

EAU CLAIRE PLACE II

521 3 AVENUE SW
CALGARY, AB

Triovest



INFO



PLANS



IMAGES



LOCATION



WEB



Sleek and Modern Common Area Renovations Complete!

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BROKERAGE

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Eau Claire Place II is located in Calgary's financial core and in close proximity to one of downtown's most prominent thoroughfares. It is in walking distance of Prince's Island Park, an urban oasis that is home to festivals and events, flower gardens, art sculptures and picnic areas. The building is easily accessible and boasts a high walk score, convenient for transit users and cyclists alike. Its proximity to the Bow River Pathway offers great views of the river and a number of options for outdoor activity.

BUILDING FEATURES

YEAR BUILT	1980
RENTABLE AREA	139,730 sf
AVG. FLOORPLATE	9,401 sf
NUMBER OF FLOORS	17
BASIC RENT	Market
ADDITIONAL RENT	\$16.15 (2023 estimate)
PARKING RATIO	1 stall per 1,500 sf
PARKING RATE	\$350/month (reserved, secured heated underground)
BUILDING HOURS	7:30 am to 6:00 pm, Monday to Friday
OTHER FEATURES	• Upgraded main lobby, elevators and washrooms • Newly renovated fitness centre with showers • Lounge and meeting area for tenant use • Connected to the +15 network (uncovered)

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AVAILABILITIES

SUITE	AREA (SF)	AVAILABILITY	TAKE A TOUR!
120	1,023	Immediately	Virtual Tour
200	2,799	Immediately	Virtual Tour
440	3,635	30 days' notice	
500A	3,335	Immediately	
600	9,401	Immediately	Virtual Tour
800	9,401	Immediately	Virtual Tour
910	4,375	Immediately	Virtual Tour
1200	9,366	Immediately	Virtual Tour
1400	9,366	Immediately	Virtual Tour
1600A	1,951	Immediately	Virtual Tour
1700	7,963	Immediately	
1750	1,251	Immediately	

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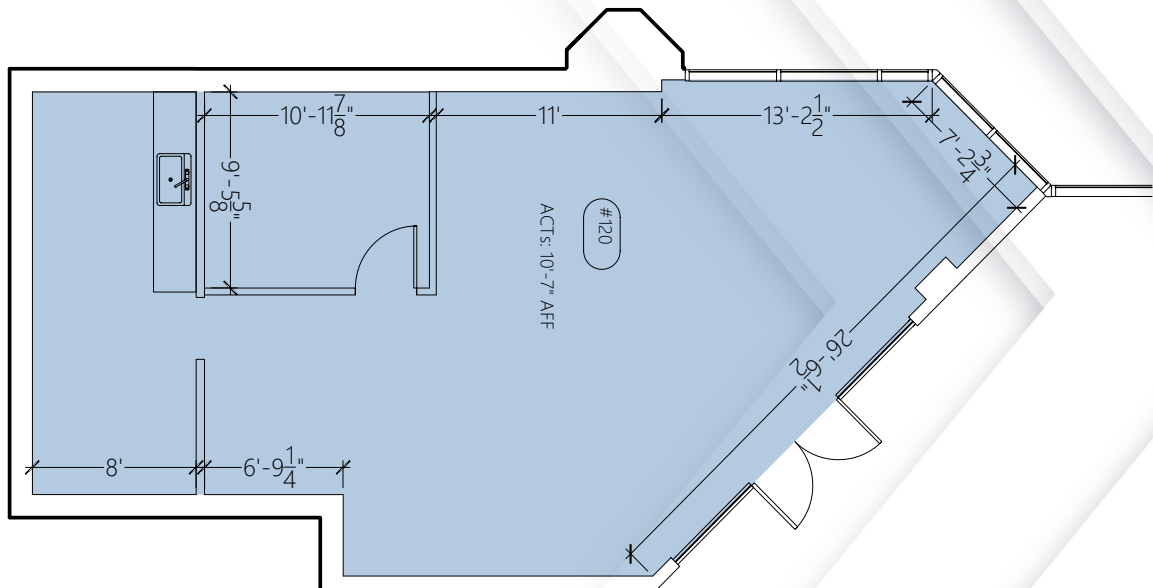
WEB

FLOOR PLAN

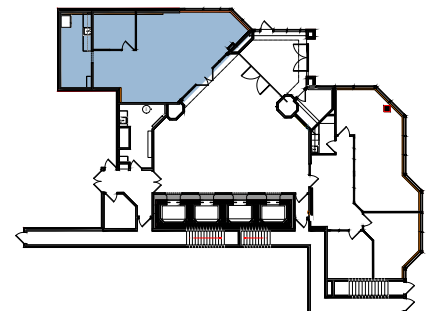
SUITE #120 | 1,023 SF

PREVIOUS

NEXT



- Main floor office space
- Newly renovated lobby with modern finishes
- Open area for workstations
- Office
- Kitchen



