

FOR LEASE

OFFICE & RETAIL OPPORTUNITY

## TOUCHSTONE CORPORATE CENTRE

222 58TH AVENUE SW  
CALGARY, ALBERTA



### FEATURES

- EXCELLENT CENTRAL LOCATION, WITH EASY ACCESS TO MACLEOD, BLACKFOOT, GLENMORE
- WALKING DISTANCE TO CHINOOK CENTRE AND LRT
- UPGRADED MAIN LOBBY AND COMMON AREAS

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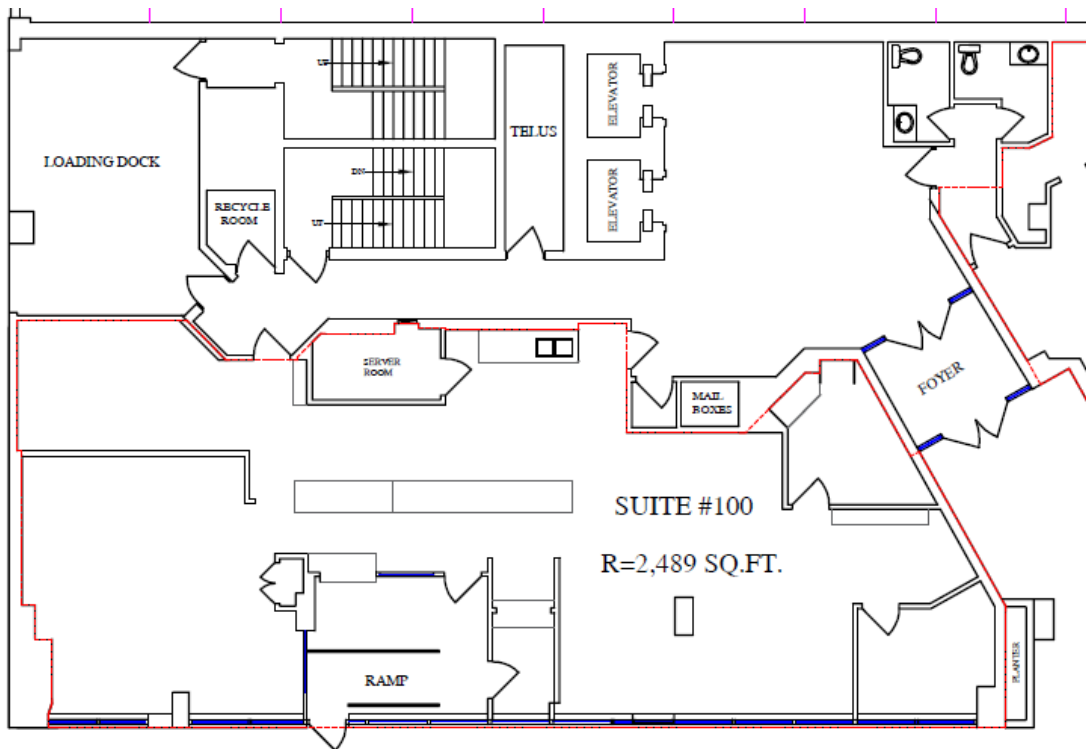
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## Suite 100 2,489 sf

- OFFICE/RETAIL OPPORTUNITY
- CURRENT PHARMACEUTICAL USE
- OPPORTUNITIES FOR EXPOSURE ON 58TH AVENUE
- PRIVATE ENTRANCE OFF STREET



### PROPERTY INFORMATION

- MARKET NET RENT
- ADDITIONAL RENT: \$14.33 PSF (2021), PLUS MANAGEMENT FEE
- AVAILABLE IMMEDIATELY
- FLEXIBLE TERM LENGTH
  
- YEAR BUILT: 1981, UPGRADED IN 2013
- ZONING: C-COR 2
- BUILDING AREA: 45,942 SF
- PARKING: 1 STALL PER 621 SF - \$150/MONTH SURFACE, \$210/MONTH UNDERGROUND

