



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

Municipal Address	311 & 321 6 Ave SW, Calgary, AB
Available Space	403 SF, 480 SF, 486 SF (U/O), 531 SF, 582 SF, 1,432 SF (C/L)
Lease Rate (PSF)	Market
Additional Rent	\$22.00
Availability	Immediate
Zoning	CR20-C20 / R20
Parking	189 Stalls Total
Below Ground Ratio	1 per 2,500 SF
Parking Cost	\$500.00 (per month unreserved)



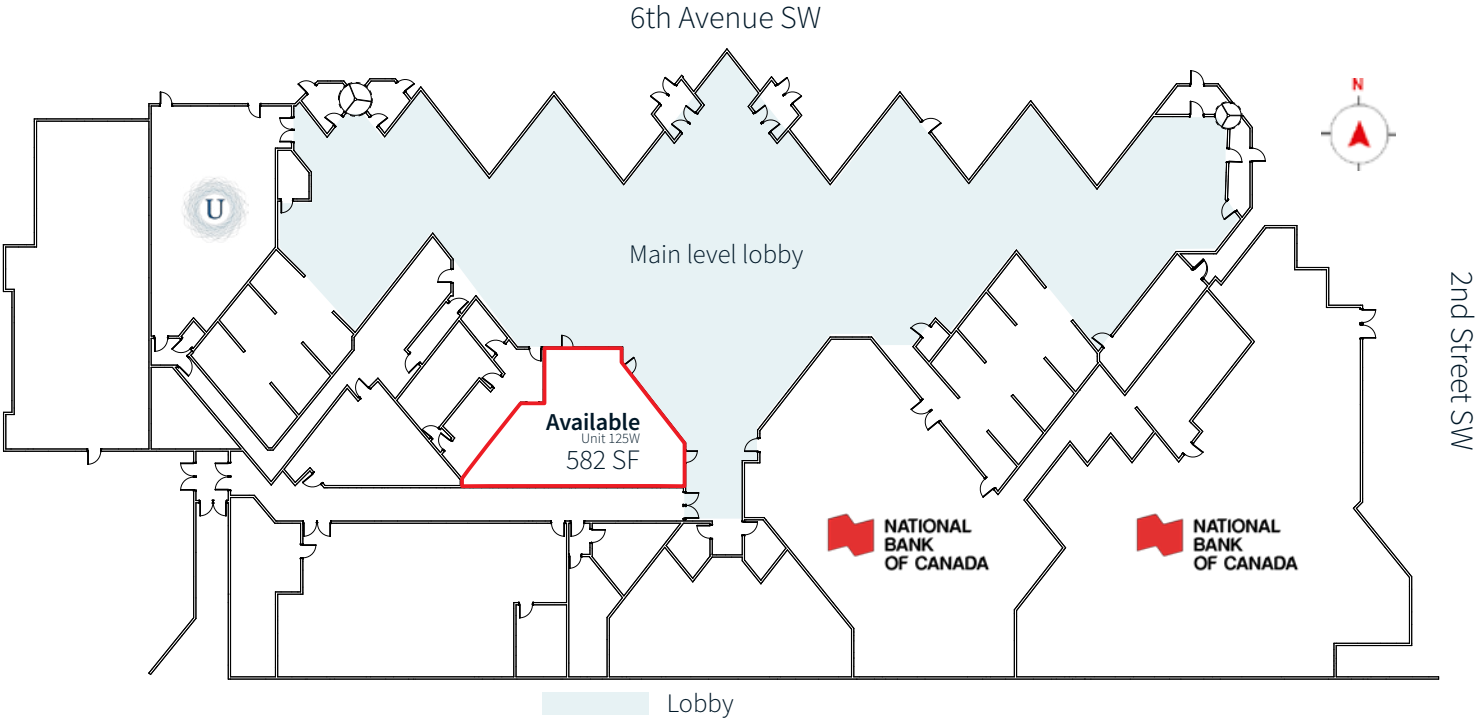
Occupiers in the immediate vicinity



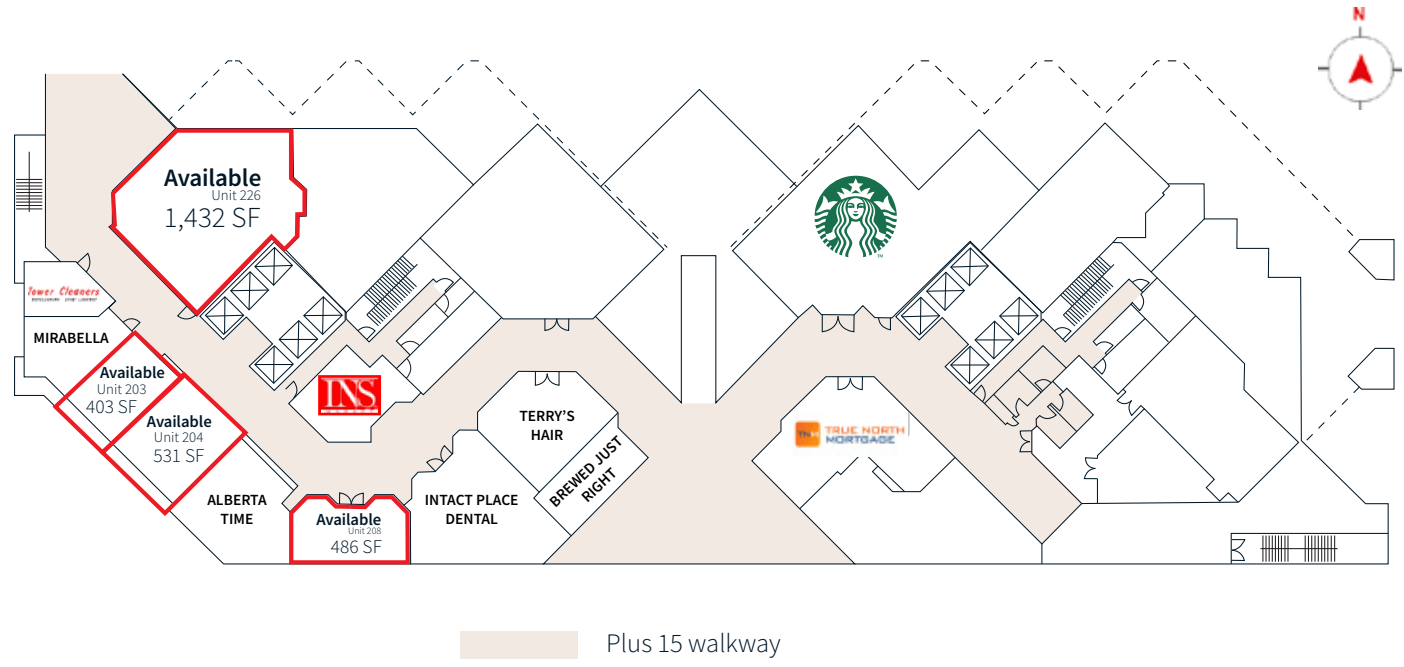
Excellent connectivity to adjacent buildings through the Plus 15 network



Main floor



Second Floor



Main floor

Unit 125 | 582 SF

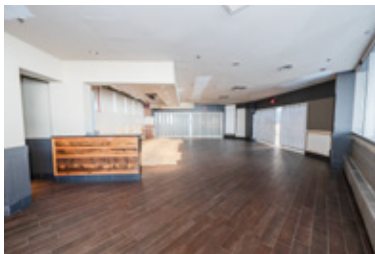


Second Floor

Unit 208 | 486 SF



Unit 226 | 1,432 SF





For more
information contact

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JLL Calgary Retail

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

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