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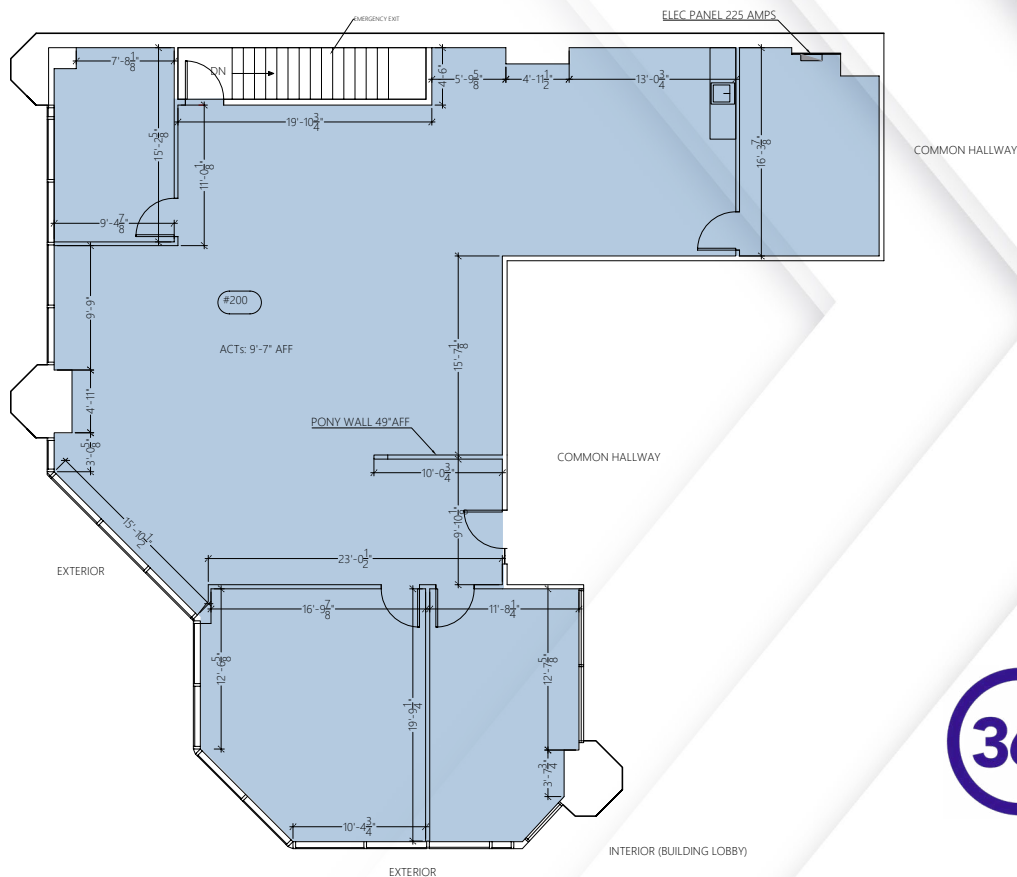
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FLOOR PLAN

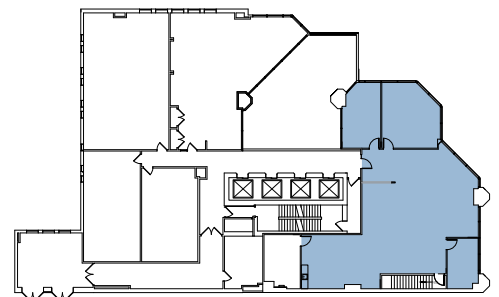
SUITE #200 | 2,799 SF

PREVIOUS

NEXT



- Office
- 2 large boardrooms
- Large open area for workstations
- Kitchen
- Server/storage room



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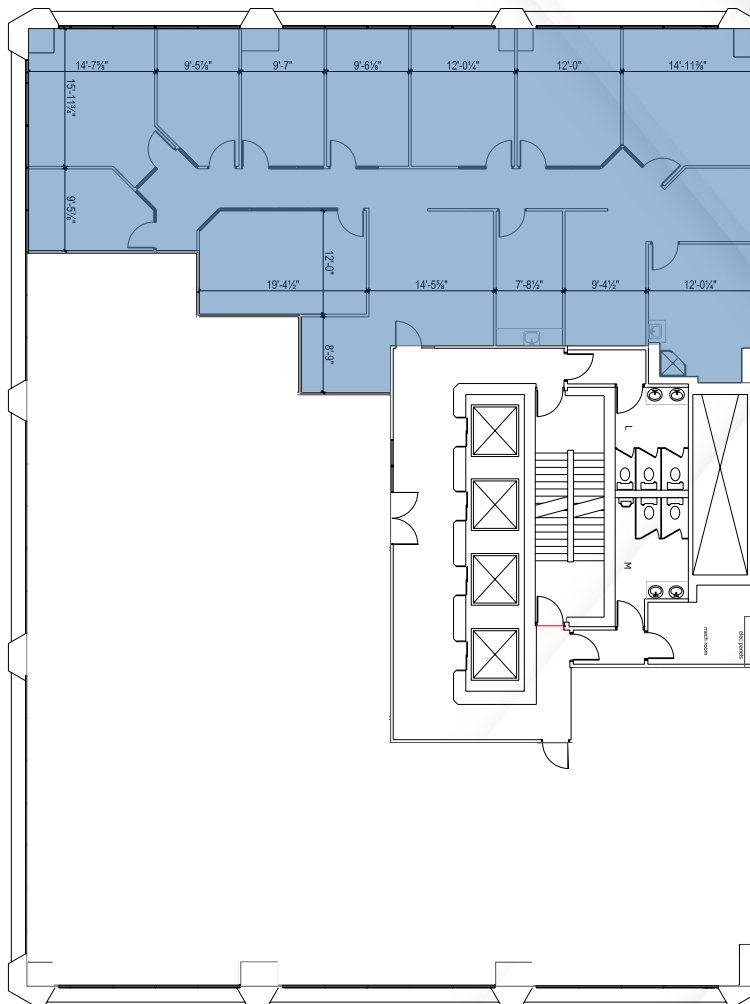
WEB

FLOOR PLAN

SUITE #440 | 3,635 SF

PREVIOUS

NEXT



- Available with 30 days' notice
- Reception
- 8 exterior offices
- Boardroom
- Kitchen
- Space is fully furnished