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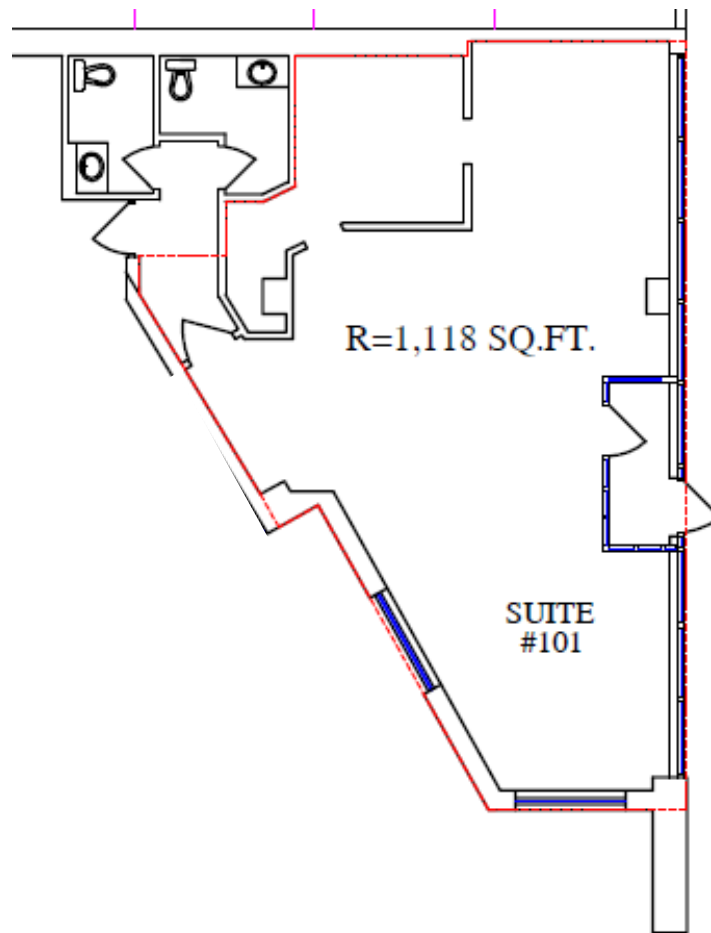
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## Suite 101 1,118 sf

- RETAIL OPPORTUNITY
- FORMER CAFE SPACE
- SEPARATE ENTRANCE OFF 2ND STREET
- FIXTURED WITH KITCHEN AND SEATING
- SECURE WASHROOMS



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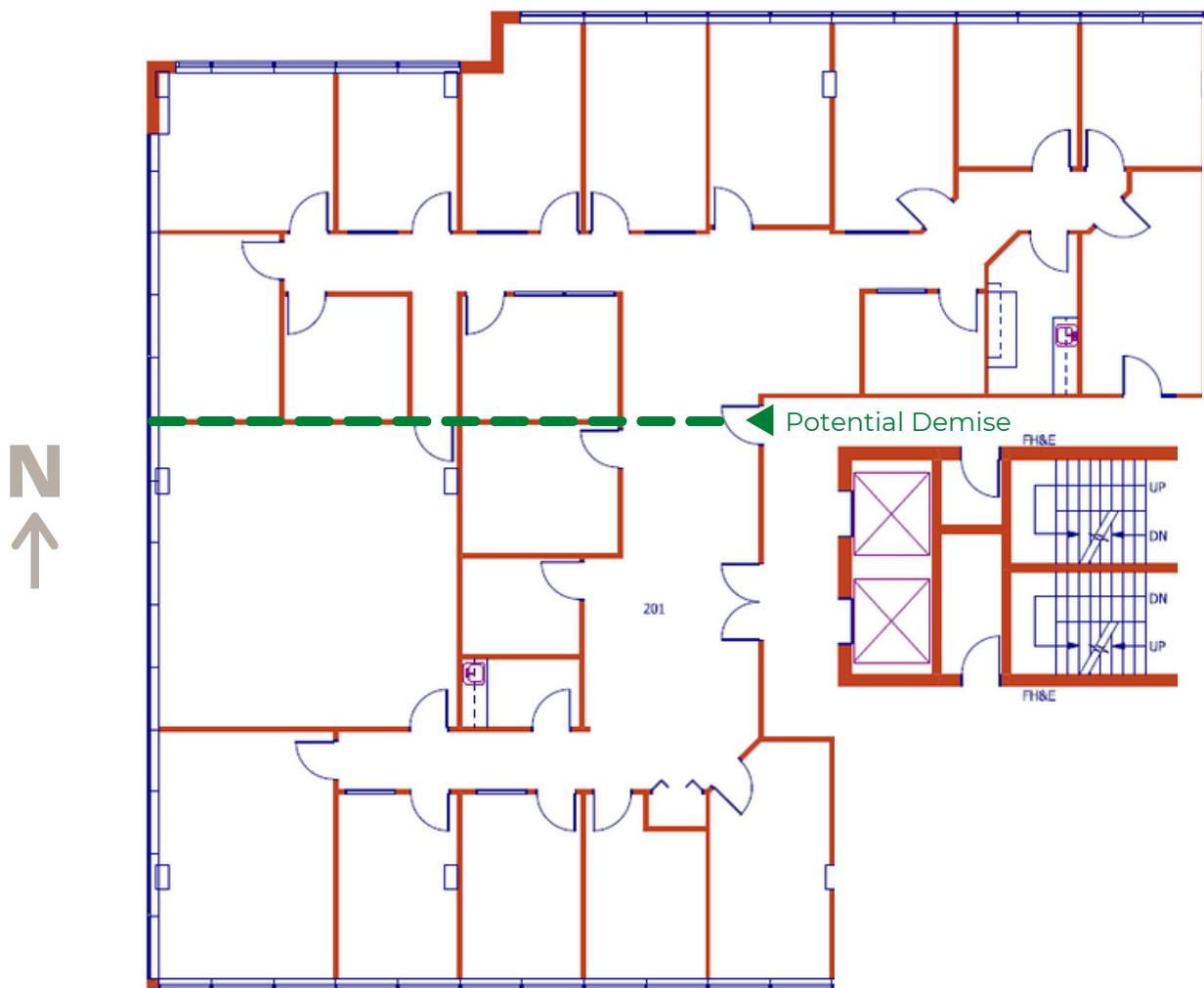
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## Suite 201

