

RETAIL SPACE FOR LEASE

# 707 FIFTH - MANULIFE PLACE

707 5 Street SW, Calgary, Alberta

Retail Availability:  
Unit 200 - 3,934 SF

HEATHER WIETZEL

Direct: (403) 206-6046  
[hwietzel@taurusgroup.com](mailto:hwietzel@taurusgroup.com)

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



## ABOUT

# BUILDING HIGHLIGHTS

707 Fifth - Manulife Place is a 27-storey office tower located on the corner of 7th Avenue and 5th Street SW that showcases an engaging, indoor winter garden and soaring 30-foot tall lobby.

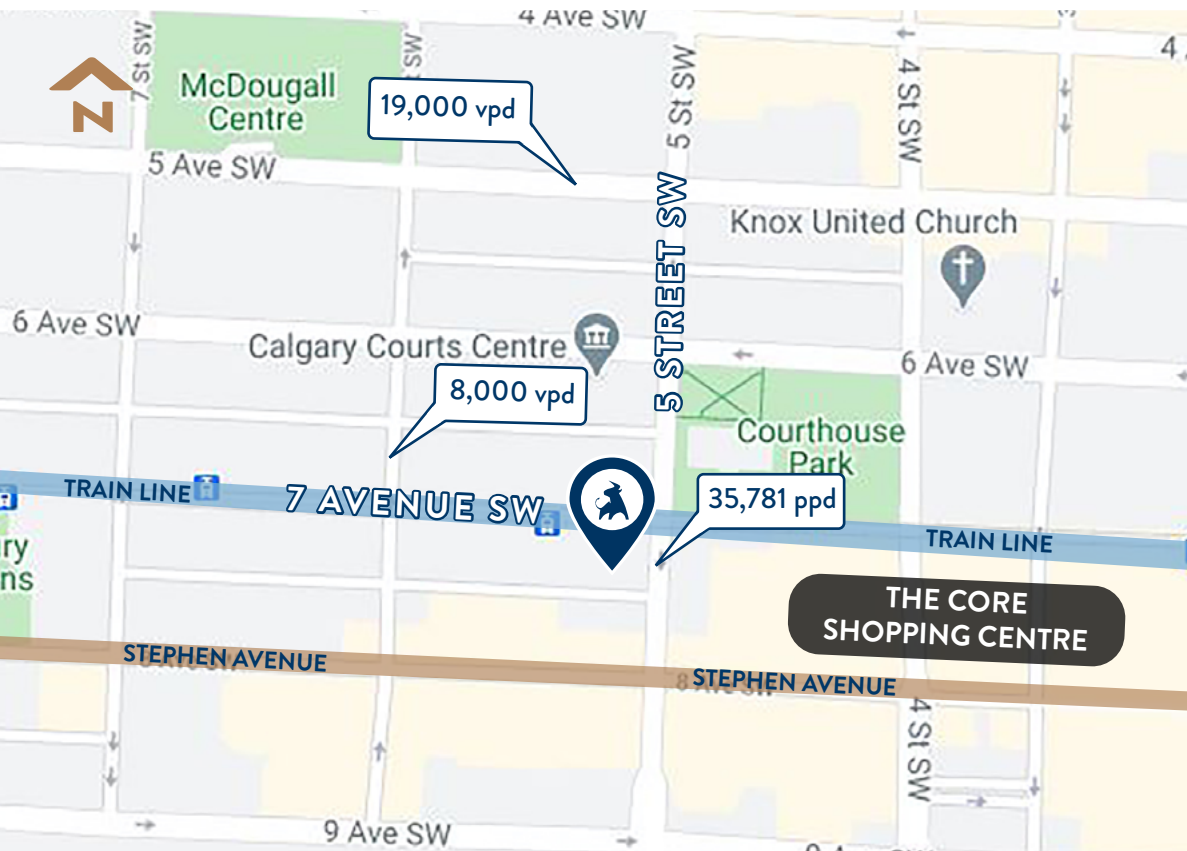
- Connected to the Plus 15 walkway system and directly adjacent to the 6th Street LRT station and 5th Street bus stop
- Steps away from the Core Shopping Centre, The Calgary Court of Appeal and the tranquil Century Gardens



ABOUT

# LOCATION HIGHLIGHTS

- > Located immediately in front on 6 Street SW LRT station with 12,180 boardings/weekday and within one block of 4 Street SW LRT station with 20,460 boardings/weekday
- > Direct access to the Plus 15 network with connections to Encor Place and Watermark Tower
- > Traffic counts of 35,781 pedestrians and 8,000 vehicles passing the site daily



COMMUNITY

# DEMOGRAPHIC DATA

## POPULATION



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



## DAYTIME POPULATION

Downtown: 110,655

## AVERAGE AGE



Downtown: 41.0  
Calgary (2025): 38.9



## HOUSEHOLD INCOME

Downtown: \$102,223  
Calgary (2025): \$131,600



The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of its compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.

## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Total Size: 554,984 sq ft  
Retail Size: 6,754 sq ft

## LANDLORD

Manulife Real Estate

## ZONING

CR20-C20/R20  
(Commercial - Residential Core)

## PARKING

1:1,700 sq ft  
(132 bicycle stalls)

## YEAR BUILT

Completion 2017

## LEGAL DESCRIPTION

Plan: A1  
Block: 48  
Lot: 7-13

## ADDITIONAL RENT 2026 ESTIMATES

Level	RETAIL	OFFICE
Operating Costs	\$ 15.24 PSF	\$ 15.24 PSF
Property Tax	\$ 7.67 PSF	\$ 7.25 PSF
Total	\$ 22.91 PSF	\$ 22.49 PSF

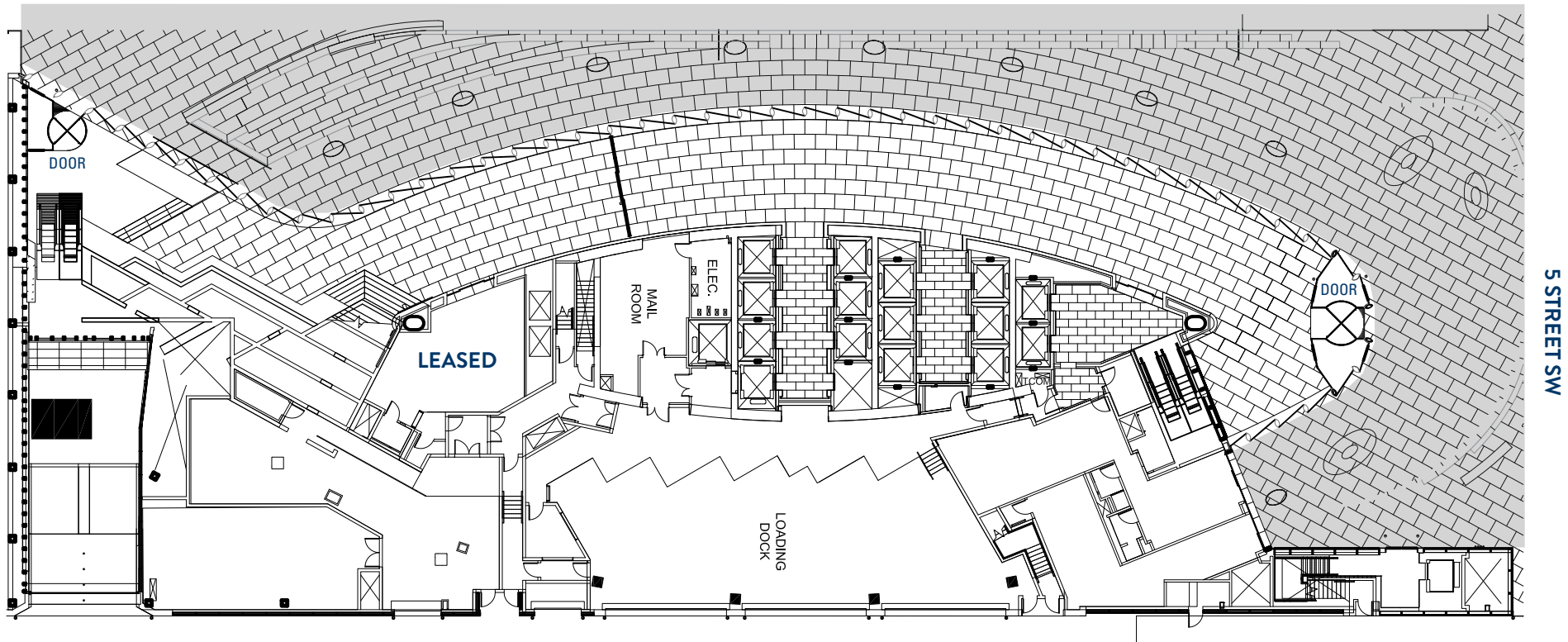
Premises Utilities	Included
Management Fee	Included



