



RETAIL SPACE FOR LEASE

BANKERS HALL

315 8 Avenue SW, Calgary, Alberta

Retail Availability:
496 SF - 7,368 SF

HEATHER WIETZEL

Direct: (403) 206-6046

hwietzel@taurusgroup.com

TAURUSGROUP.COM



TAURUS
PROPERTY GROUP

ABOUT

BUILDING HIGHLIGHTS

Bankers Hall is one of Calgary's most sought after downtown retail centres.

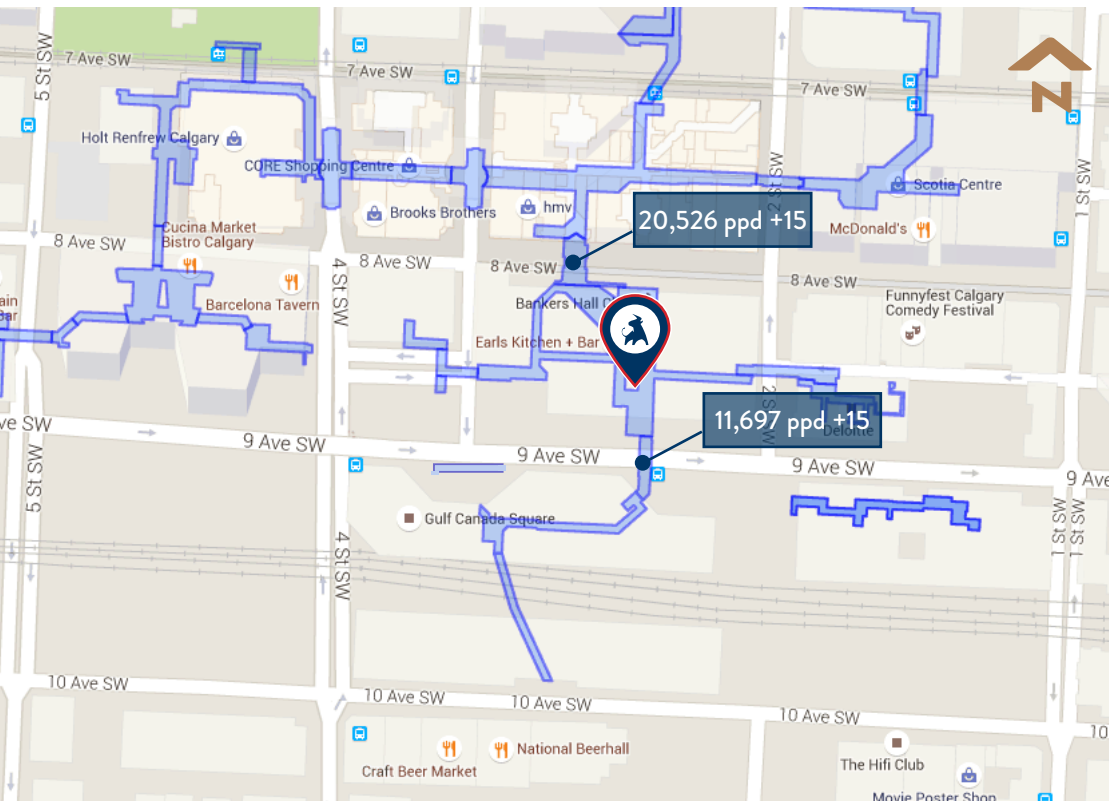
The retail podium showcases over 30 stores, including many unique and local concepts, that offer dining, fashion, medical services to specialty food and beyond.

- Five storey glass atrium at the base of two 52-storey office towers
- Over 200,000 square feet of retail on the main, Plus 15 and Plus 30 levels
- Centrally located in Calgary's downtown core and connected to the Plus 15 in all four directions



ABOUT LOCATION HIGHLIGHTS

- A premiere office address in Western Canada located at the core of the retail hub of downtown Calgary
- Weekly traffic count of 145,000 people in the building
- 34,000 vehicles per day along 9th Avenue SW
- The complex is the centre of commerce in Calgary's downtown core, which encompasses 40,000,000 square feet of office space and over 200 corporate head offices
- Directly Plus 15 connected to Gulf Canada Square, The Core, Bankers Court, & Eighth Avenue Place