5,750 sf

- ELEVATOR EXPOSURE
- OFFICE INTENSIVE LAYOUT
- SPACE CAN BE DEMISED TO ACCOMMODATE SMALLER REQUIREMENTS
- MULTIPLE COFFEE STATIONS
- EXCELLENT NATURAL LIGHT



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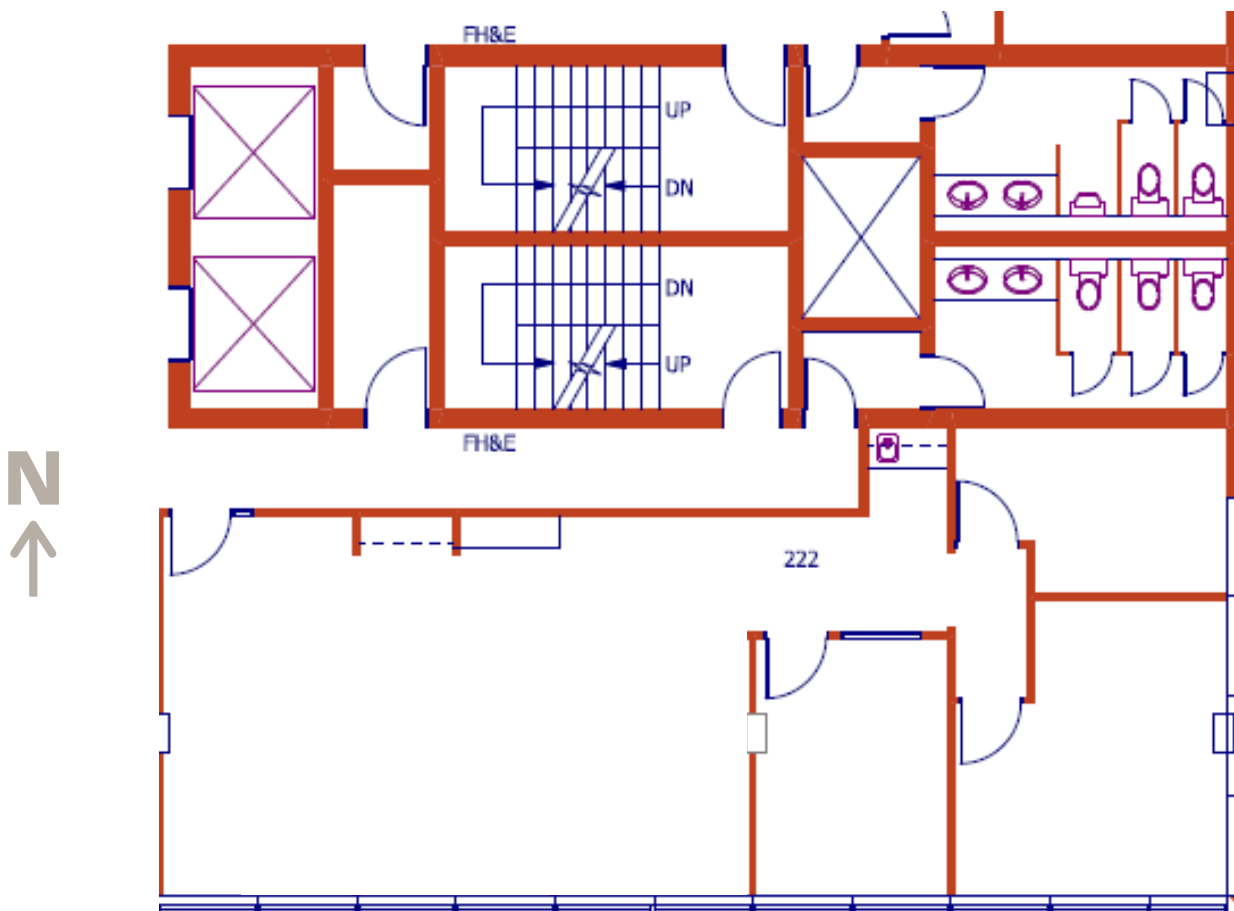
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## Suite 222

