 / R20
<b>Parking</b>	189 Stalls Total
<b>Below Ground Ratio</b>	1 per 2,500 SF
<b>Parking Cost</b>	\$500.00 (per month unreserved)



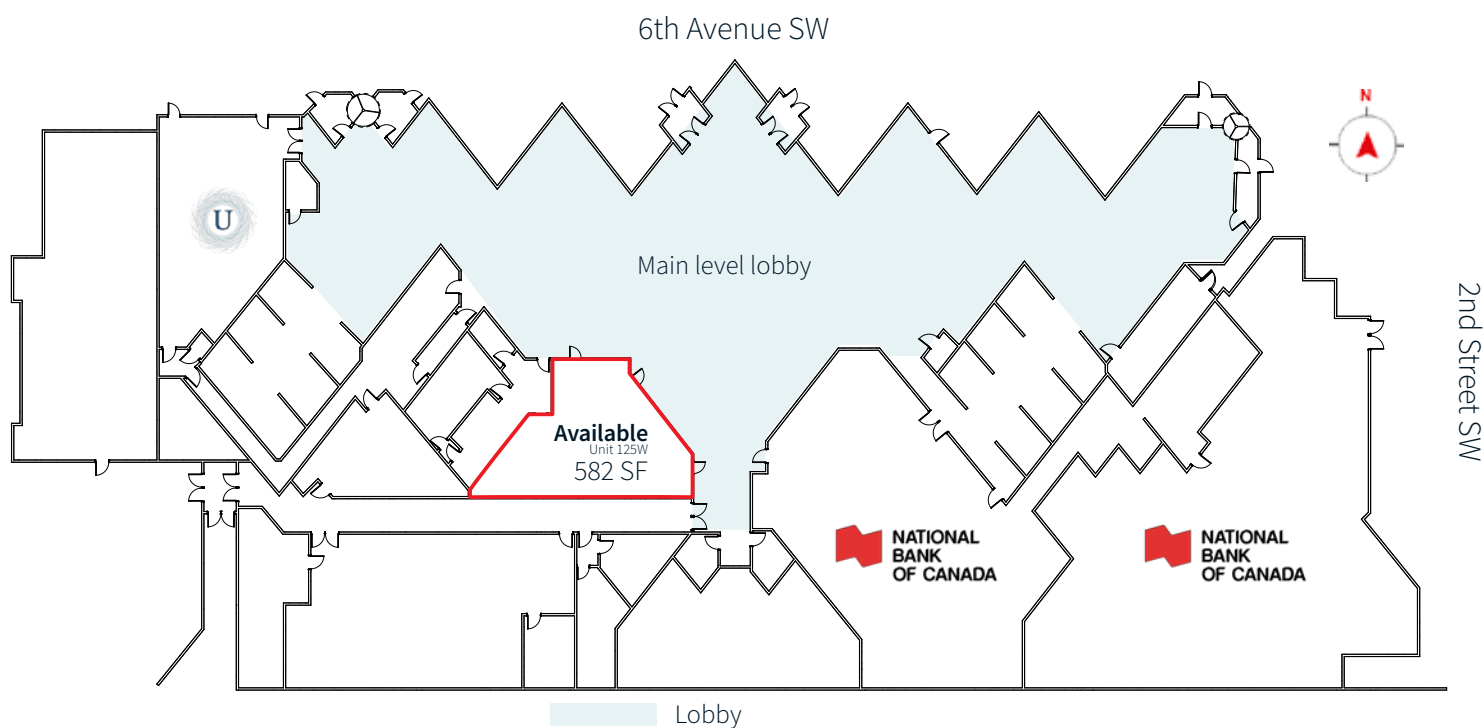
# Occupiers in the immediate vicinity



Excellent connectivity to adjacent buildings through the Plus 15 network



## Main floor



## Second Floor





## Main floor

**Unit 125** | 582 SF

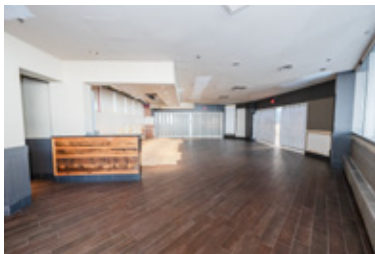


## Second Floor

**Unit 208** | 486 SF



**Unit 226** | 1,432 SF





For more  
information contact

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Demographics	1km	3km	5Km
 <b>Population</b>	22,677	127,102	222,325
 <b>Households</b>	12,764	66,080	106,426
 <b>Avg. Household Income</b>	124,319	128,025	137,501
 <b>Median Age</b>	36	37	38

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