PREVIOUS

NEXT



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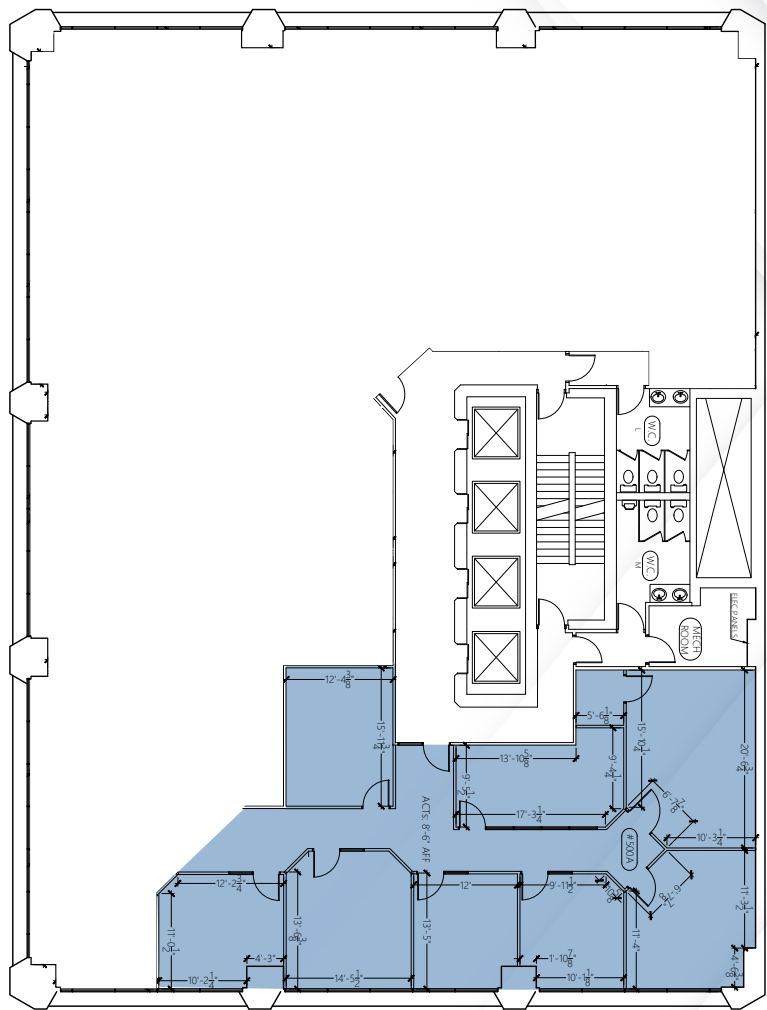
IMAGES



LOCATION



WEB



- 5 exterior offices, 2 interior offices
- Boardroom
- Kitchen
- Furniture can be made available



HOME



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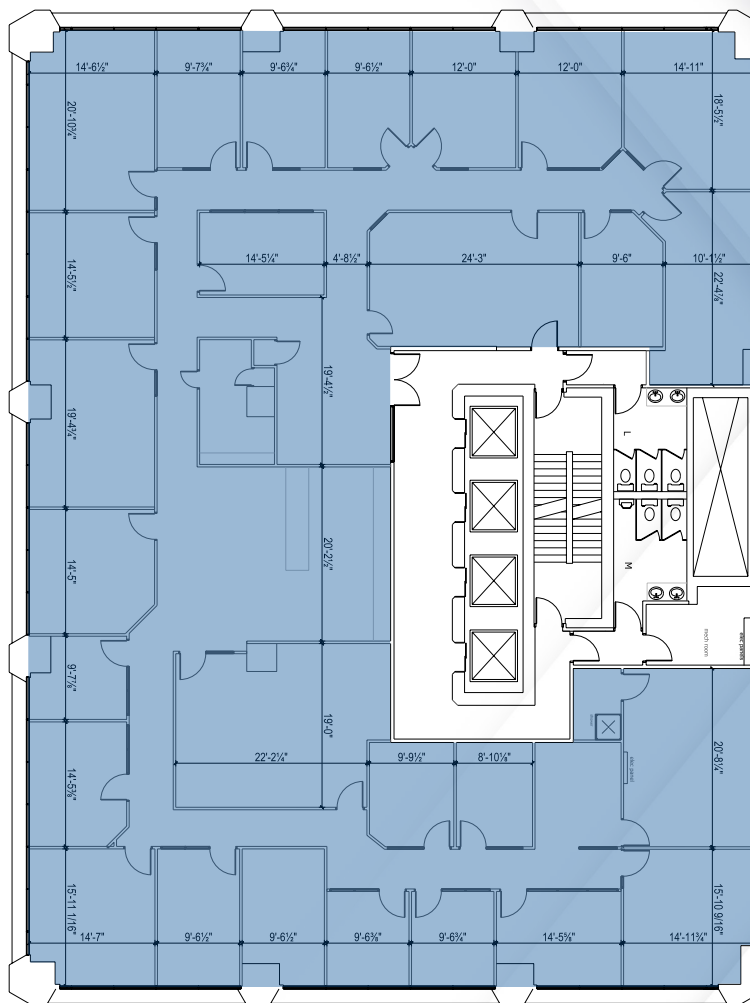
WEB

FLOOR PLAN

SUITE #600 | 9,401 SF

PREVIOUS

NEXT



- Double door glass entry with card reader
- Reception
- 19 exterior offices, 4 interior offices
- Large kitchen
- 2 boardrooms
- 2 file/storage rooms
- Server room



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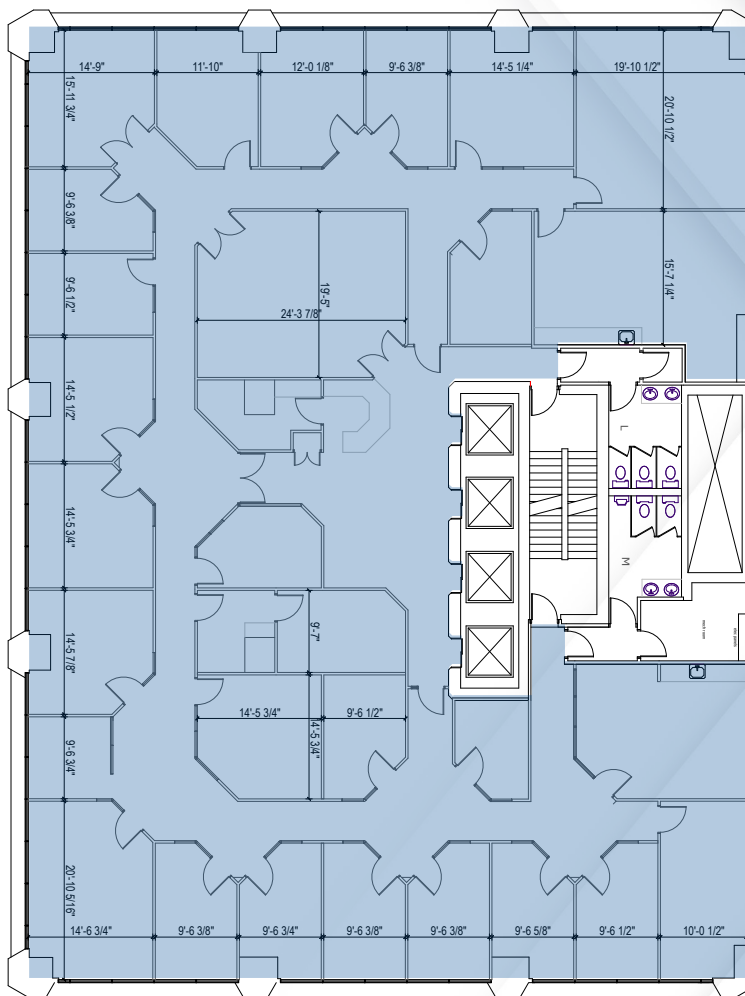
WEB

