FOR LEASE

PLAINS MIDSTREAM

607 - 8TH AVENUE SW, CALGARY, ALBERTA

RETAIL

SPACE AVAILABLE:	Unit 608: 1,409 sq. ft.
BASIC RENT:	Market
OP COSTS & TAXES:	$12.48 (Includes Management Fee & Taxes)
AVAILABLE:	Immediately
SIGNAGE:	Fascia
ZONING:	CR20-C20/R20
TERM:	5 - 10 Years

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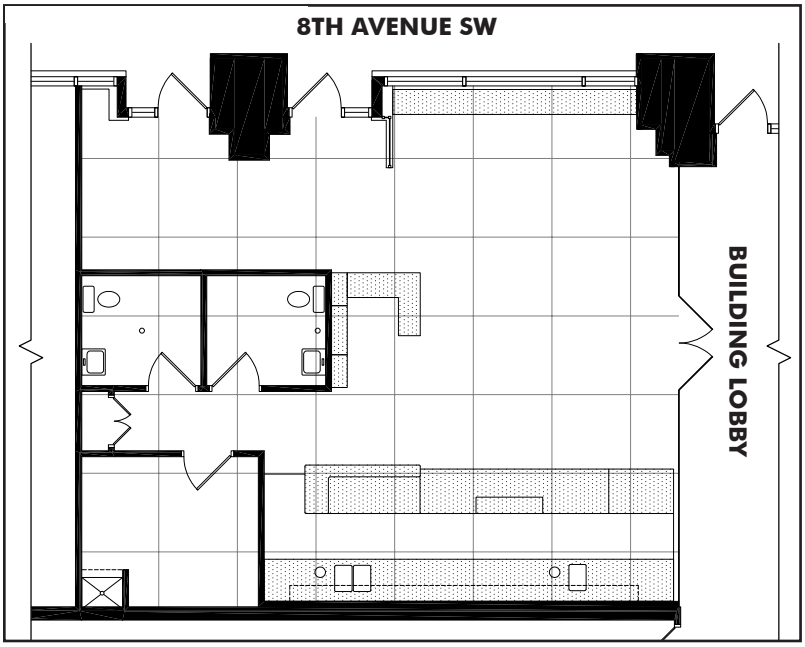
HIGHLIGHTS:

- Built-out non-vented restaurant space available for immediate possession
- Entrance from Plains Midstream lobby and street entrance
- Plus 15 access
- Walking distance to East and West bound LRT Stations
- Exposure to busy 8th Avenue and 5th Street intersection
- Close access to public parking enclosure (Centennial Parkade) and paid street parking along 8th Avenue

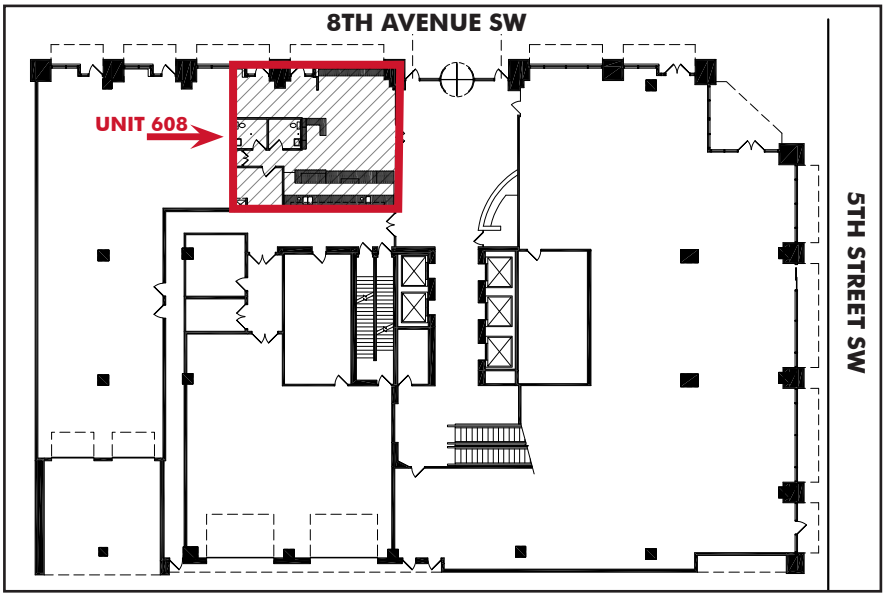
DEMOGRAPHICS:

- 26,231 people live within a 1km radius (2019)
- High daytime population with over 145,000 people within a 1km radius (2019)
- Population is projected to grow by 27% by 2024
- Average household income of $145,000 within a 1km radius (2019)
- 5,000 vehicles per day pass on 8th Avenue SW
- 11,000 vehicles per day pass on 5th Street SW

UNIT 608 FLOOR PLAN:



BUILDING PLAN:



