



RETAIL SPACE  
FOR SUB-LEASE

TC ENERGY TOWER — 450 1<sup>ST</sup> STREET SW  
CALGARY, ALBERTA

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## ESTIMATED BUILDING POPULATION AT 100% CAPACITY

- 240 FOURTH: 2,615 PEOPLE
- BOW VALLEY SQUARE: 6,706 PEOPLE
- BROOKFIELD PLACE: 5,664 PEOPLE
- FIFTH AVENUE PLACE: 6,468 PEOPLE
- HANOVER PLACE: 943 PEOPLE
- LOUGHEED BUILDING: 362 PEOPLE
- SUNCOR ENERGY: 7,402 PEOPLE
- SUNLIFE PLAZA: 4,713 PEOPLE
- TELUS SKY: 19,324 PEOPLE
- THE BOW: 8,097 PEOPLE
- TC ENERGY TOWER: 3,725 PEOPLE

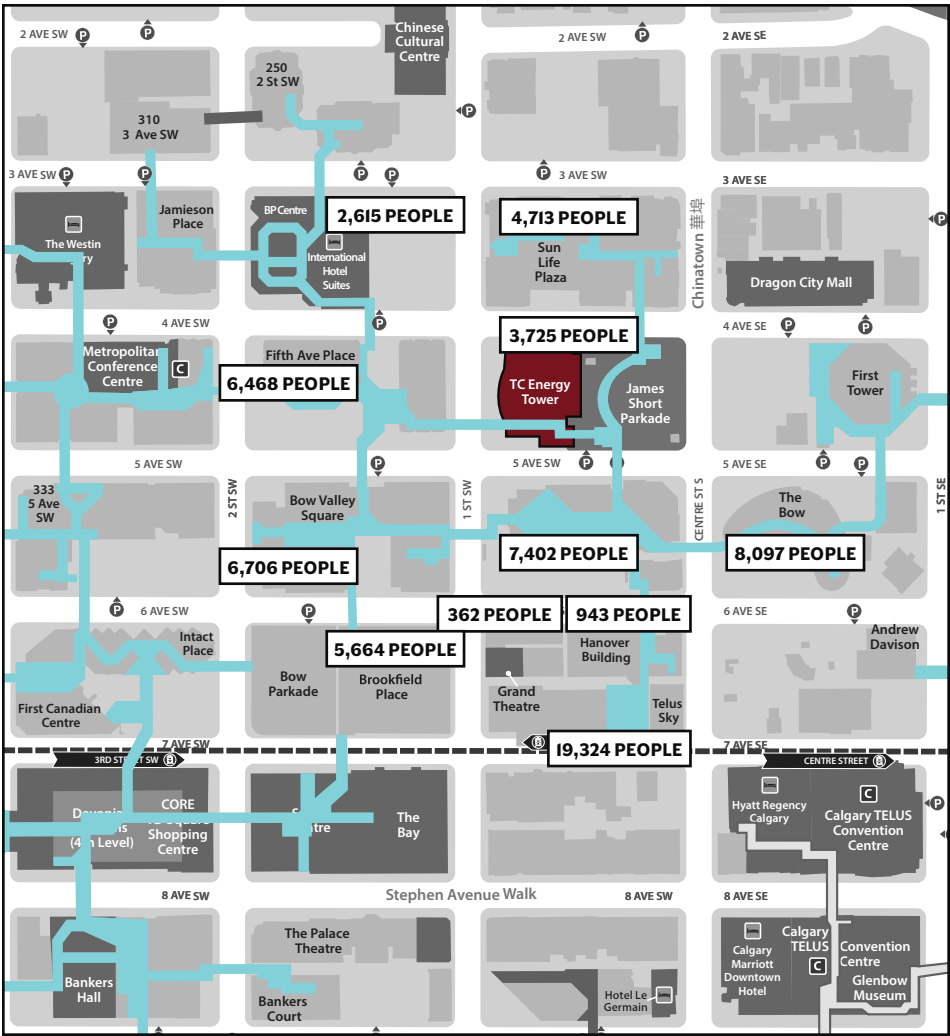
## GENERAL INFORMATION

OPPORTUNITY TO BE AN ON SITE AMENITY FOR A FORTUNE GLOBAL 500 COMPANY

RETAIL SPACE AT THE BASE OF 963,520 SF CLASS "A" OFFICE TOWER

CENTRALLY LOCATED & CONNECTED TO SUNLIFE PLAZA, SUNCOR ENERGY CENTRE AND THE PLUS 15 NETWORK

- OPEN PLUS 15 NETWORK
- AVAILABLE FOR SUB-LEASE



## PROPERTY INFORMATION

**LOCATION**  
450 1<sup>ST</sup> STREET SW

**AVAILABLE FOR SUB-LEASE**  
1,200 SQ. FT. +/-  
EXPIRES APRIL 30<sup>TH</sup>, 2031

**AVAILABLE**  
IMMEDIATELY

**TERM**  
10 YEARS

**SUB-LEASE RATE**  
MARKET

**TAXES & OPERATING COSTS**  
\$17.00 / SQ. FT.

**SUB-LANDLORD**  
TRANSCANADA  
PIPELINES LIMITED

**TOTAL SITE SIZE**  
931,187 SQ. FT.

**YEAR BUILT**  
2001

**NUMBER OF STORIES**  
38

**POPULATION OF BUILDING**  
3,000 - 3,500  
PEOPLE / WEEKDAY  
DURING NORMAL  
OPERATIONS

## DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2020	73,228	122,217	214,273
2025	81,946	138,200	242,516
<b>GROWTH</b>			
2020 - 2025	11.91%	13.08%	13.18%
<b>AVERAGE INCOME</b>			
2020	\$124,459	\$137,524	\$150,447
<b>MEDIAN AGE OF POP.</b>			
2020	34.20	34.80	35.50

## TRAFFIC COUNTS

- 4<sup>TH</sup> AVENUE SW & CENTRE STREET: 31,000 VEHICLES / DAY
- 5<sup>TH</sup> AVENUE SW & CENTRE STREET: 25,000 VEHICLES / DAY
- 4<sup>TH</sup> AVENUE SE & 1<sup>ST</sup> AVENUE SW: 24,000 VEHICLES / DAY

VISIT US  
300, 525 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA T2R 0C9

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↓ THIS SPACE FOR SUB-LEASE

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