COMMUNITY DEMOGRAPHIC DATA



POPULATION

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



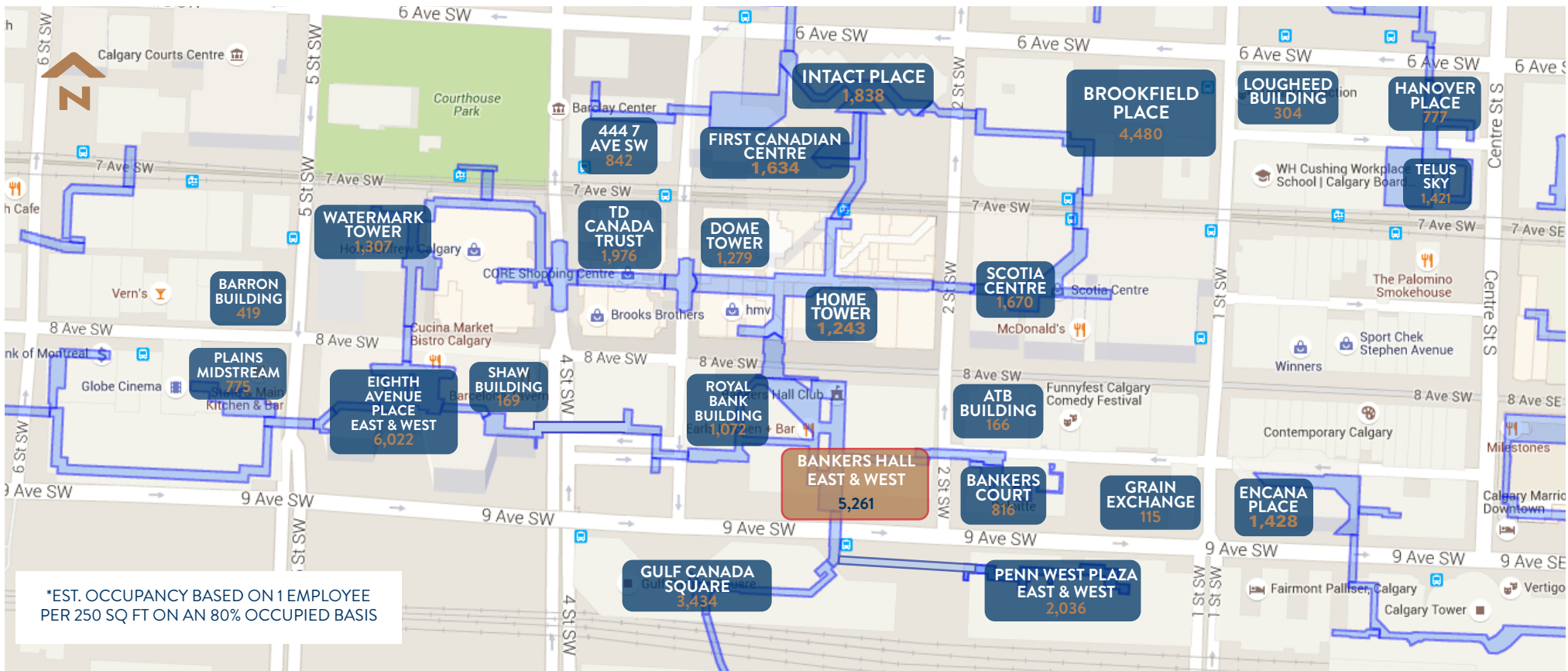
DAYTIME POPULATION

Downtown: 110,062
1 Block Radius: 21,075



HOUSEHOLD INCOME

Downtown: \$87,585
1 Block Radius: \$79,557
Calgary (2025): \$131,600



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 2.6M sq ft
Retail Size: 203,198 sq ft

LANDLORD

Brookfield Properties

ZONING

DC (Direct Control)

PARKING

1,159 parking stalls

YEAR BUILT

1988

STORAGE

\$20.00 PSF

HOURS OF OPERATION

Monday - Friday 10:00am - 5:00pm
Saturday Variable Hours
Sunday & Holidays Closed



TERM

COST DETAILS

ADDITIONAL RENT 2026 ESTIMATES

Operating Costs	\$ 19.89 PSF
Property Tax	\$ 6.13 PSF
Promotion Fund	\$ 4.71 PSF
Total	\$ 30.73 PSF

FOOD COURT COSTS

Operating Costs	\$ 19.89 PSF
Food Court Expenses	\$ 12.08 PSF
Property Tax	\$ 6.13 PSF
Promotion Fund	\$ 4.71 PSF
Total	\$ 42.81 PSF

Premises Utilities Separately Metered
Management Fees Included



2024

TENANTS & RETAIL SALES

Average Retail Sales	\$ 774 PSF
General Merchandise	\$ 392 PSF
Personal Service	\$ 809 PSF
Fashion & Accessories	\$ 883 PSF
Restaurant	\$ 873 PSF
Food Court	\$ 1,376 PSF



