

RETAIL SPACE FOR LEASE



# BOW PARKADE DOWNTOWN

600 2 Street SW, Calgary, Alberta

Unit 244 - 2,627 SF

[TAURUSGROUP.COM](http://TAURUSGROUP.COM)

HEATHER WIETZEL

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**TAURUS**  
PROPERTY GROUP

## ABOUT

# BUILDING HIGHLIGHTS

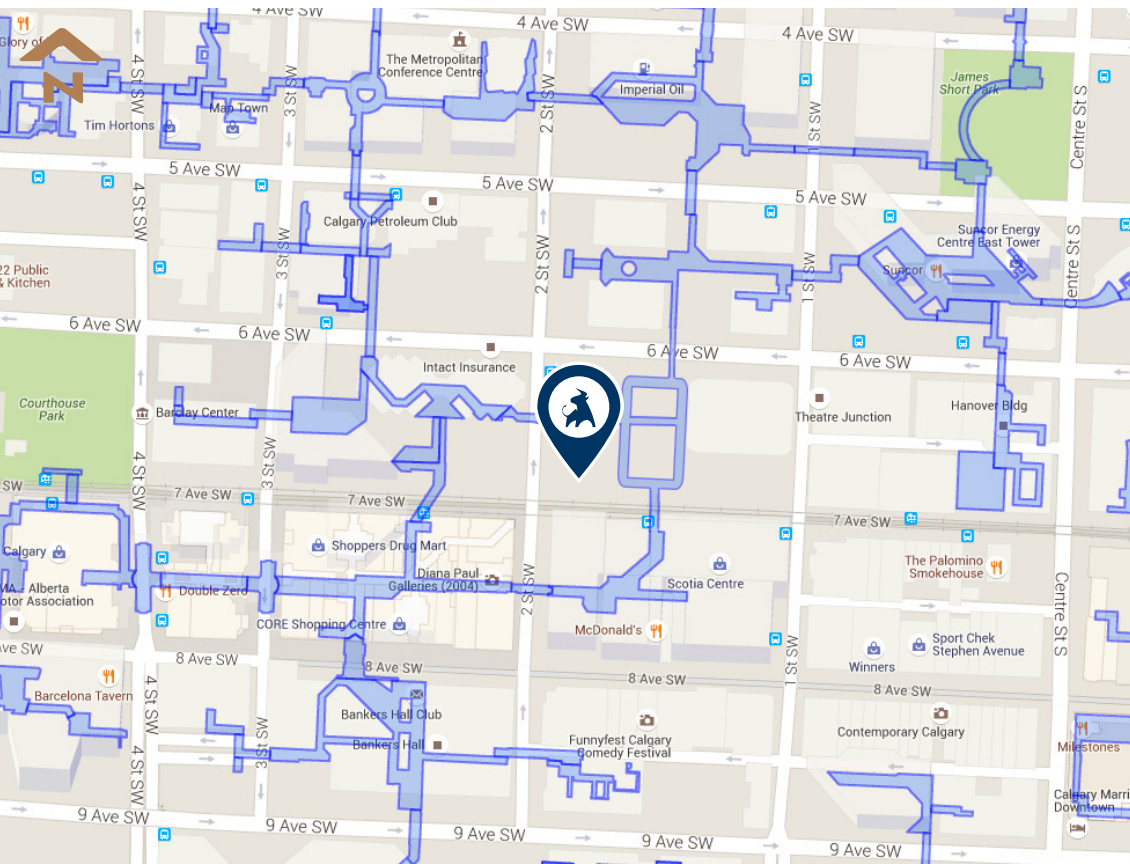
Bow Parkade showcases retail along the LRT line, at the base of an 846 stall parkade.

- New car rental opportunity - rental office and 21 stalls on ground level and 30 stalls on level 2
- Located beside Calgary's newest office tower, Brookfield Place Calgary East - totalling 1.4 million square feet
- Connected to Intact Place and Brookfield Place through the Plus 15 network



## ABOUT LOCATION HIGHLIGHTS

- Located in the heart of the business district on a prominent corner of 7th Avenue and 2nd Street SW
- 8,000 vehicles per day along 2nd Street SW
- Adjacent to the LRT line and located 50 metres from the train station