1,581 sf

- OFFICE INTENSIVE LAYOUT
- ENTRY DOOR JUST OFF ELEVATORS
- EFFICIENT SUITE
- EXCELLENT NATURAL LIGHT



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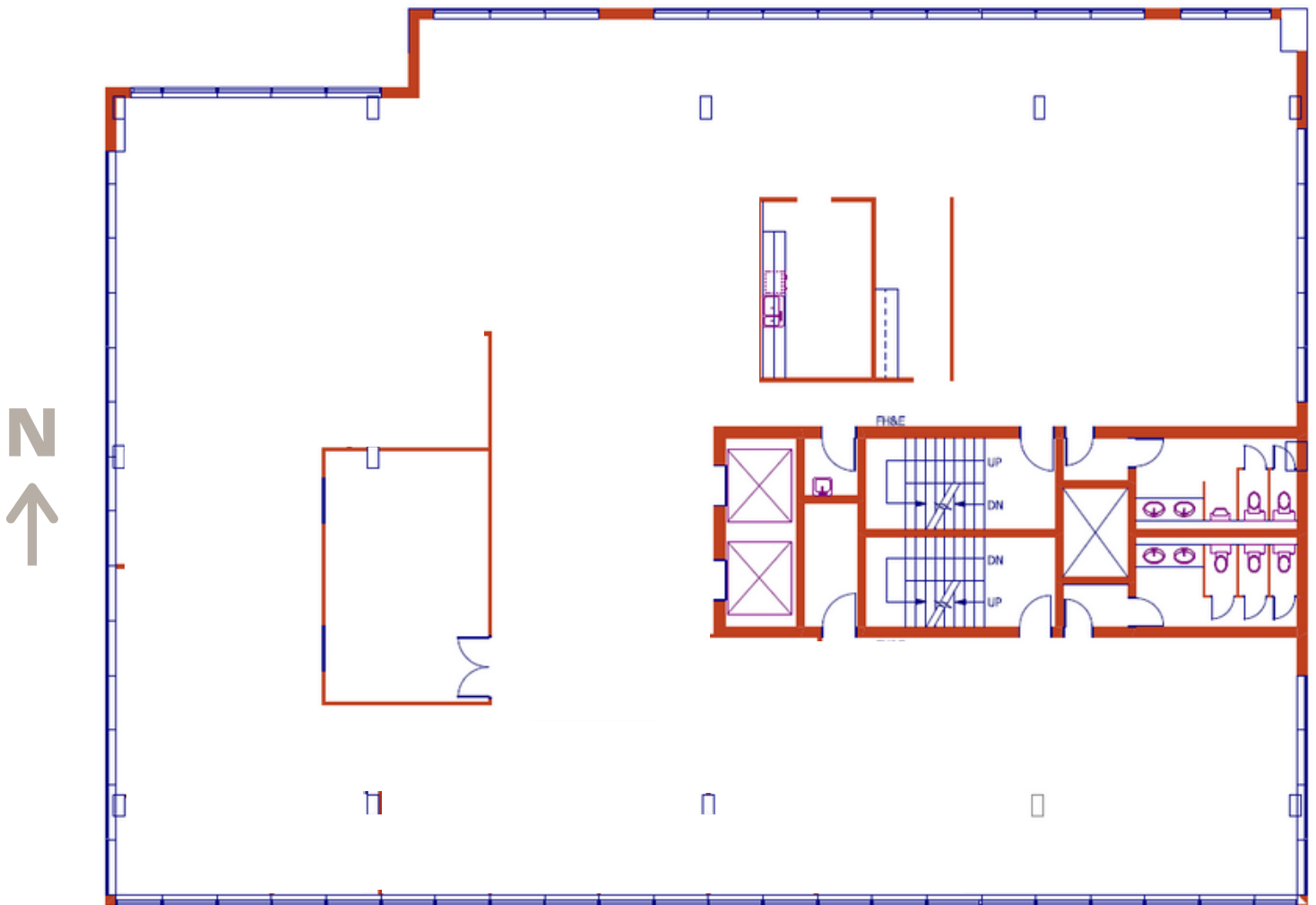
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## Suite 400 8,377 SF