TENANTS

SUNTERRA
market

Earls
KITCHEN + BAR

BUTTER
A BEAUTY PARLOUR

Rexall

gem
by carali

A
ANALOG
COFFEE

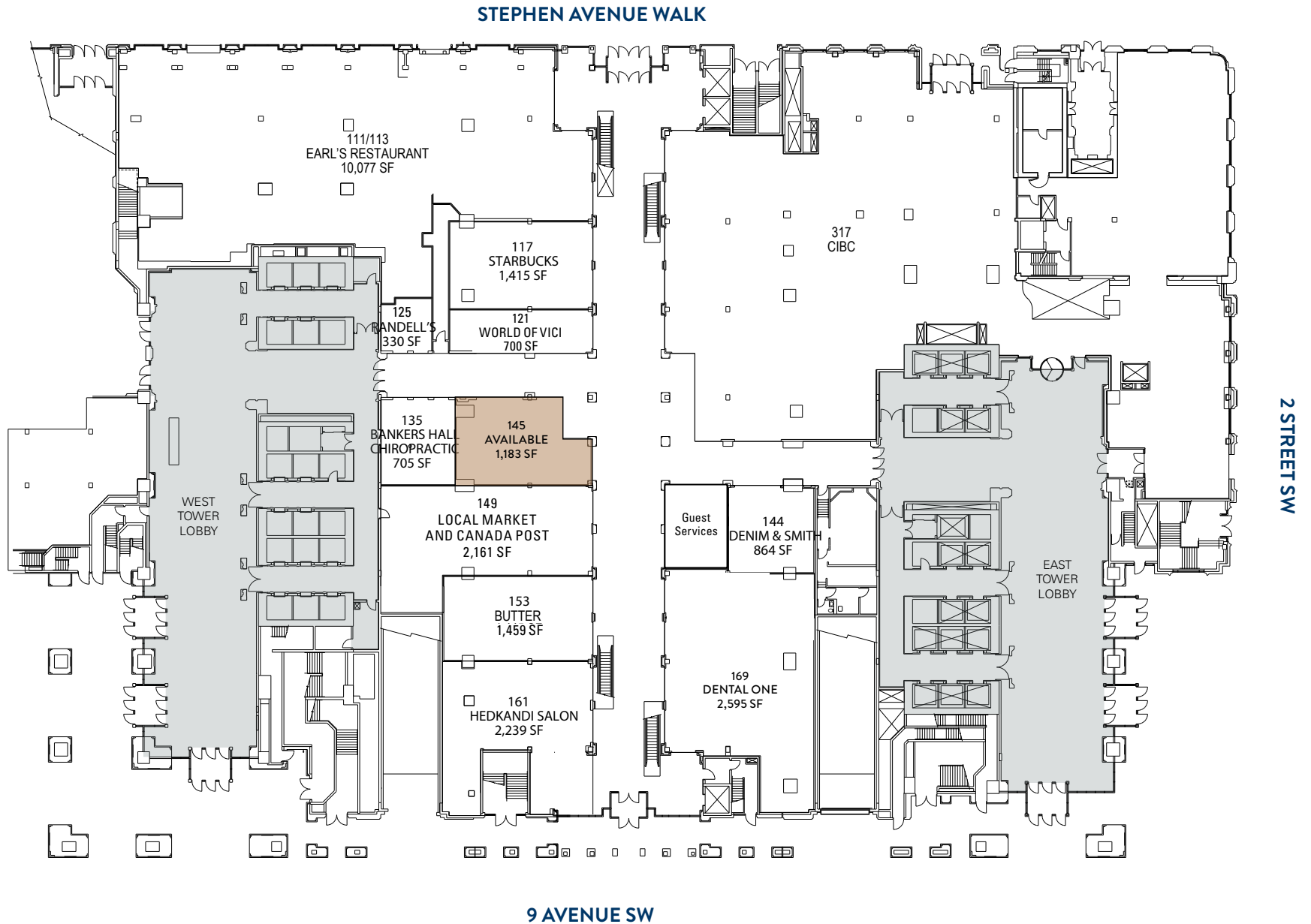
LA CHIC

hedkandi*
salon

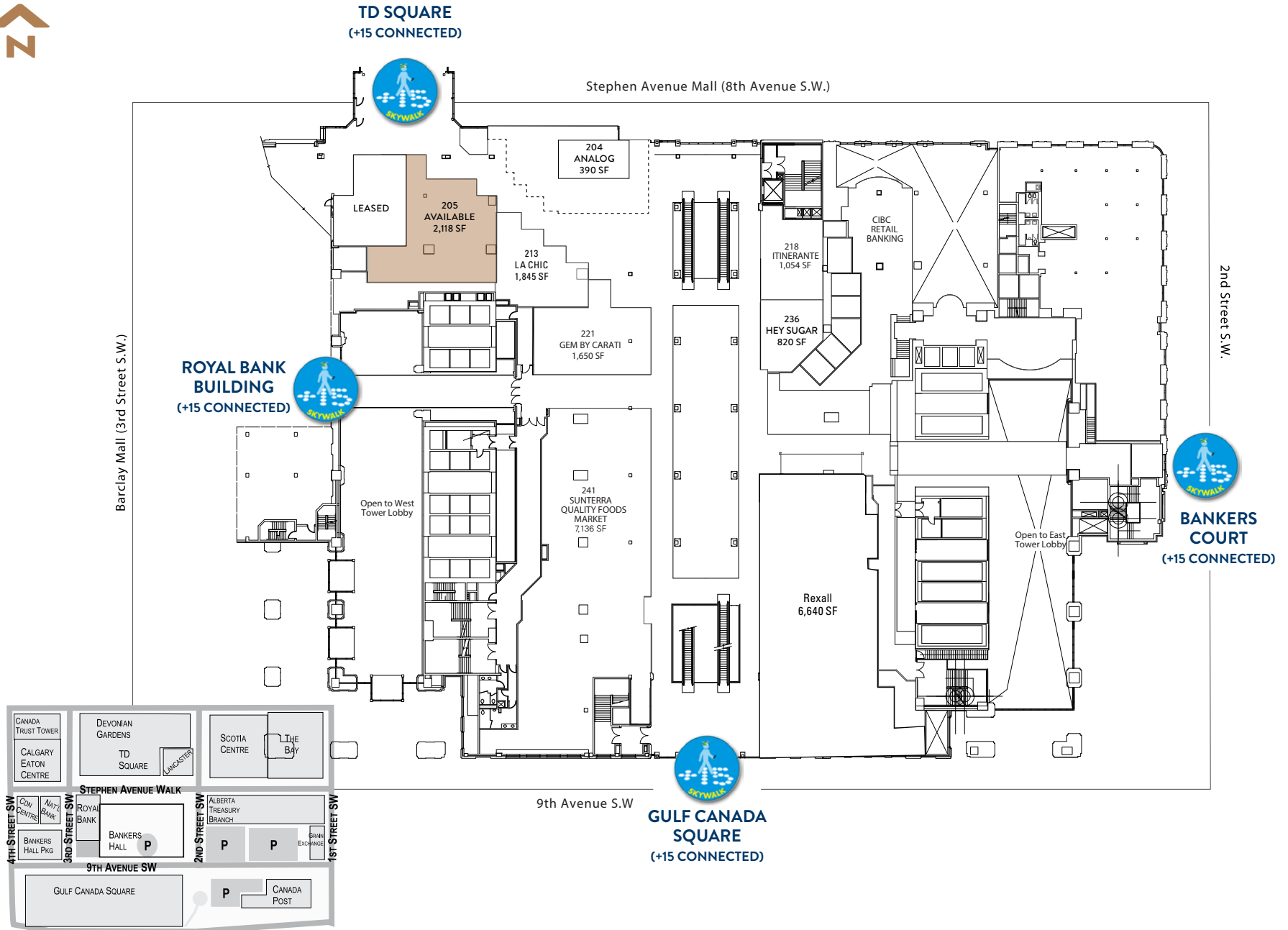
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MAIN FLOOR