FLOOR PLAN

SUITE #800 | 9,401 SF

PREVIOUS

NEXT



- Elevators open to suite's reception area
- 19 exterior offices, 5 interior offices
- Boardroom and meeting room
- 2 kitchens
- Rolling file area
- Server room
- Space is fully furnished



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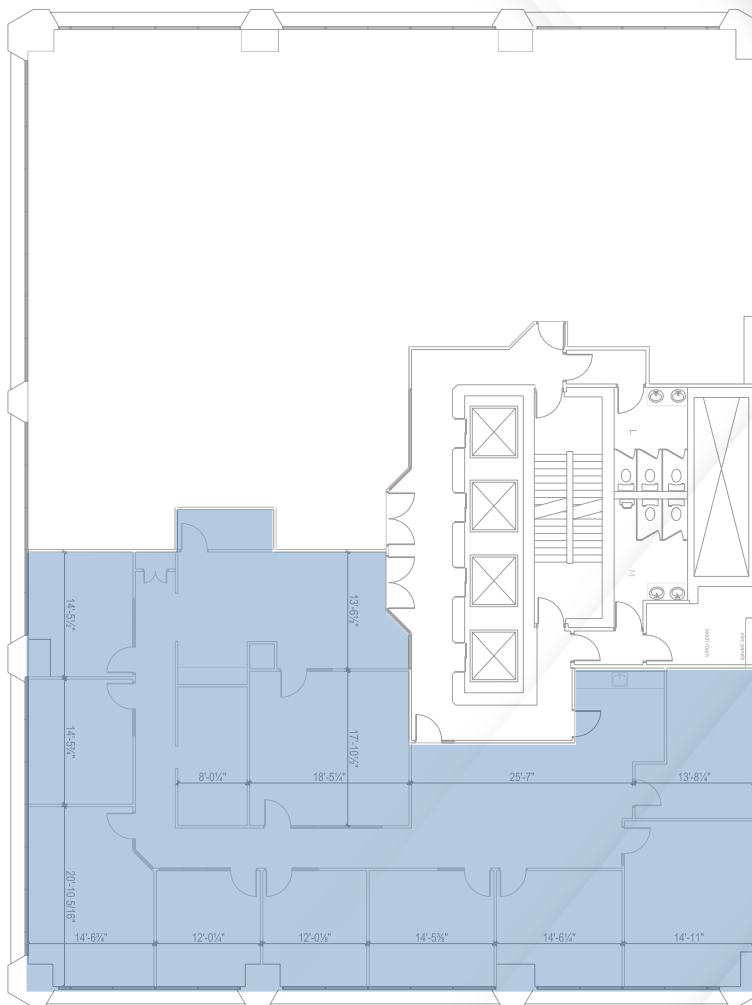
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FLOOR PLAN

SUITE #910 | 4,375 SF

PREVIOUS

NEXT



- Reception
- 8 large exterior offices
- Open area
- Boardroom
- Kitchen
- Storage area



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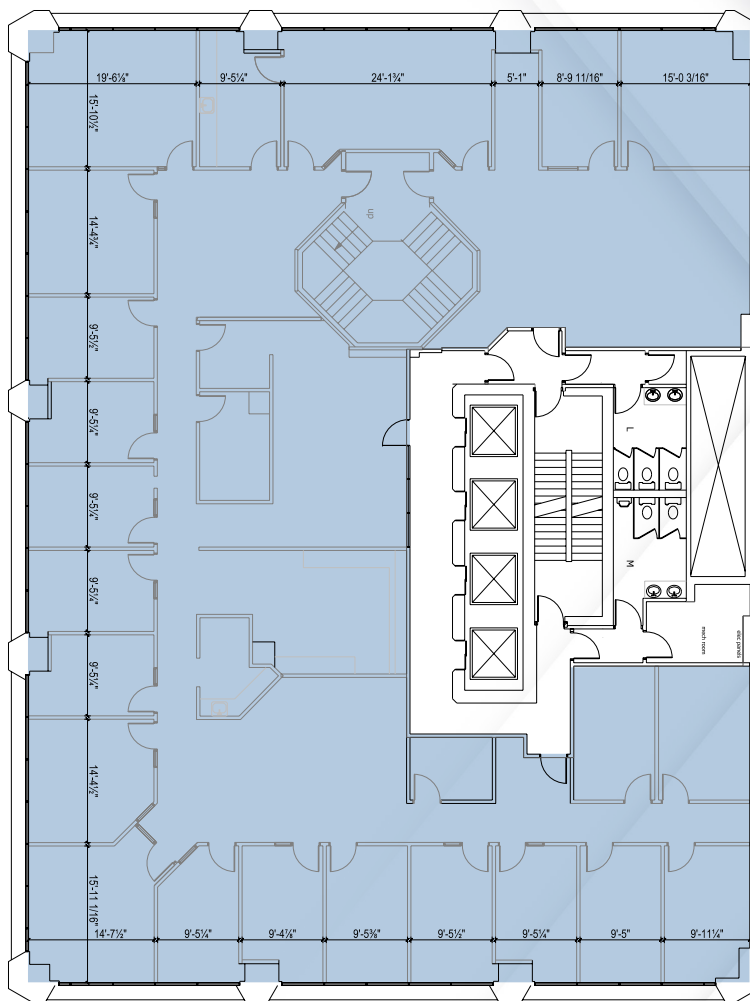
WEB