# MAIN FLOOR



## 7 AVENUE SW EB 6 ST SW LRT Station Platform



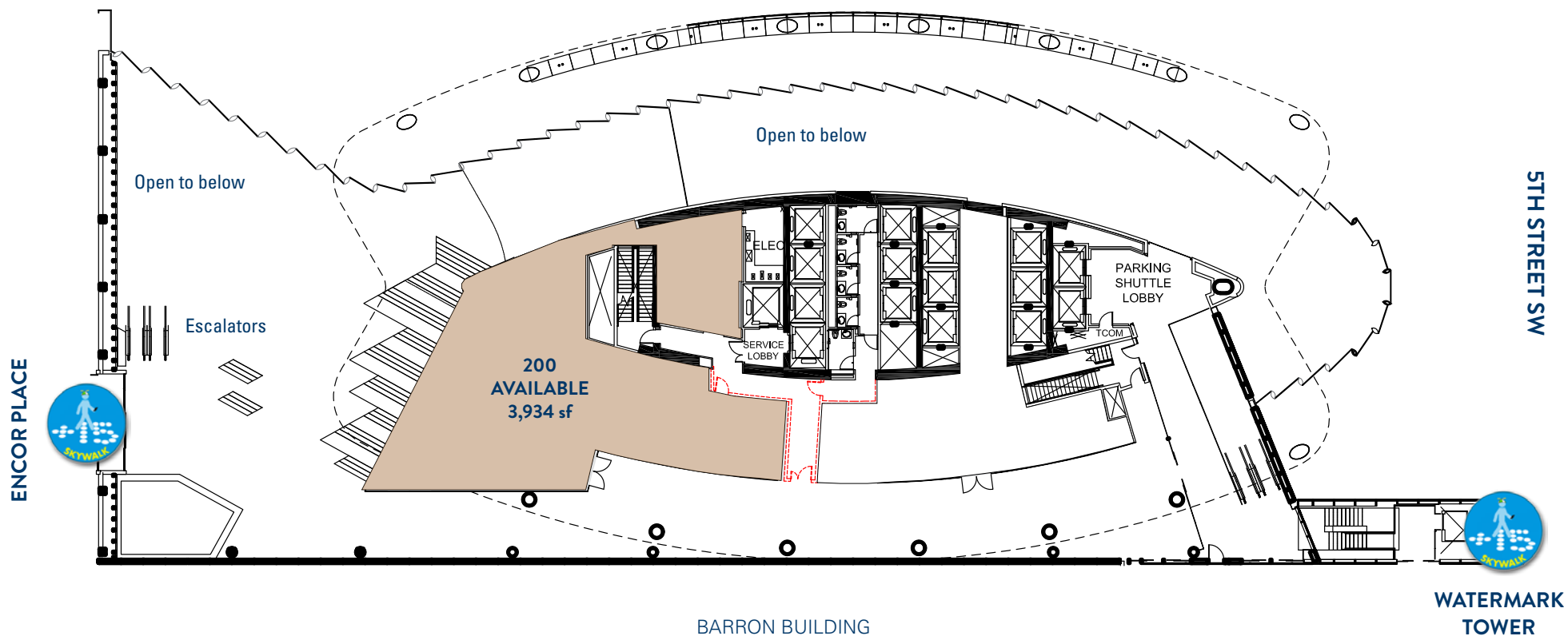
5 STREET SW

EXTERIOR PLAZA

# SECOND FLOOR



7TH AVENUE

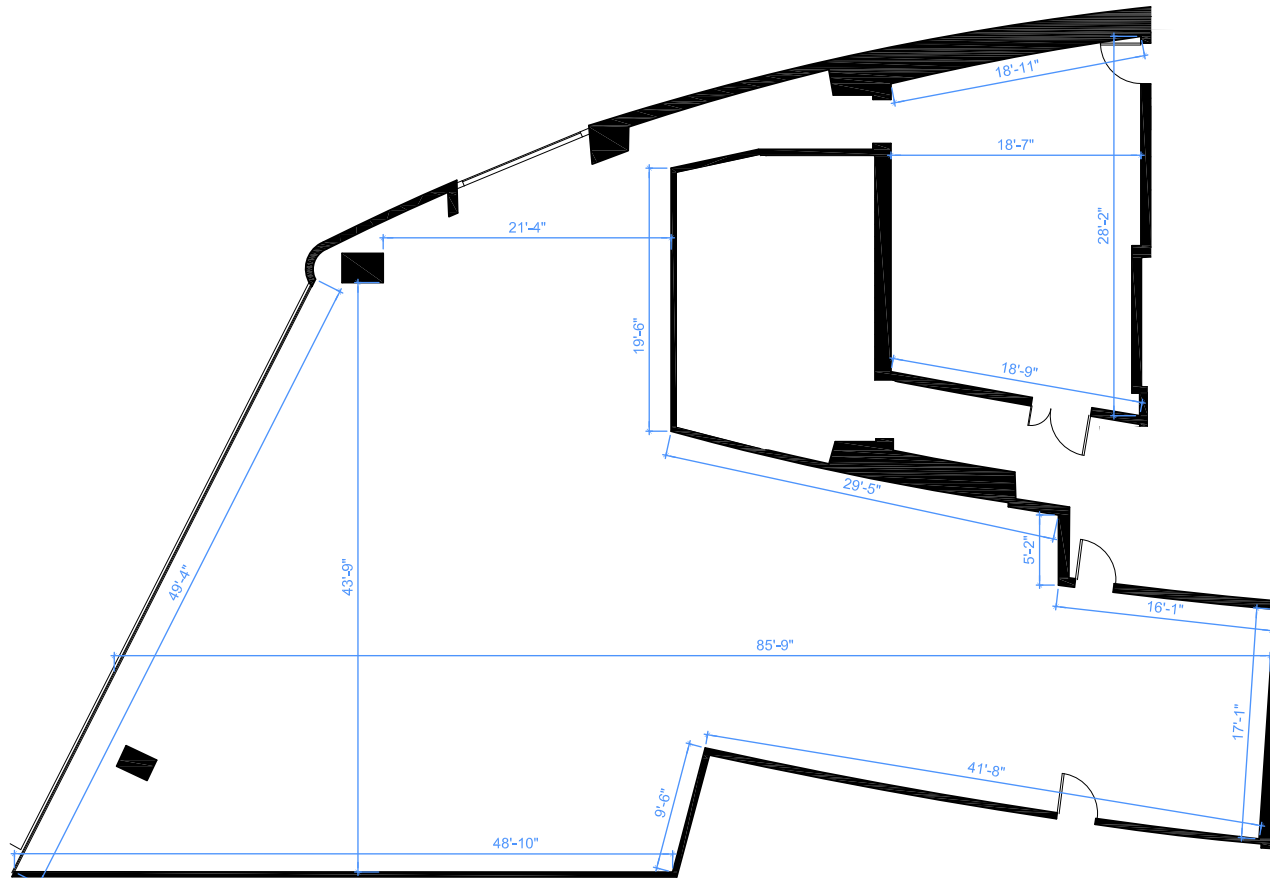


5TH STREET SW

WATERMARK TOWER

UNIT PLAN

# UNIT #200



## UNIT

200

## RETAIL AREA

3,934 Square Feet

## CEILING HEIGHT

18' Floor to Floor

## POWER

200A, 600V, 3Ph

## HVAC

Capped Condenser Water  
Suitable for 1 Ton/200 SF

## MUA

2623 CFM

## KITCHEN EXHAUST

Spatial Allowance up to 5,000 CFM

## WATER

2" Line

## GAS

2 1/2" Line

## SEWER

4" Line

## GARBAGE

Ground Level West of Loading Dock

## LOADING

Freight Elevator on Main Level

## STORAGE

Available Upon Request

# ADDITIONAL PHOTOS



CONNECT WITH US  
**CONTACT**

GENERAL



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



Suite 1150, 333 11 Avenue SW,  
Calgary, Alberta, T2R 1L9



[inquiries@taurusgroup.com](mailto:inquiries@taurusgroup.com)



[taurusgroup.com](http://taurusgroup.com)

ABOUT THIS LISTING

HEATHER WIETZEL



Direct: (403) 206-6046



Suite 1150, 333 11 Avenue SW,  
Calgary, Alberta, T2R 1L9



[hwietzel@taurusgroup.com](mailto:hwietzel@taurusgroup.com)

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.

