

350 7 AVENUE SW
CALGARY, AB

ARMCO
ALBERTA

CUSHMAN &
WAKEFIELD

FIRST CANADIAN CENTRE

RETAIL SPACE FOR LEASE



First Canadian Centre

First Canadian Centre

350 7th Ave. S.W.

WELCOME TO FIRST CANADIAN CENTRE



About the Property

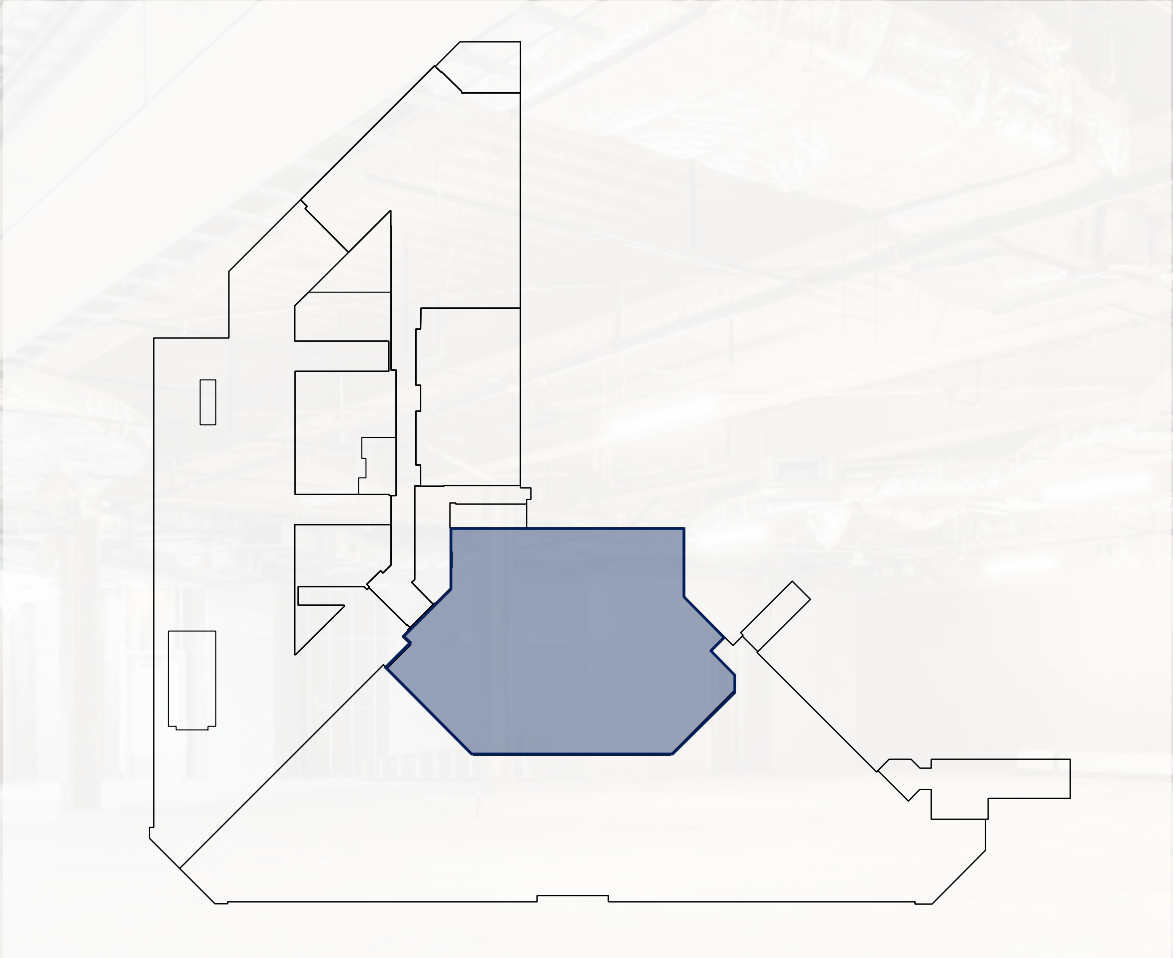
Situated in the heart of Calgary's downtown core, First Canadian Centre offers an exceptional opportunity to position your business in one of the city's premier mixed-use office towers. This retail space provides unparalleled exposure and accessibility, benefiting from high foot traffic and direct connectivity to Calgary's extensive Plus 15 network, which sees over 20,000 pedestrians daily. With a modern design and a prestigious address, tenants will enjoy proximity to the CORE Shopping Centre, Stephen Ave, multiple LRT stations including the 3rd Street C-Train station within the TD Free Fare Zone, major financial institutions, an array of dining options, and so much more. Additional features include access to underground parking, bicycle storage, and 24/7 on-site security. Secure your spot in this landmark location and elevate your business presence in Calgary's thriving downtown community.