FLOOR PLAN

SUITE #1200 | 9,366 SF

PREVIOUS

NEXT



- Reception area
- 18 exterior offices, 3 interior offices
- 9 workstations
- Large boardroom
- 2 kitchens
- Internal staircase connected to the 14th floor
- Contiguous with Suite 1400 for a total of 18,732 sf
- Space is fully furnished



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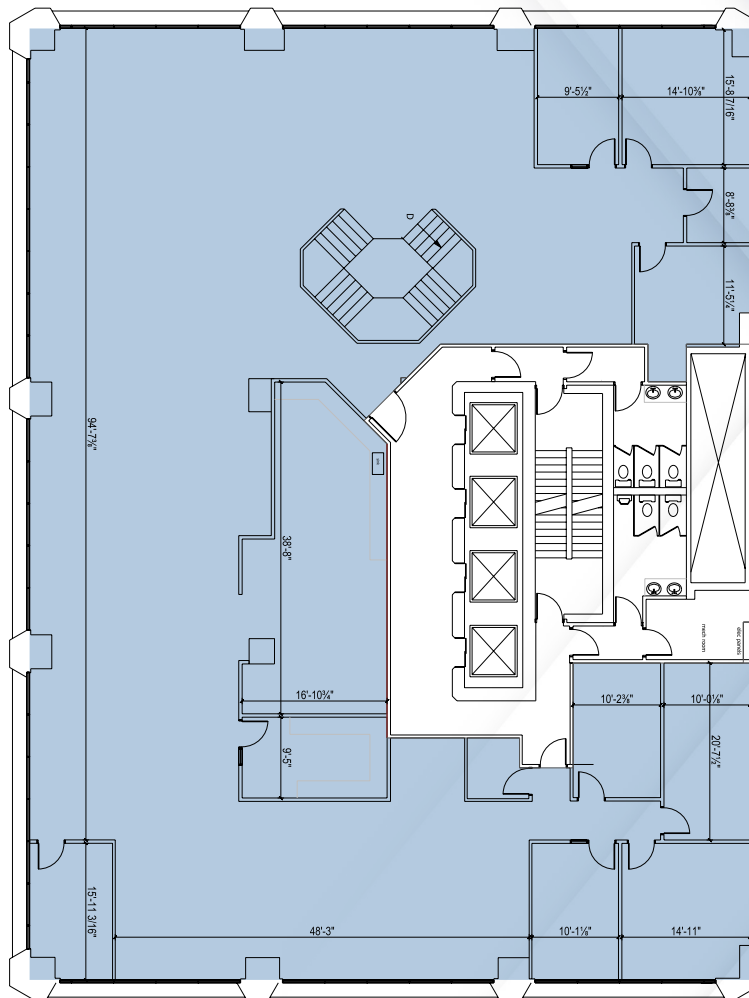
WEB

FLOOR PLAN

SUITE #1400 | 9,366 SF

PREVIOUS

NEXT



- 5 exterior offices, 3 interior offices
- Large open area for workstations
- Meeting room
- Storage room
- Kitchen/staff lounge
- File room
- Internal staircase - connected to the 12th floor
- Contiguous with Suite 1200 for a total of 18,732 sf



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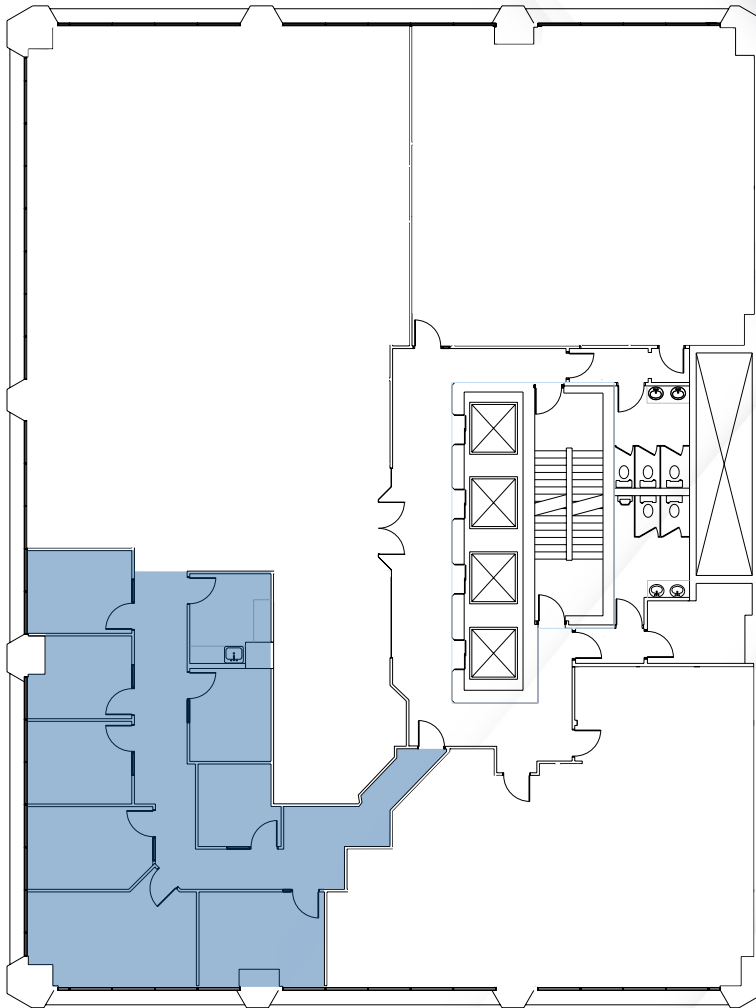
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FLOOR PLAN

SUITE #1600A | 1,951 SF

PREVIOUS

NEXT



- Chalkline unit subject to remeasurement
- 7 offices, small meeting room and kitchen

