

# CPA LANDS

Calgary, Alberta, Canada

Mixed Use  
Retail / Residential

Civic Address: 428 - 6 Avenue SE  
Legal Address: Lot 2 - 39, Block 34, Plan C  
Lot Area: 118,175 sf



## FINANCIAL TERMS

Basic Rent:	Negotiable
Operating Costs & Taxes:	\$15.00 psf
TI Allowance:	\$30 psf
Occupancy:	2012

## TOWER 1

20 Storeys:	400,000 sf
Typical Floorplate:	23,000 sf

## TOWER 2

15 Storeys:	280,000 sf
Typical Floorplate:	23,000 sf

## RETAIL / SERVICE PODIUM

3 levels:	200,000 sf
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- Full block development site.
- High profile exposure in the East Village.
- Close proximity to City Hall, Harry Hays Building and planned U of C downtown campus.
- The lands are adjacent to the expansion and redevelopment of Bow Valley College.
- Mixed use site with Eastern portion to be developed as residential.

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