



Atrium I



**Landlord:** Dundee Canada (GP) Inc.  
**Year Built:** 1974  
**Municipal Address:** 839 5 Avenue SW  
 Calgary, Alberta  
**Total Size of Building:** 109,310 square feet  
**Number of Floors:** 9  
**Retail Tenants:** Starbucks, Postnet  
**Anchor Office Tenants:** Gemini Engineering and Bissett Resources  
**Office Occupancy:** Fully Leased

## RETAIL LOCATION FOR LEASE

### Main Floor

Unit 180 5,505 square feet  
 Unit 120 1,571 square feet

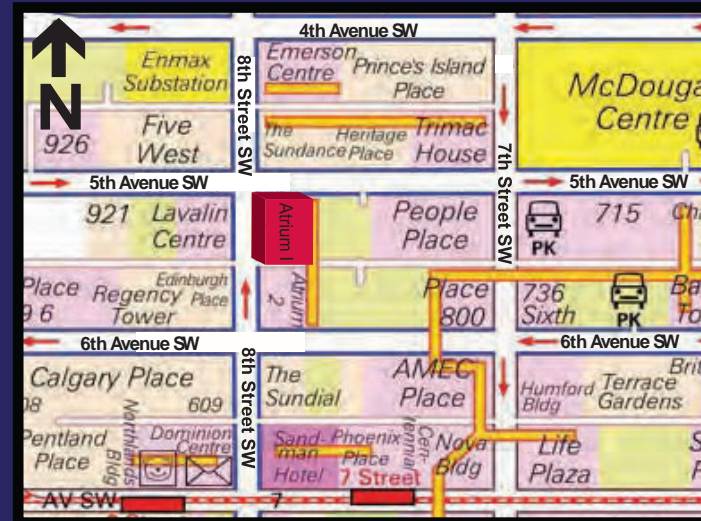
### Financial Information (2012)

#### Restaurant Space

Operating Costs: \$9.14 PSF  
 Property Tax: \$3.32 PSF  
 Total: (excluding utilities) \$12.46 PSF

#### Non-Restaurant Space

Operating Costs: \$12.21 PSF  
 Property Tax: \$3.32 PSF  
 Total: \$15.53 PSF



## COMMENTS

- Fantastic downtown Calgary restaurant opportunity located on 5th Avenue SW
- Premises has both interior and exterior access as well as excellent signage facing 5th Avenue
- Small patio available for the tenant's use at no charge
- Seeking a strong restaurateur to take over this location

# MAIN FLOOR PLAN