SECOND FLOOR



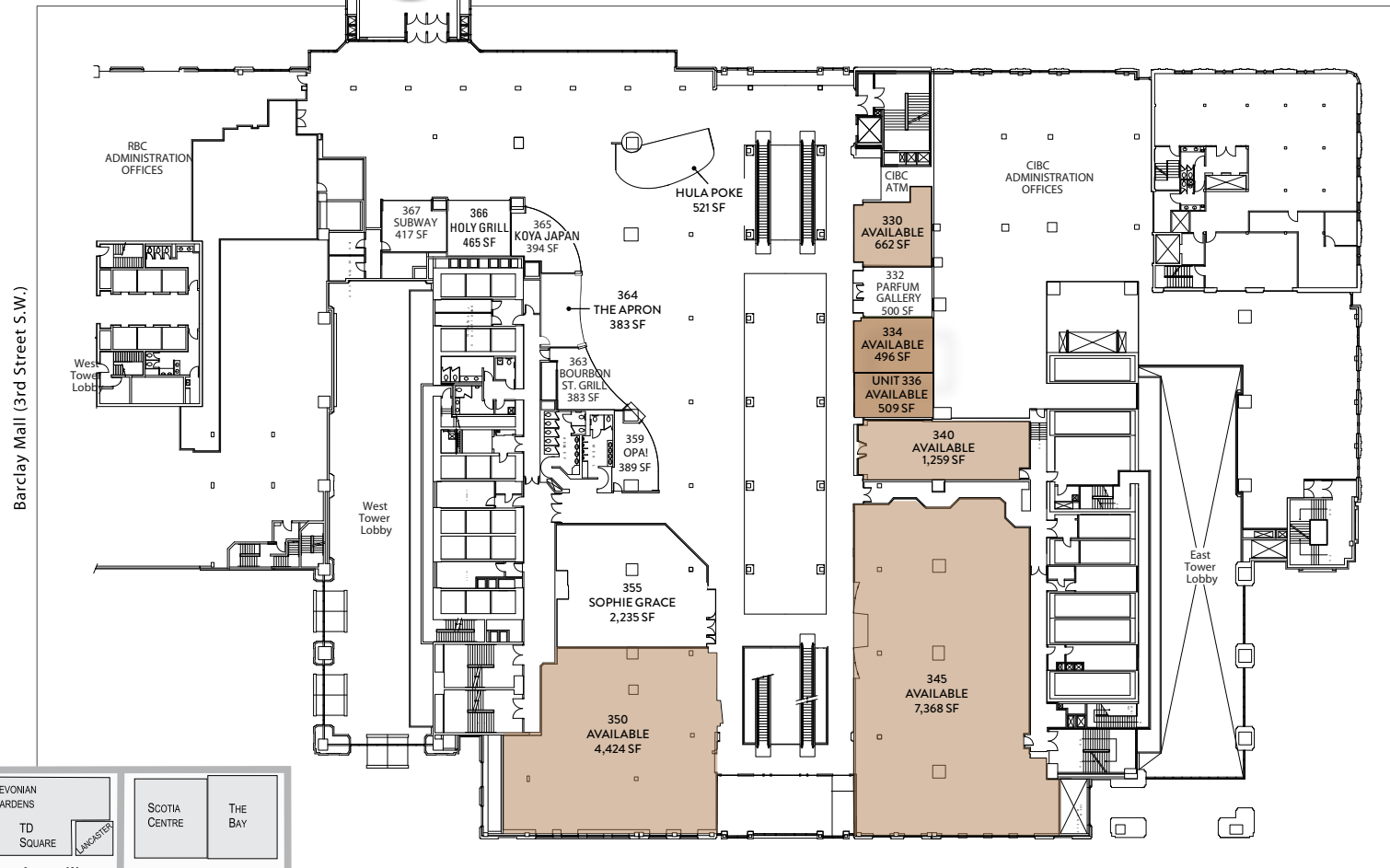
THIRD FLOOR



TD SQUARE (+30 CONNECTED)



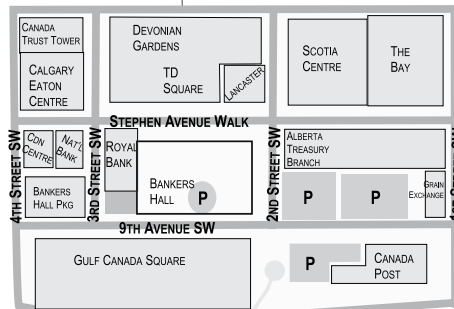
Stephen Avenue Mall (8th Avenue S.W.)