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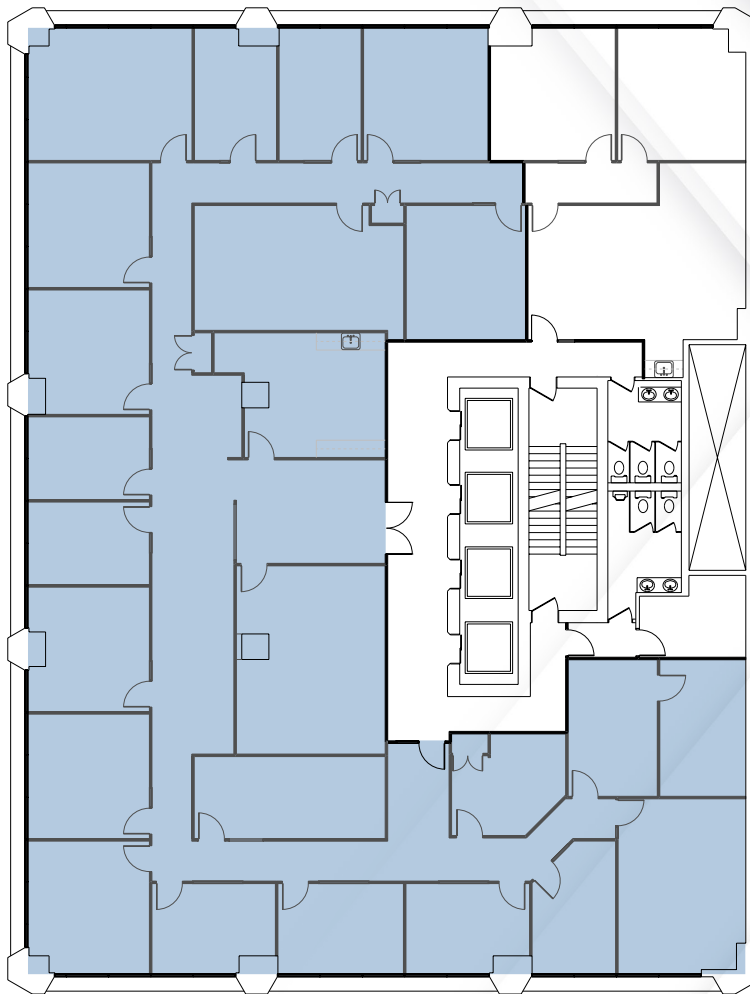
WEB

FLOOR PLAN

SUITE #1700 | 7,963 SF

PREVIOUS

NEXT



- Reception area
- 16 exterior offices, 3 interior offices
- Boardroom and meeting room
- Kitchen
- Server room and storage
- High-end finishes and efficient layout
- Top floor opportunity with unobstructed views
- Contiguous with Suite 1750 for a total of 9,214 sf



HOME



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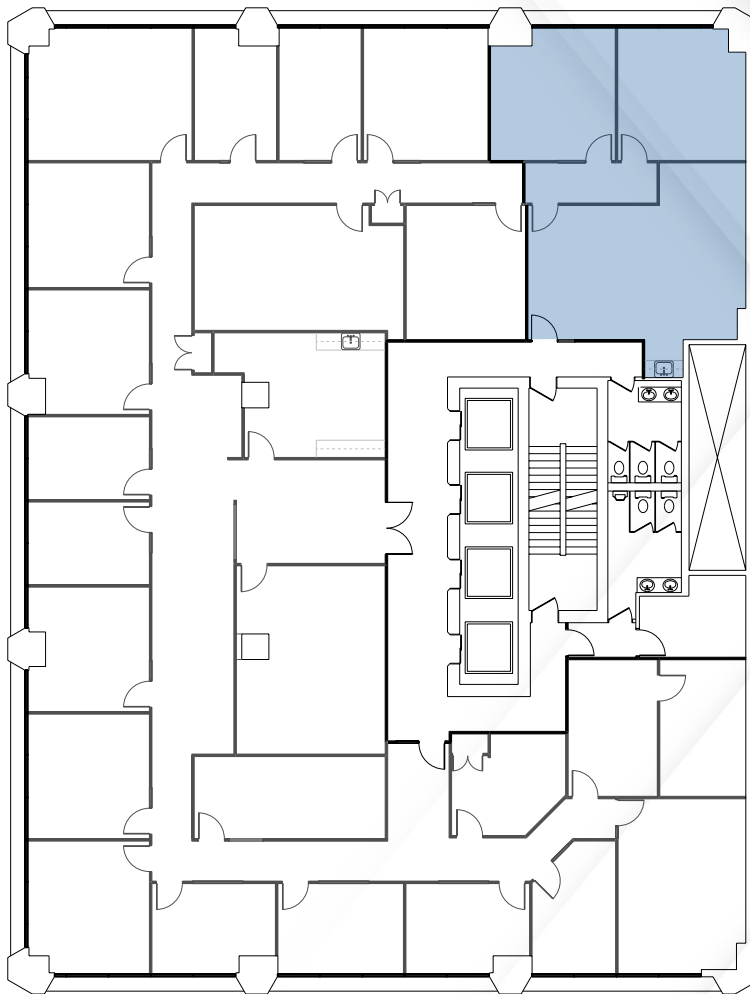
WEB

FLOOR PLAN

SUITE #1750 | 1,251 SF

PREVIOUS

NEXT



- Ideal for small professional office
- Reception, open area and 2 offices
- Contiguous with Suite 1700 for a total of 9,214 sf

