

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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PROPERTY INFORMATION

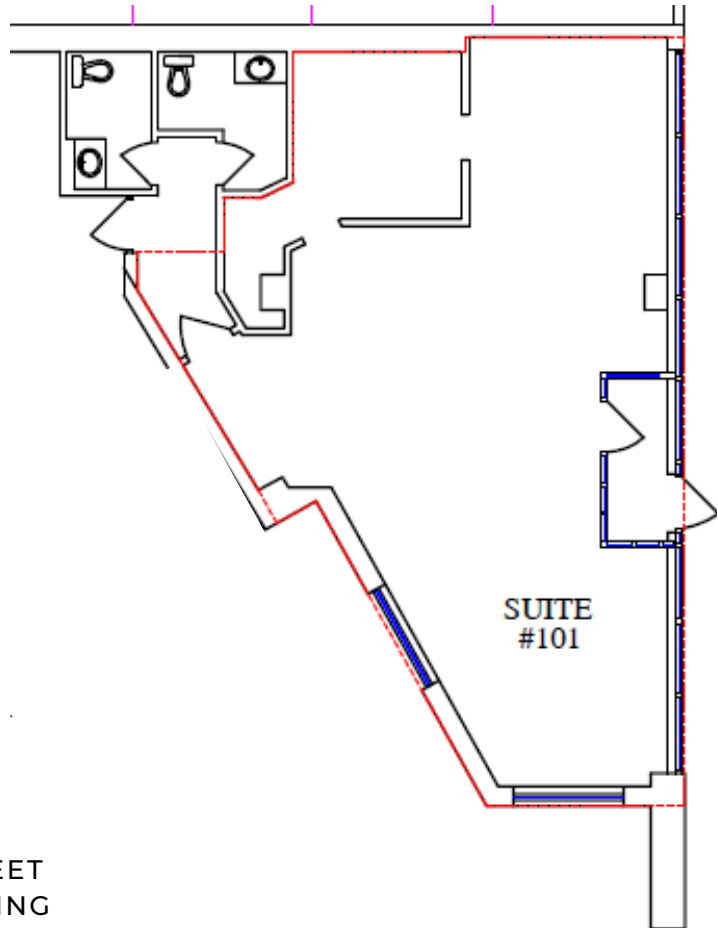
- MARKET NET RENT
- ADDITIONAL RENT: \$13.99 PSF (2022), PLUS MANAGEMENT FEE
- AVAILABLE IMMEDIATELY
- FLEXIBLE TERM LENGTH

- YEAR BUILT: 1981, UPGRADED IN 2013
- ZONING: C-COR 2
- BUILDING AREA: 45,942 SF
- PARKING: 1 STALL PER 621 SF - MARKET PARKING RATES - CALL FOR DETAILS!