Barclay Mall (3rd Street S.W.)

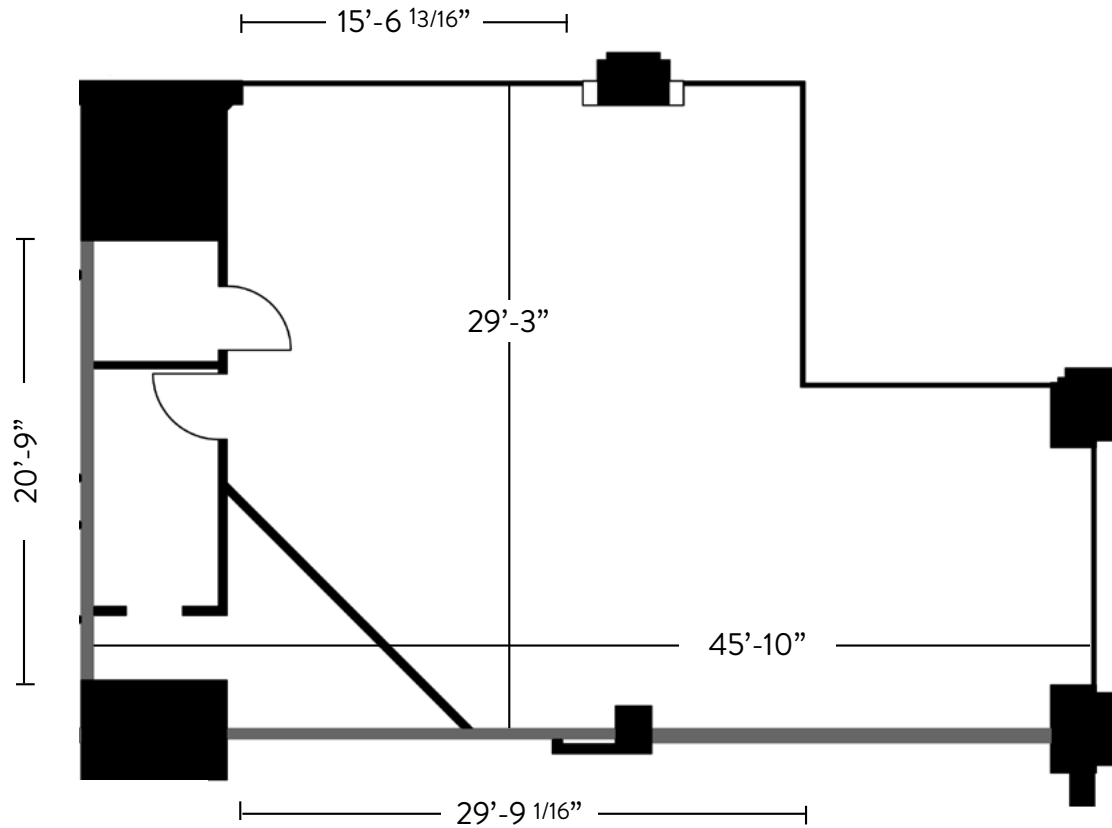
2nd Street S.W.

9th Avenue S.W.



UNIT PLAN

UNIT #145



UNIT

145

RETAIL AREA

1,210 Square Feet

CEILING HEIGHT

15'