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NEXT



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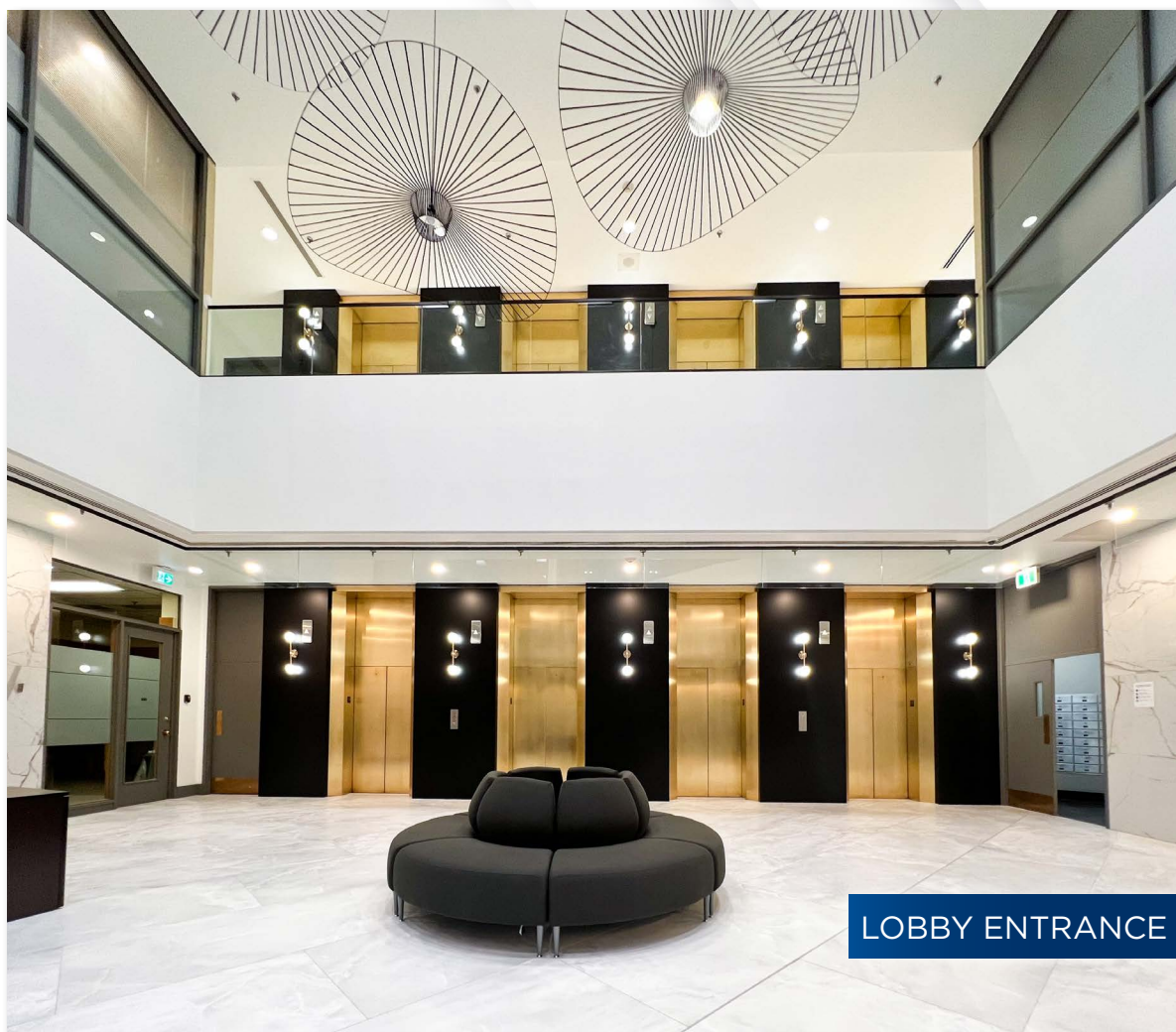
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LOBBY ENTRANCE

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TENANT LOUNGE



FITNESS CENTRE

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MAP

NEXT



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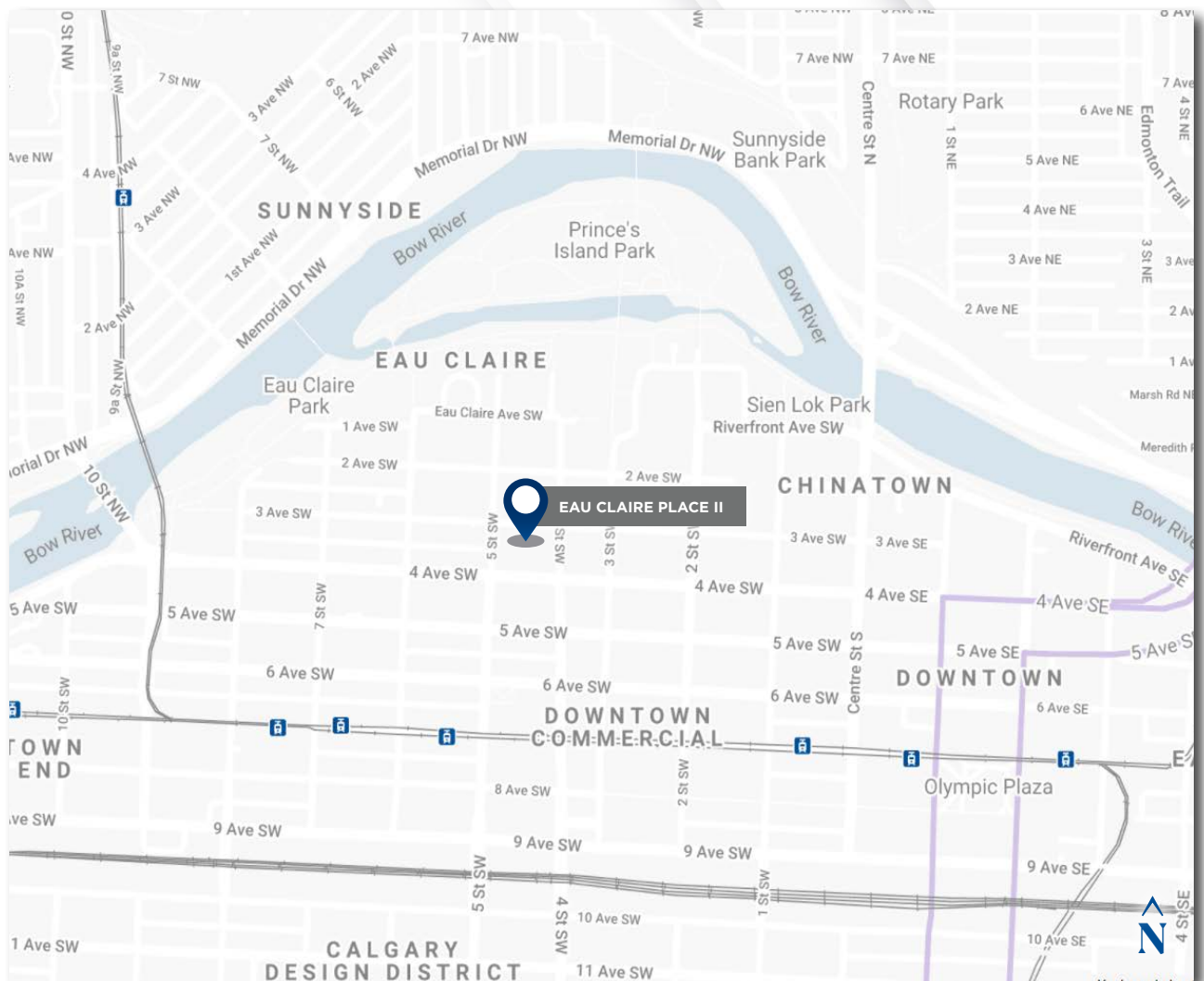
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Map data © 2022 Google