- FULL FLOOR - DEMISING OPTIONS AVAILABLE
- UPDATED FINISHES
- MOVE-IN READY, OPEN PLAN
- EXCELLENT NATURAL LIGHT



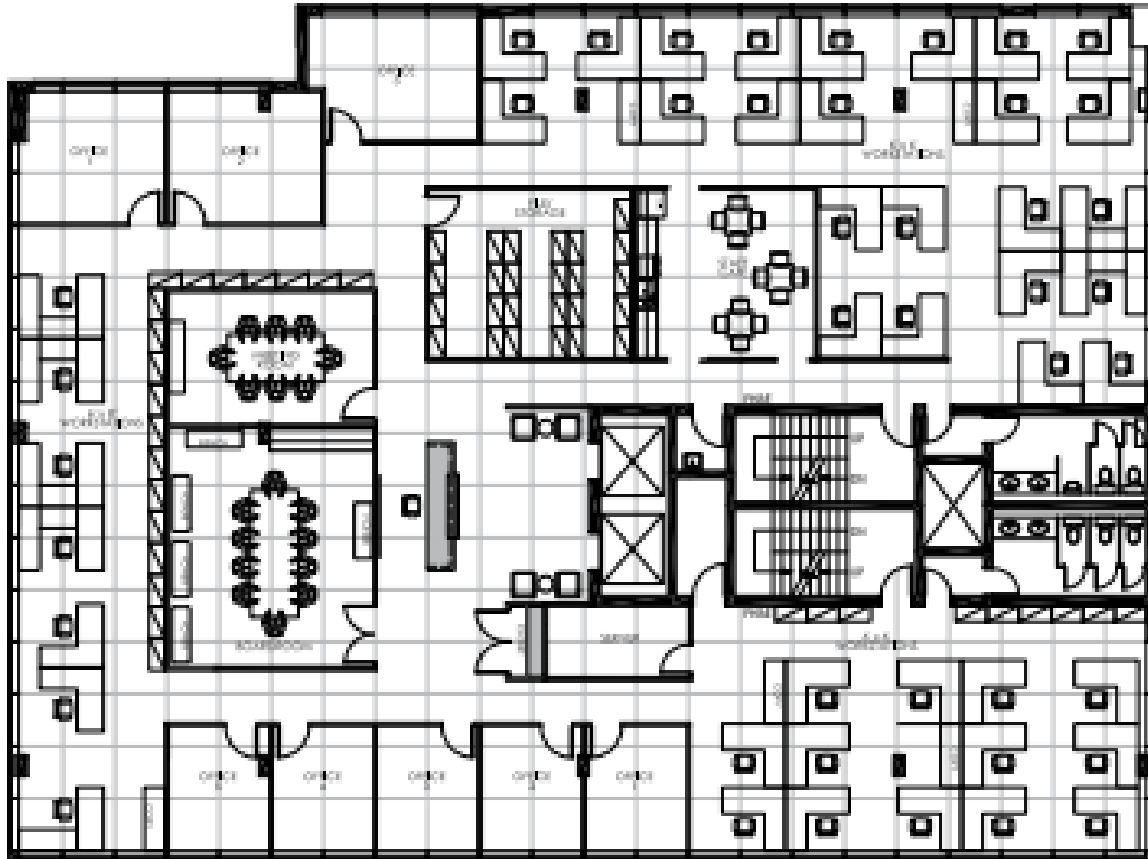
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## Suite 400 Sample Layout



- 8 OFFICES
- 44 WORKSTATIONS



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## DEMOGRAPHICS

- 164,897 POPULATION WITHIN 5 KM
- AVERAGE HOUSEHOLD INCOME \$150,441
- 77,889 HOUSEHOLDS WITHIN 5 KM
- MEDIAN AGE 37.9
- TWO WAY TRAFFIC COUNT ON 58TH AVE ~9,000 VEHICLES/DAY



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