POWER

225A, 120/208V

GENERAL EXHAUST

13,000 CFM

WATER

No

SEWER

2" line

GAS

No

GARBAGE

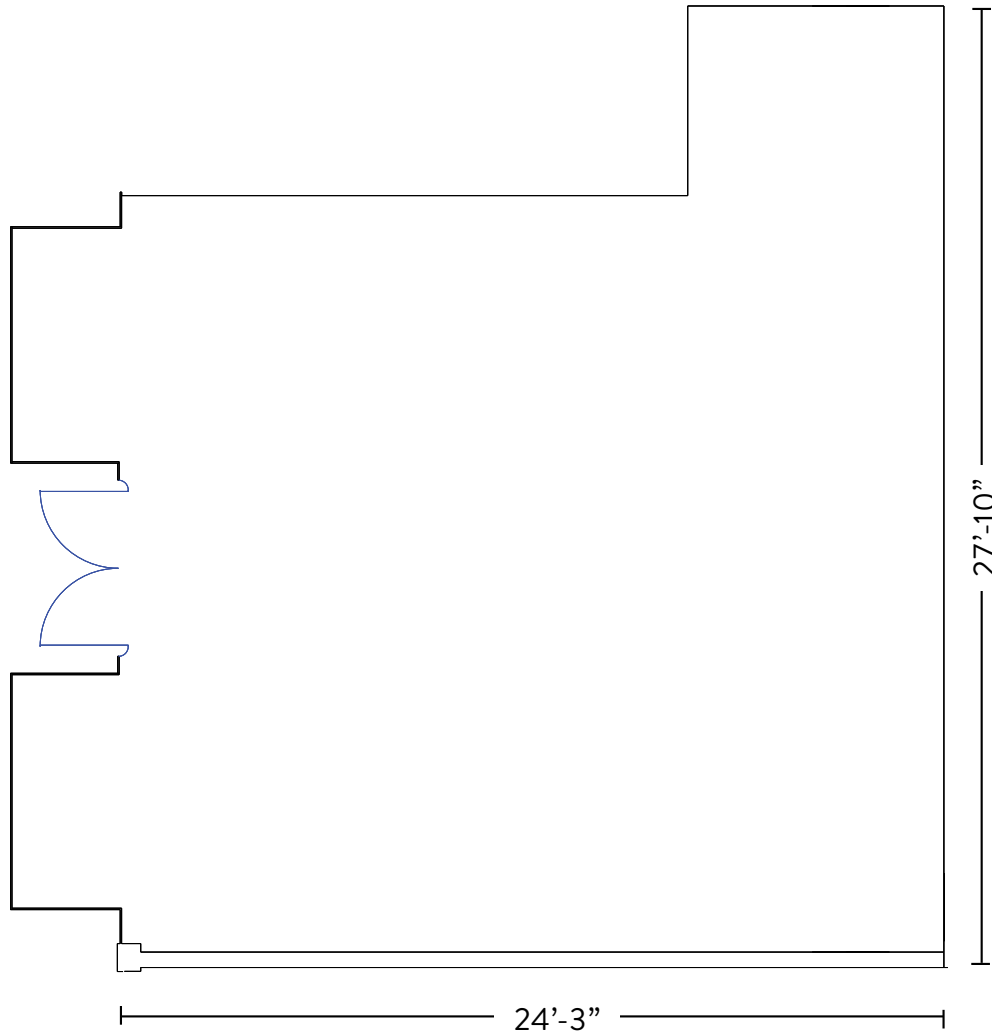
Loading Dock

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Freight Elevator

UNIT PLAN

UNIT #330



UNIT

330

RETAIL AREA

662 Square Feet

CEILING HEIGHT

14' 5"

POWER

225A, 120/208V

GENERAL EXHAUST

2,000 CFM

WATER

1/2" Line

GAS

No

SEWER

4" Line

GARBAGE

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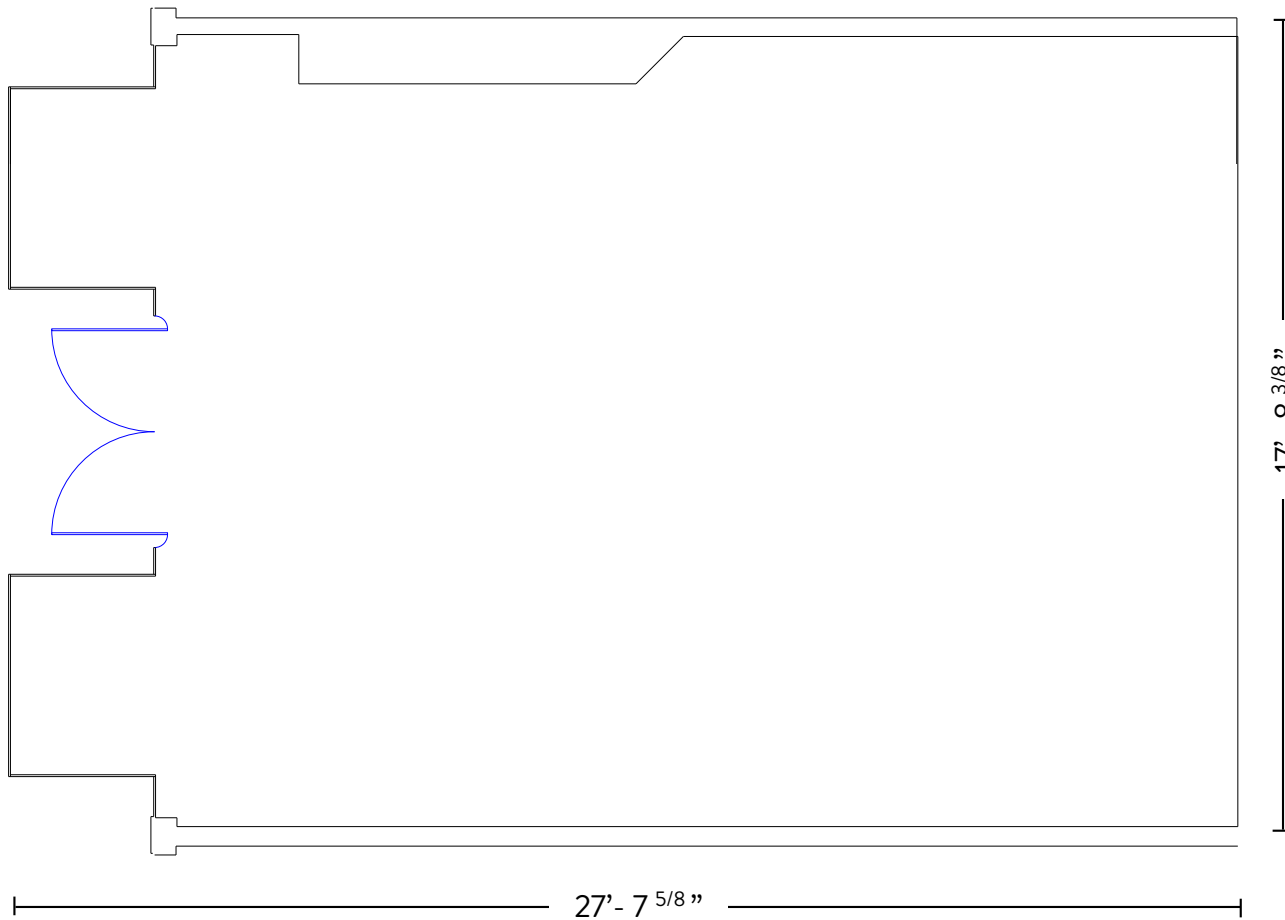
Freight Elevator