Suite 101 1,264 sf



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



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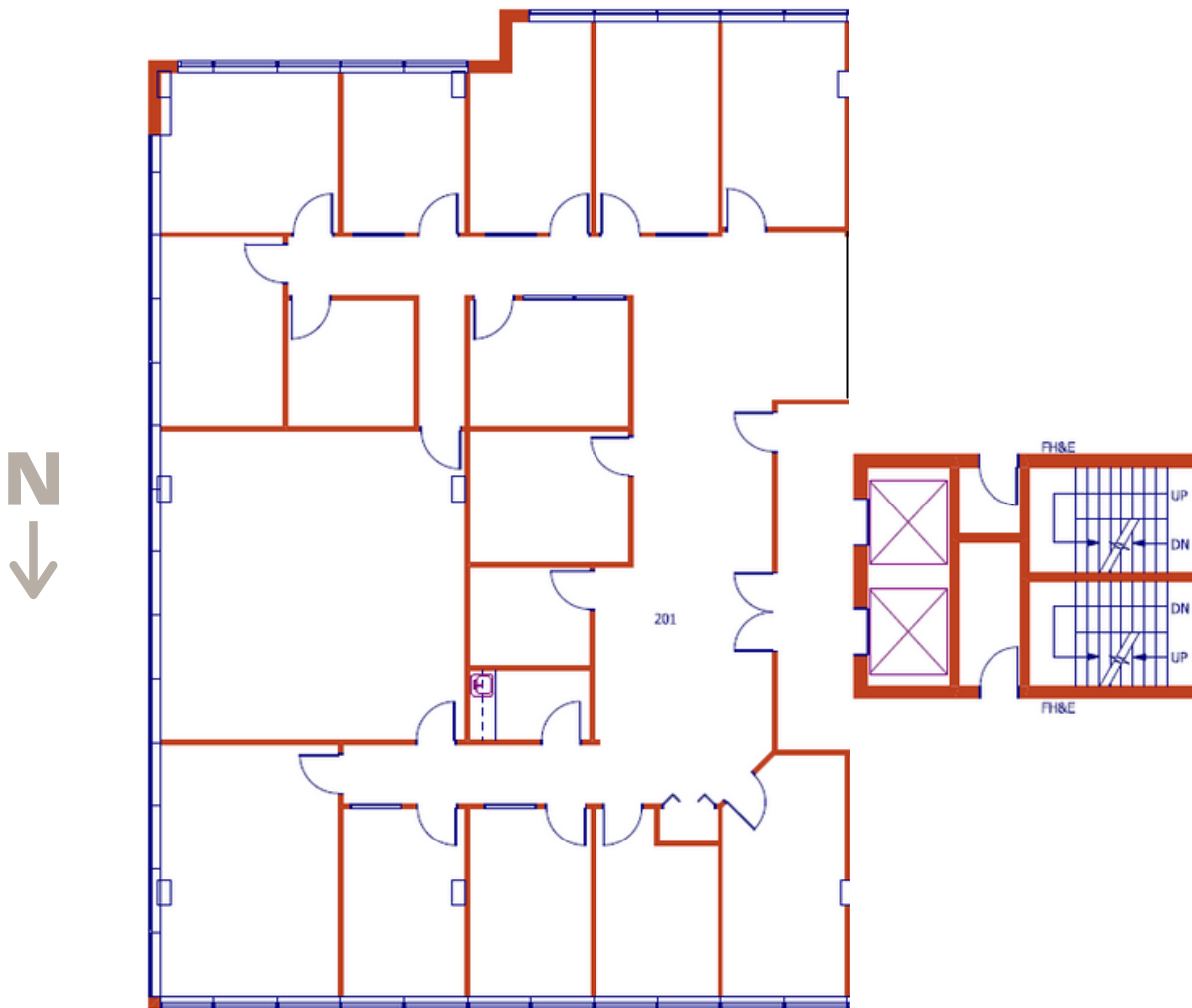
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Suite 201

4,678 sf

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



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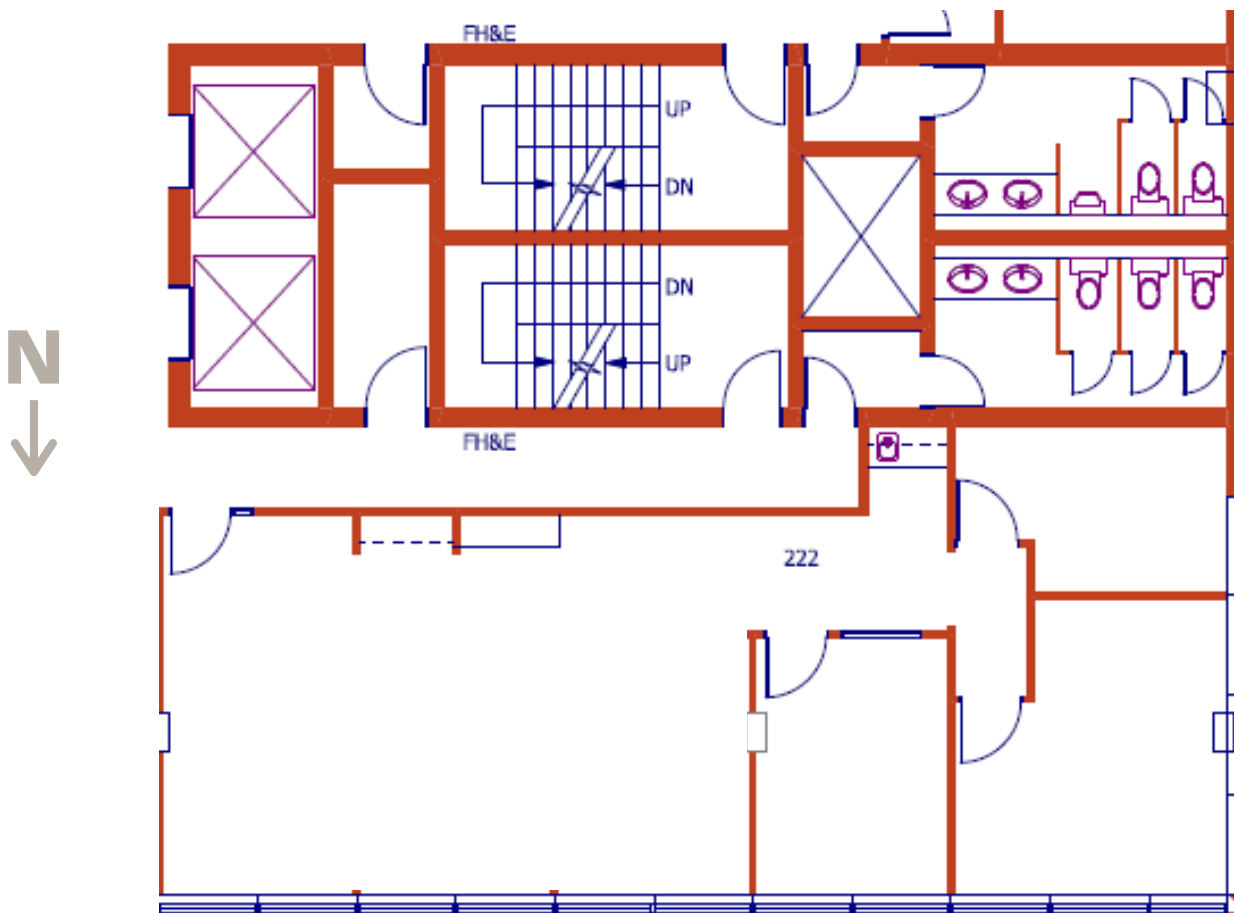
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Suite 222