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AMENITIES MAP

PREVIOUS



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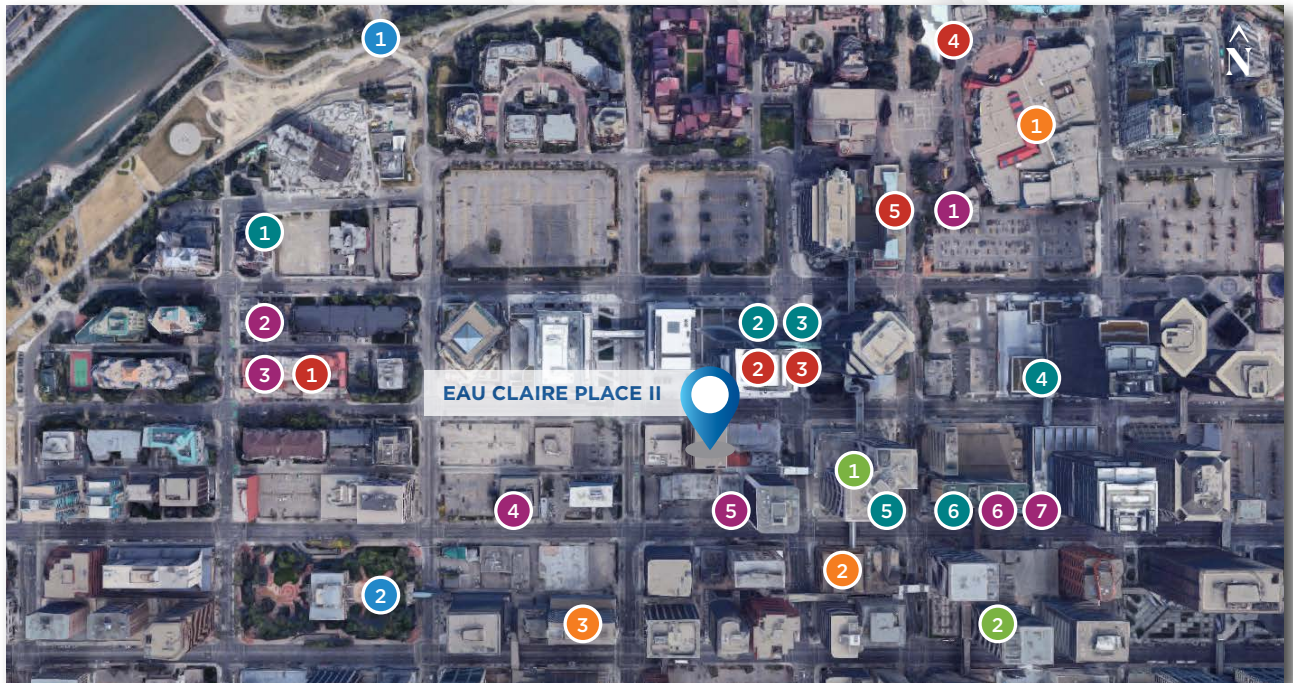
IMAGES



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Services

1. Tower Cleaners
2. Kids U Centennial
3. RemedyRX Pharmacy
4. Kids & Company
5. Sheraton Hotel



Restaurants

1. JOEY Eau Claire
2. Alforno Bakery
3. Buchanan's
4. Fonda Fora
5. Caesar's Steakhouse
6. The Keg Steakhouse
7. Owens Landing



Coffee Shops

1. Hutch Cafe
2. Good Earth
3. Tim Hortons
4. Deville Coffee
5. Caffe Artigiano
6. Starbucks



Banking

1. connectFirst
2. TD Canada Trust



Green Spaces

1. Eau Claire Park
2. McDougall Centre



Retail

1. Eau Claire Market
2. 7-Eleven
3. Dollarama

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ABOUT TRIOVEST



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8

CORPORATE OFFICES
CANADA-WIDE



460

EMPLOYEES



384

PROPERTIES ACROSS
CANADA



44

MILLION
SQUARE FEET



\$12

BILLION
PORTFOLIO UNDER
MANAGEMENT



\$3

BILLION
UNDER DEVELOPMENT

Triovest Realty Advisors Inc. is a fully integrated commercial real estate company. We provide investment, asset management, leasing and property management services for income properties on behalf of institutional and private investors. Our approach to commercial real estate investment is to continually seek opportunities to improve and enhance properties to achieve their full potential.

Over the years, we have achieved an enviable record of success through our investments and excellence in management. Triovest is a leader in strategic real estate advisory and management services and will continue to be at the forefront of change within our industry. Triovest employs 460 employees to manage 384 properties out of regional offices in Toronto, Montreal, Mississauga, Saskatoon, Edmonton, Calgary, Burnaby and Vancouver.