STORAGE

Available Upon Request

UNIT PLAN

UNIT #334



UNIT

334

RETAIL AREA

496 Square Feet

CEILING HEIGHT

14'5" U/S of Slab

POWER

100A, 120/208V

COOLING

440 CFM

EXHAUST

5,000 CFM

WATER

No

GAS

No

SEWER

No

GARBAGE

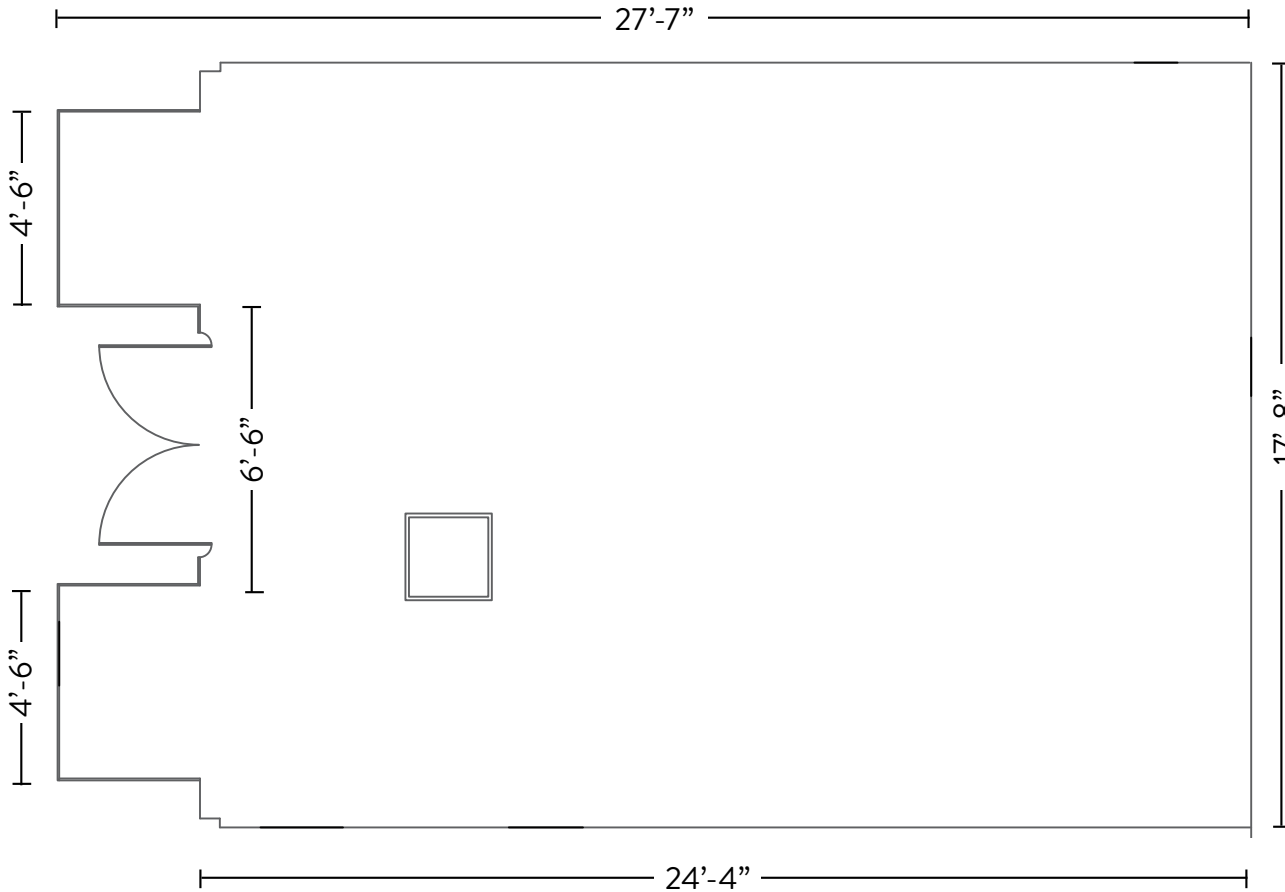
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Freight Elevator

UNIT PLAN

UNIT #336



UNIT

336

RETAIL AREA

509 Square Feet

CEILING HEIGHT

14' 5"