COMMUNITY

# DEMOGRAPHIC DATA



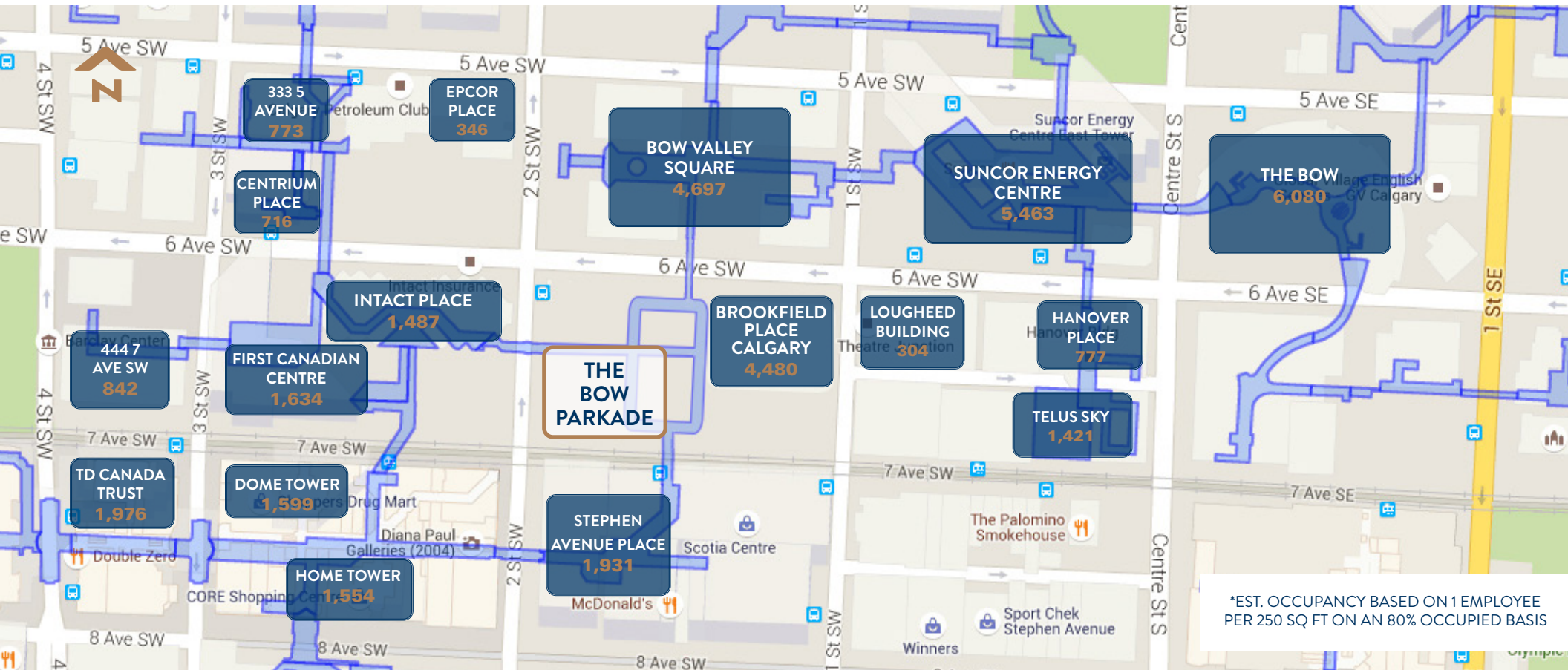
## POPULATION

Downtown: 19,119  
Calgary (2025): 1,688,000



## DAYTIME POPULATION

Downtown: 110,062



\*EST. OCCUPANCY BASED ON 1 EMPLOYEE PER 250 SQ FT ON AN 80% OCCUPIED BASIS

## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Retail Size: 16,283 sq ft

## LANDLORD

Brookfield Office Properties

## ZONING

DC (Direct Control)

## PARKING

846 stalls

## MUNICIPAL ADDRESS

600 2 Street SW, Calgary, Alberta

## YEAR BUILT

1956

## LEGAL DESCRIPTION

Plan: 1711094

Block: 44

Lot: 45



## ADDITIONAL RENT 2026 ESTIMATES

Operating Costs	\$ 7.45 PSF
Property Tax	\$ 2.60 PSF
<b>Total</b>	<b>\$ 10.05 PSF</b>

Premises Utilities                      Separately Metered  
Management Fee                      Included

