7 AVENUE SW .GARY, AB

# ARMCO USHMAN & WAKEFIELD

# FIRST CANADIAN CENTRE

RETAIL SPACE FOR LEASE

# First Canadian Centre

350 7th Ave. S.

Hrst Canadian Centre

WELCOME TOFIRST CANADIAN CENTRE

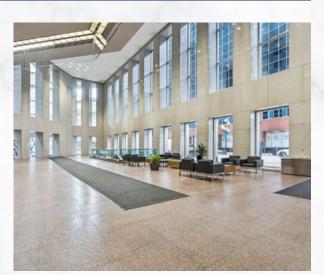
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#### About the Property

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

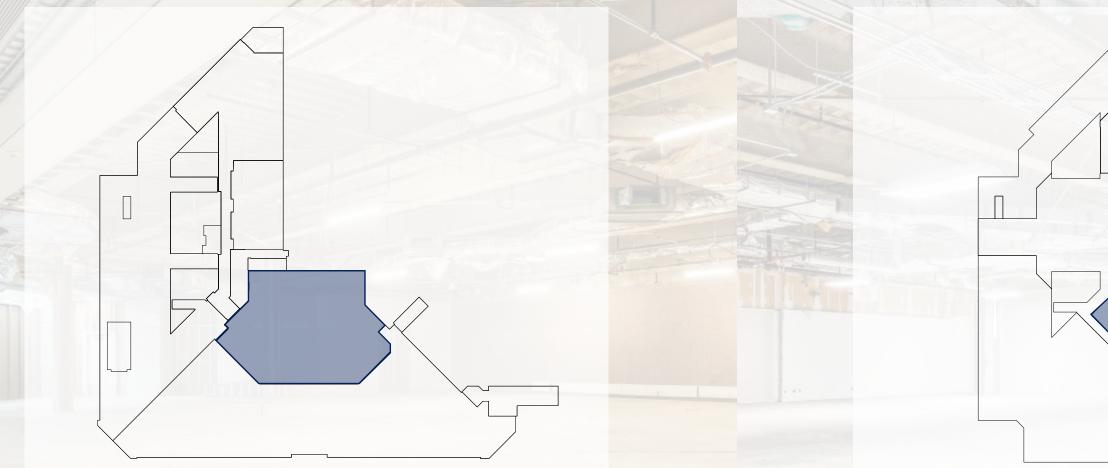




| Core)

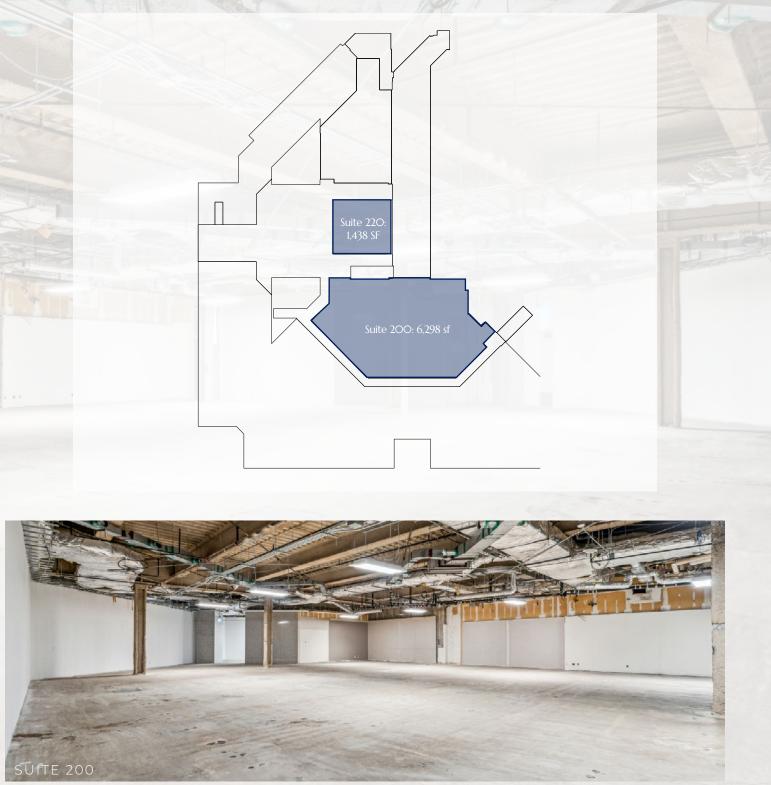
### IST FLOOR Suite 100: 7,083 sf

2ND FLOOR

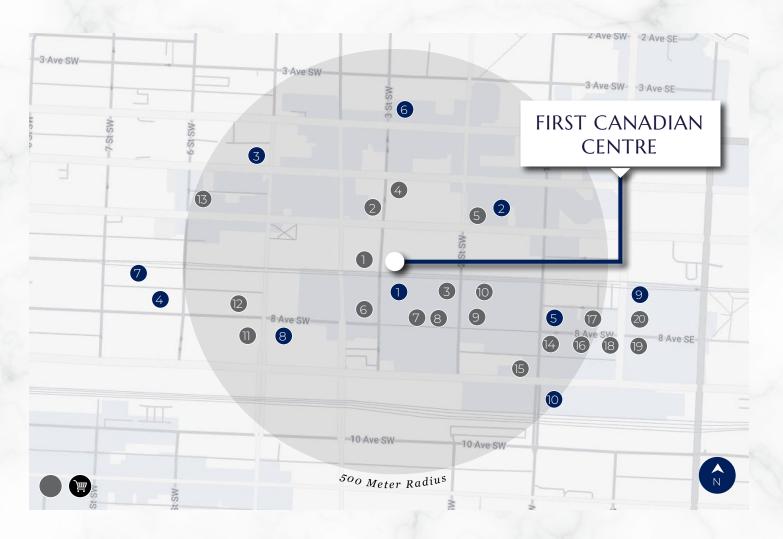








# Suite 200: 6,298 sf & Suite 220: 1,438 sf



## Area Amenities

#### RESTAURANTS

- 1. Taste Market Canadian Kitchen
- 2. Subway
- 3. Starbucks
- 4. Deville
- 5. Garage Sports Bar
- 6. Hy's Steakhouse
- 7. The Office Restaurant & Bar
- 8. Local Public Eatery
- 9. Barbarella
- 10. Major Tom Bar

- 11. Cafe Eight
- 12. The Derrick Gin Mill & Kitchen
- 13. Gyu-Kaku Japanese BBQ
- 14. Murrieta's West Coast Bar & Grill
- 15. Meat and Bread
- 16. Bank & Baron P.U.B
- 17. James Joyce Irish Pub & Restaurant
- 18. Saltlik
- 19. Milestones
- 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

98 Walk score **86** Transit score 92 BIKE SCORE









#### A R E A Demographics



#### 116,709 TOTAL POPULATION



## 244,547

DAYTIME POPULATION



## \$117,362

AVG. HOUSEHOLD INCOME

> \*WITHIN 3 KM SOURCE: PIINPOINT

6 | FIRST CANADIAN CENTRE





#### CONTACT INFORMATION

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