POWER

200A, 120/208V

GENERAL EXHAUST

5,000 CFM

WATER

1/2" Line

GAS

No

SEWER

4" Line

GARBAGE

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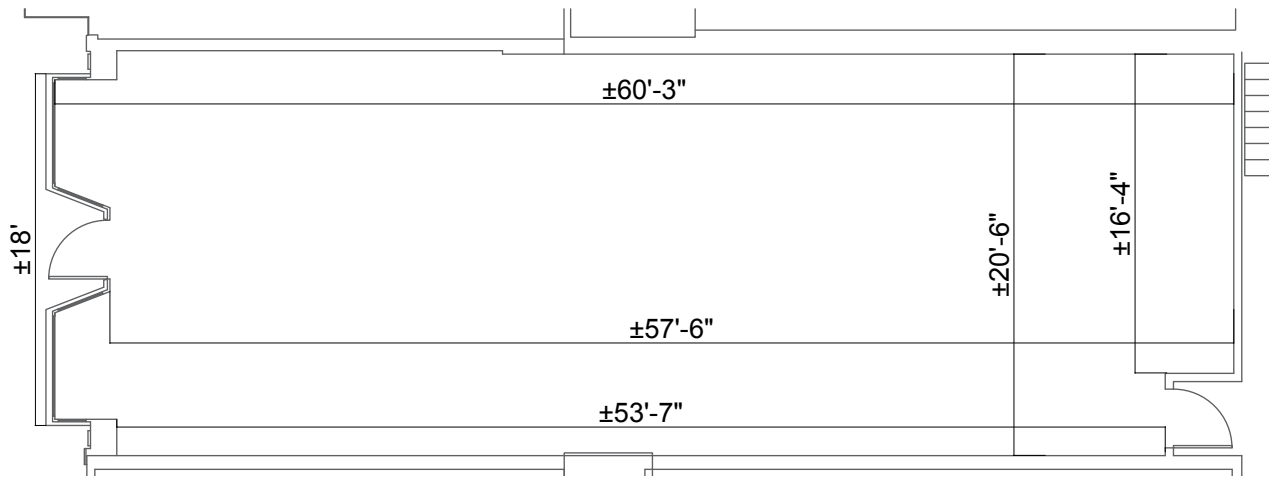
Freight Elevator

STORAGE

Available Upon Request

UNIT PLAN

UNIT #340



UNIT

340

RETAIL AREA

1,259 Square Feet

CEILING HEIGHT

14'5" U/S of Slab

POWER

225A, 120/208V

EXHAUST

5,000 CFM

HVAC

1 Ton per 300 sq ft

WATER

3/4" Line

GAS

No

SEWER

4" Line

GARBAGE

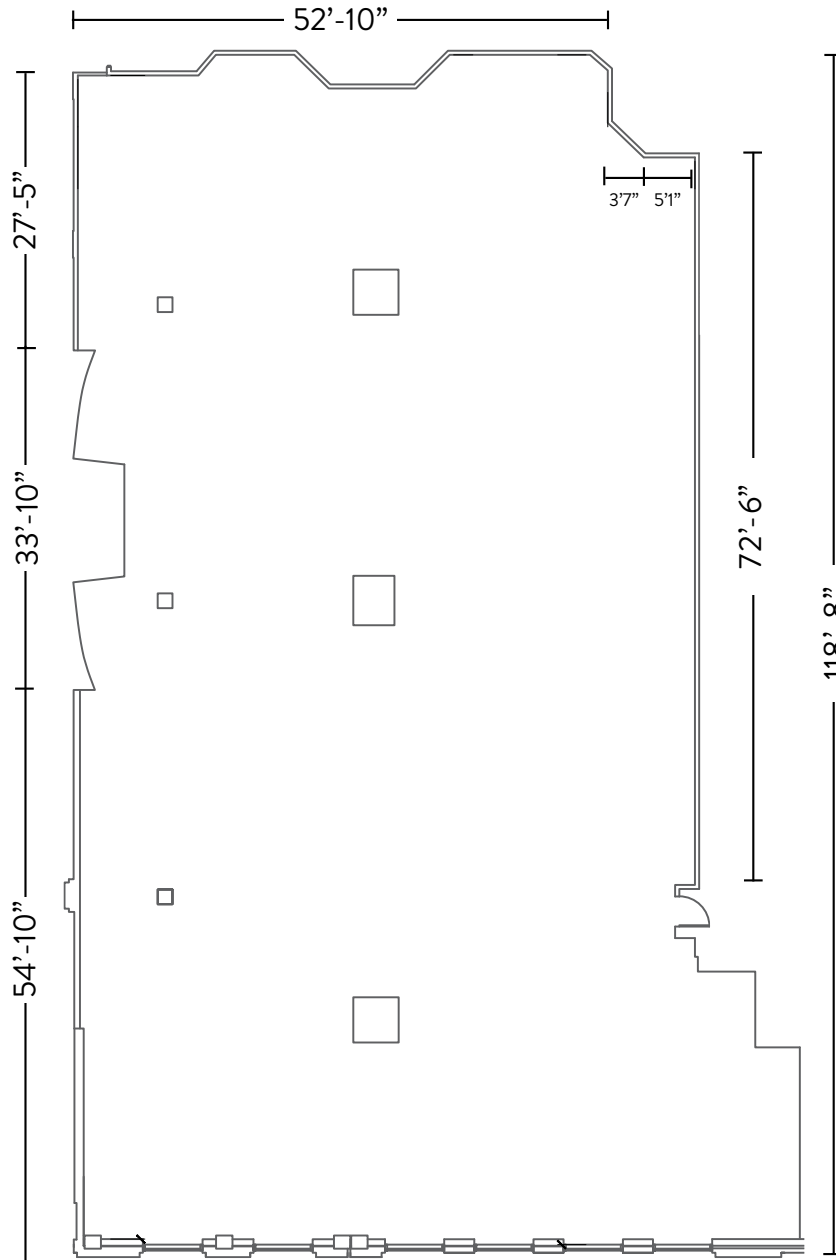
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Freight Elevator

UNIT PLAN

UNIT #345



UNIT

345

RETAIL AREA

7,368 Square Feet

CEILING HEIGHT

14'5" U/S of Slab

POWER

120/208 V, 225A

COOLING

Two Units - 1000 & 1800 CFM

WATER

3/4" Line

GAS

No

SEWER

1 1/2" Line

GARBAGE

Loading Dock

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Freight Elevator

CONNECT WITH US
CONTACT

GENERAL



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



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Calgary, Alberta, T2R 1L9



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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.