1,581 sf

- OFFICE/OPEN LAYOUT
- ENTRY DOOR JUST OFF ELEVATORS
- EFFICIENT SUITE
- EXCELLENT NATURAL LIGHT
- SHOW SUITE COMPLETE



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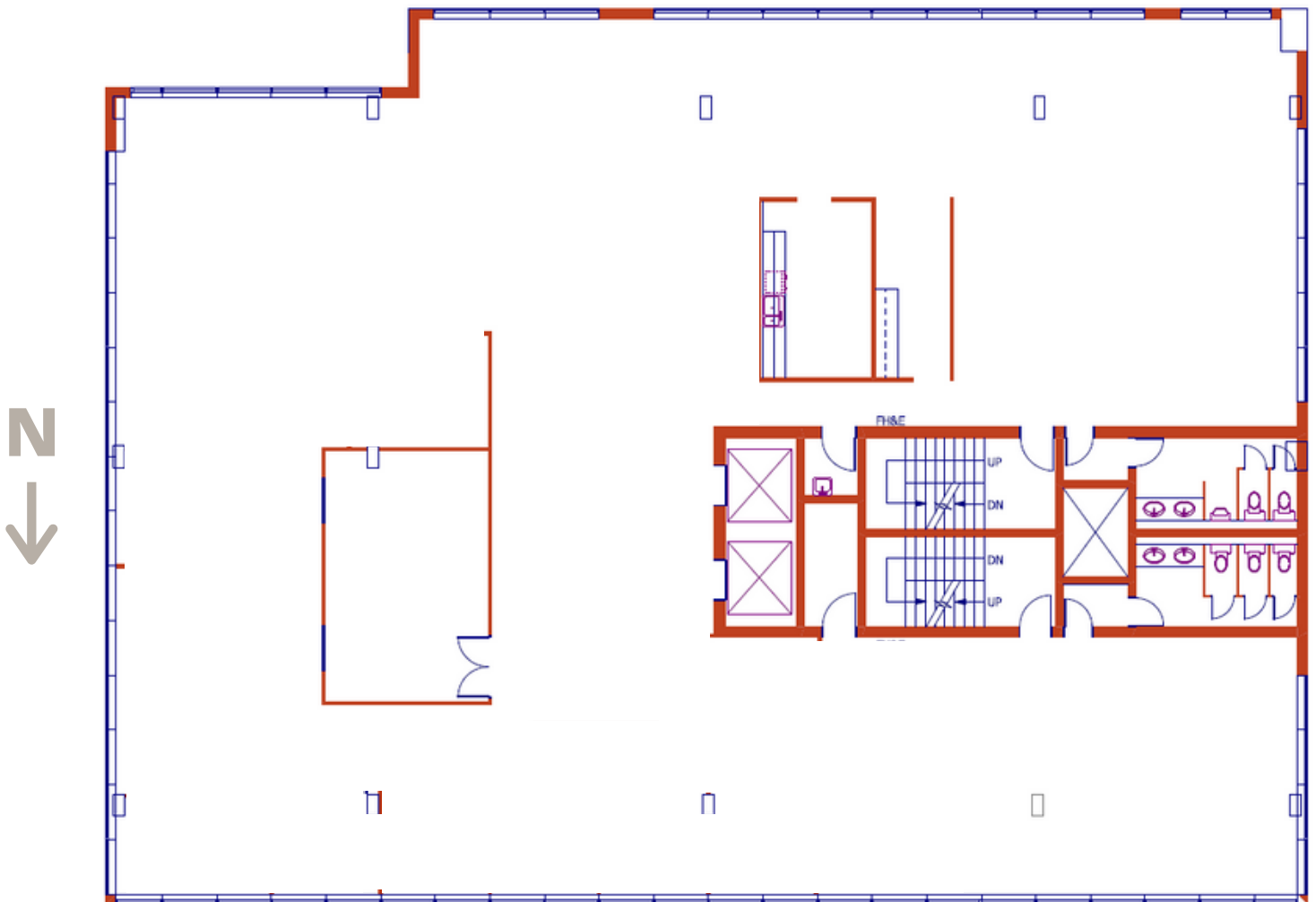
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Suite 400