Retail Space:	Suite 100: 7,083 sf Suite 200: 6,298 sf Suite 220: 1,438 sf
Occupancy:	Immediately
Rates:	Market
Op Costs & Taxes:	\$21.70 psf (est. 2025)
Term:	5 - Years
Zoning:	CR20-CR20/R20 (Commercial - Residential Core)



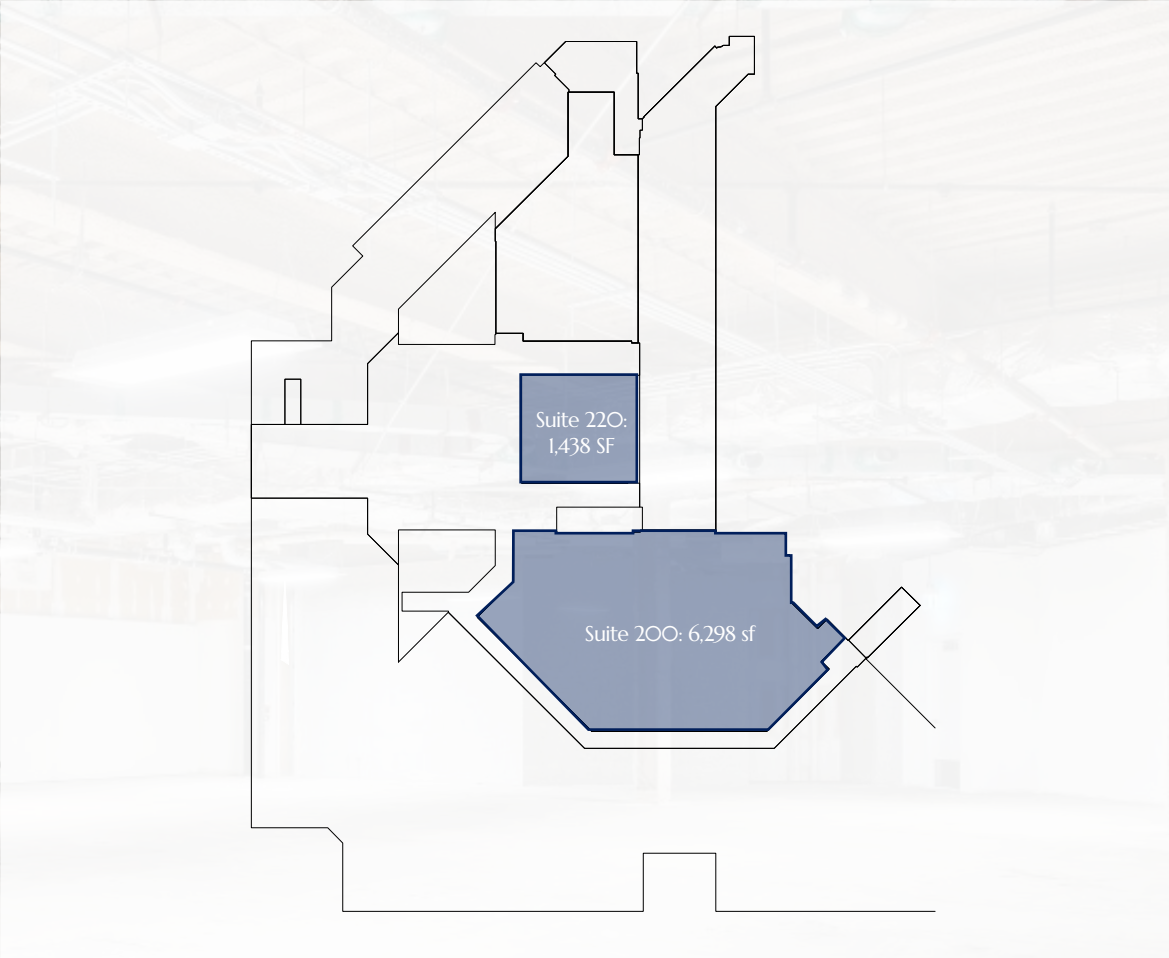
1ST FLOOR

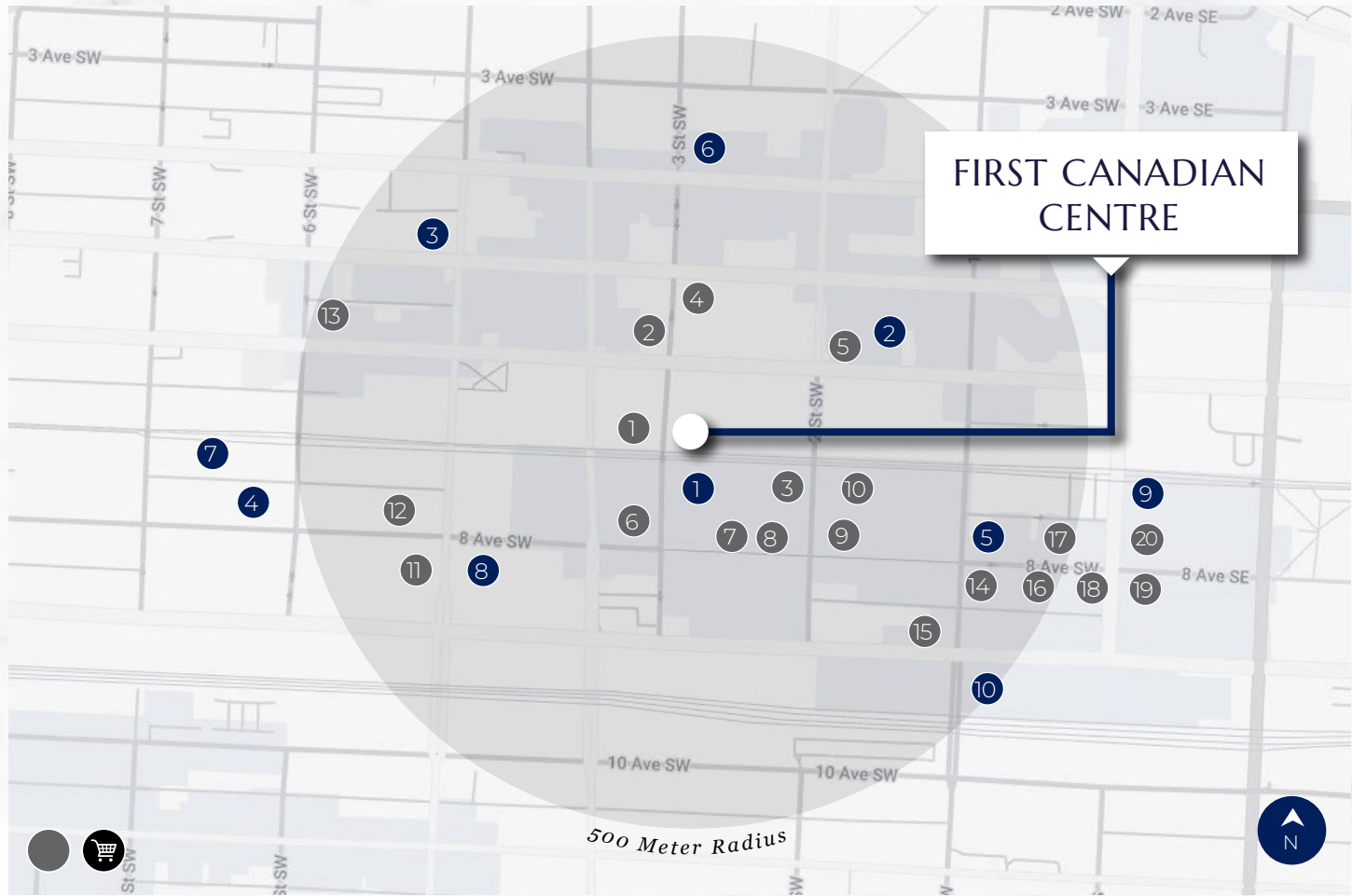
Suite 100: 7,083 sf



2ND FLOOR

Suite 200: 6,298 sf & Suite 220: 1,438 sf





Area Amenities

RESTAURANTS

- | | |
|----------------------------------|--|
| 1. Taste Market Canadian Kitchen | 11. Cafe Eight |
| 2. Subway | 12. The Derrick Gin Mill & Kitchen |
| 3. Starbucks | 13. Gyu-Kaku Japanese BBQ |
| 4. Deville | 14. Murrieta's West Coast Bar & Grill |
| 5. Garage Sports Bar | 15. Meat and Bread |
| 6. Hy's Steakhouse | 16. Bank & Baron P.U.B |
| 7. The Office Restaurant & Bar | 17. James Joyce Irish Pub & Restaurant |
| 8. Local Public Eatery | 18. Saltlik |
| 9. Barbarella | 19. Milestones |
| 10. Major Tom Bar | 20. MODERN STEAK |