## TENANTS

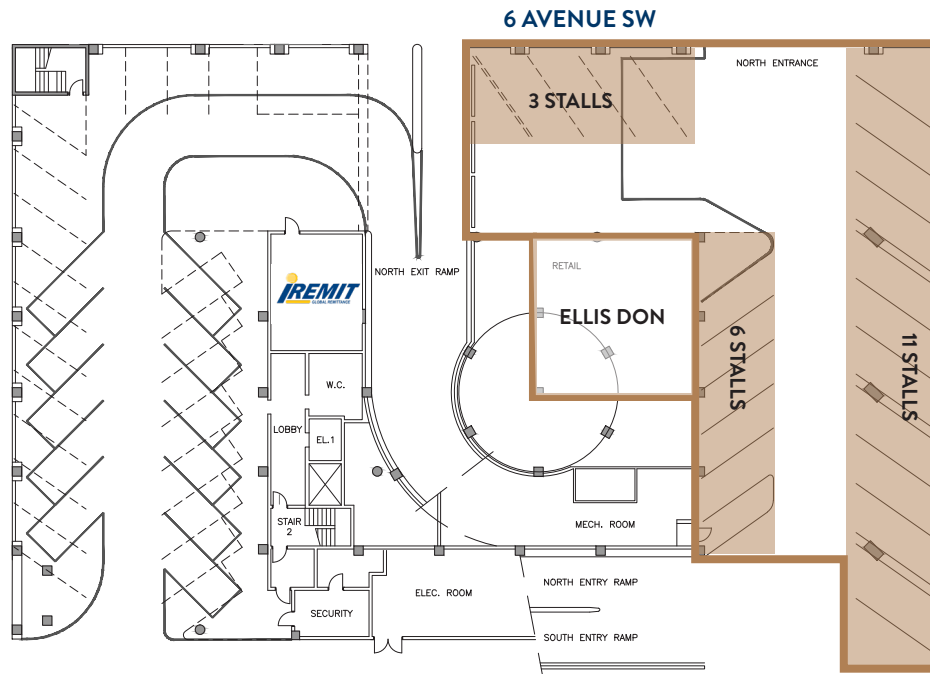


# GROUND LEVEL



**Car Rental Opportunity**  
Office and 20 Stalls on Ground Level  
31 Stalls on level 2

2 STREET SW



BROOKFIELD PLACE CALGARY

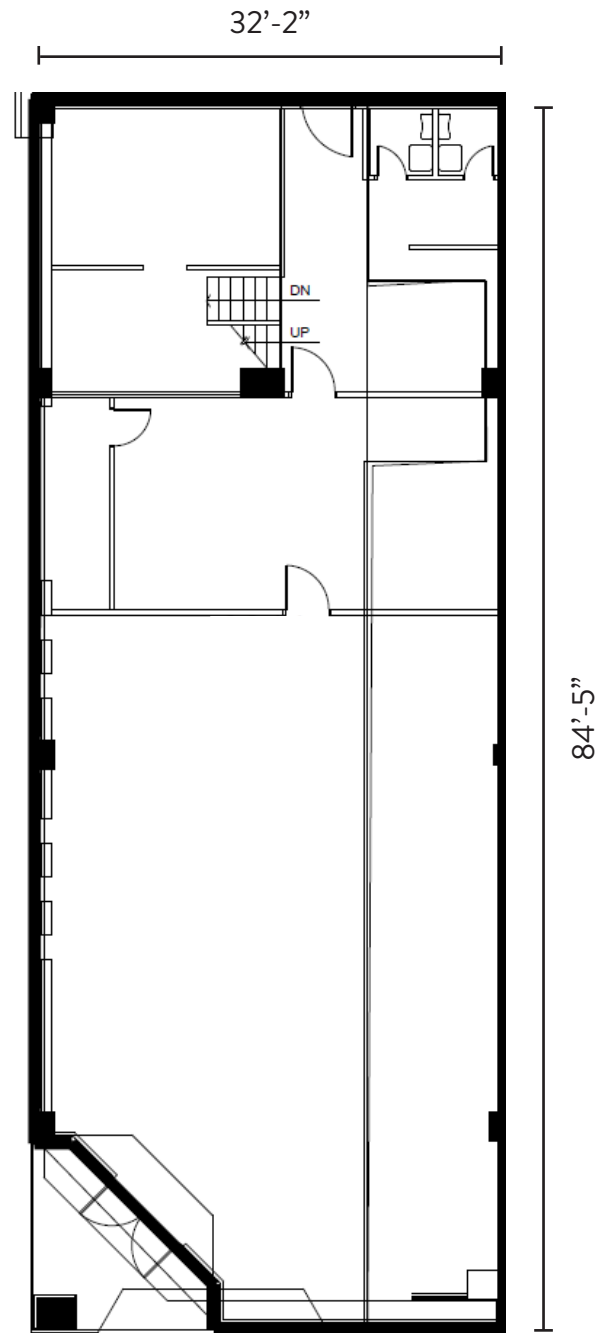


7 AVENUE SW



UNIT PLAN

**UNIT #244**



**UNIT**

244

**RETAIL AREA**

2,627 Square Feet

**CEILING HEIGHT**

12' structural; 9.3' T-Bar

**POWER**

200A, 120/208V

**HVAC**

6.5 Tons

**WATER**

1.25" Line

**GAS**

No

**SEWER**

4" Line

**GARBAGE**

West End of Loading Area

**LOADING**

Behing Tenant Space

**STORAGE**

None

CONNECT WITH US  
**CONTACT**

GENERAL



Corporate: (403) 206-2131  
Leasing: (403) 206-2130



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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND  
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