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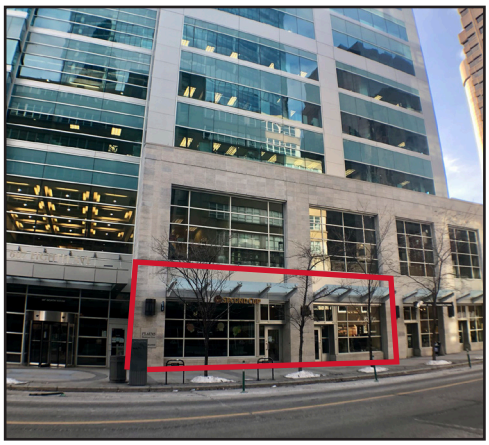
EXTERIOR PHOTOS:



INTERIOR PHOTOS:

FOR LEASE

PLAINS MIDSTREAM

607 - 8TH AVENUE SW, CALGARY, ALBERTA

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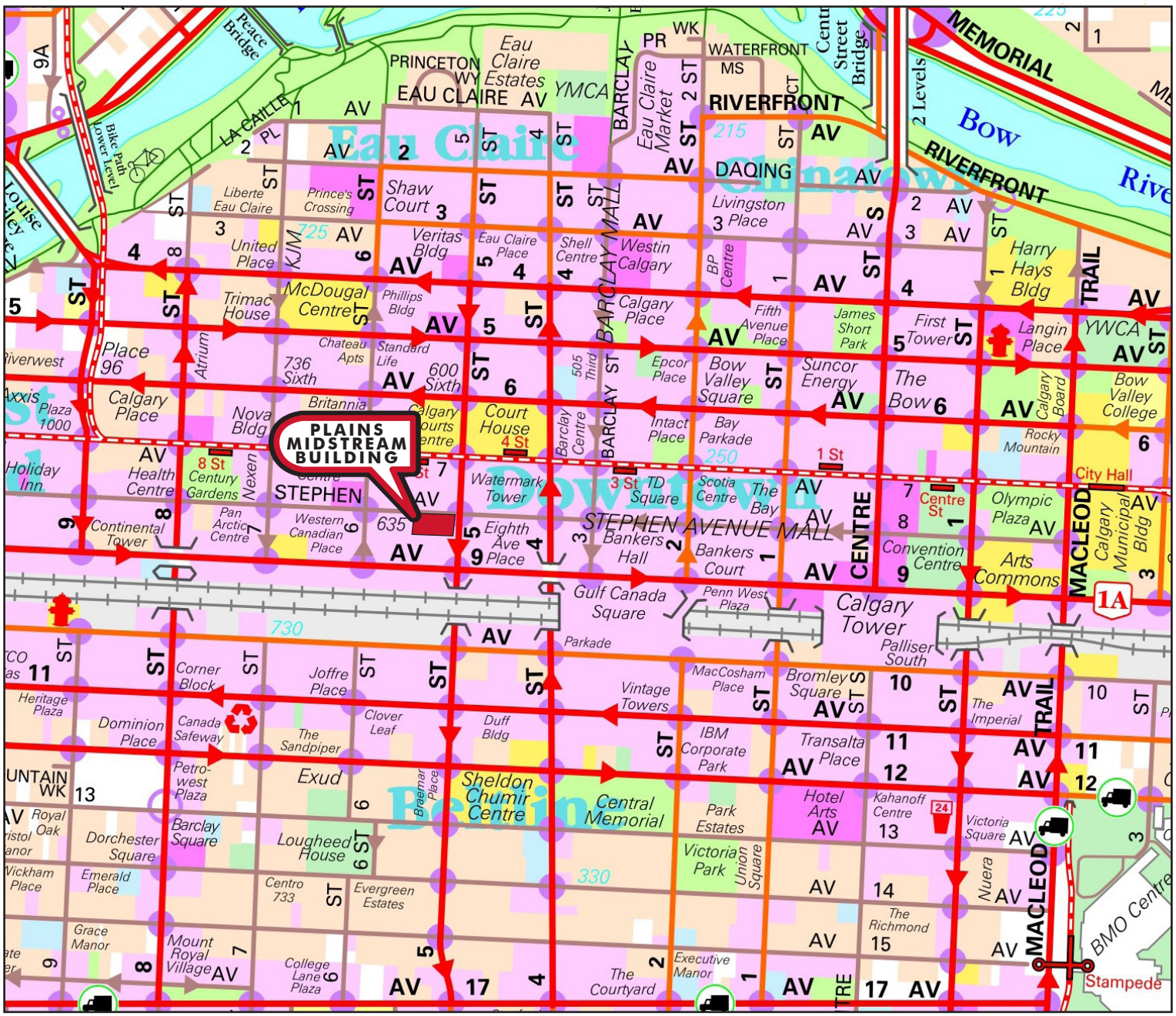
LOCATION MAP:



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