RETAIL & SERVICES

- | |
|------------------------------|
| 1. CORE Shopping Centre |
| 2. Cork Fine Wine and Liquor |
| 3. Dollarama |
| 4. Anytime Fitness |
| 5. Winners |
| 6. The Westin Calgary |
| 7. CIBC |
| 8. BMO |
| 9. Hyatt Regency Calgary |
| 10. Fairmont Palliser |



SUITE 100



TENANT LOUNGE



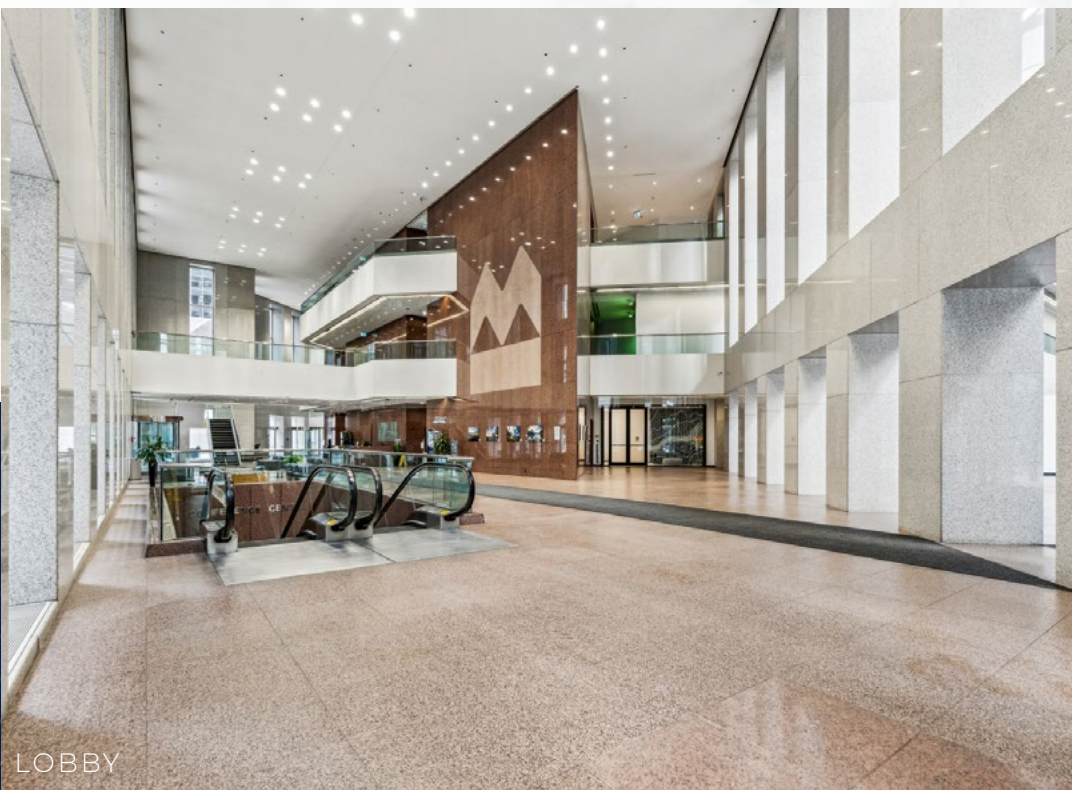
PLUS 15 LEVEL



LOBBY



SUITE 200



LOBBY

AREA Demographics



116,709
TOTAL
POPULATION



244,547
DAYTIME
POPULATION



\$117,362
AVG.
HOUSEHOLD
INCOME

*WITHIN 3 KM
SOURCE: PIINPOINT

98
WALK SCORE

86
TRANSIT SCORE

92
BIKE SCORE

CONTACT INFORMATION

RYAN RUTHERFORD

Vice President

Retail Sales & Leasing

+1 403 973 4677

ryan.rutherford@cushwake.com

NICK PRESTON, MBA

Vice President

Retail Sales & Leasing

+1 403 467 9222

nick.preston@cushwake.com

CUSHMAN & WAKEFIELD ULC

2400, 250 6 Ave SW

Calgary, AB T2P 3H7

cushmanwakefield.com