8,365 SF

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

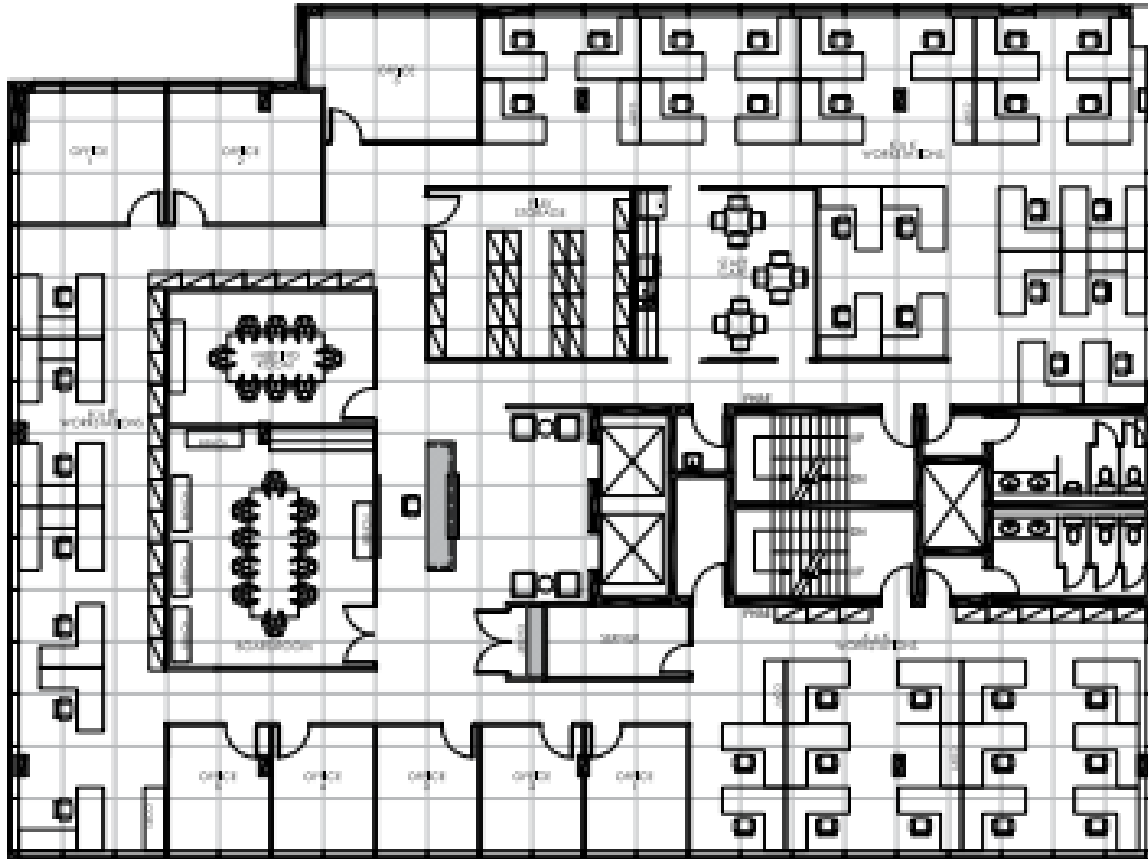


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Suite 400 Sample Layout



- 8 OFFICES
- 44 WORKSTATIONS



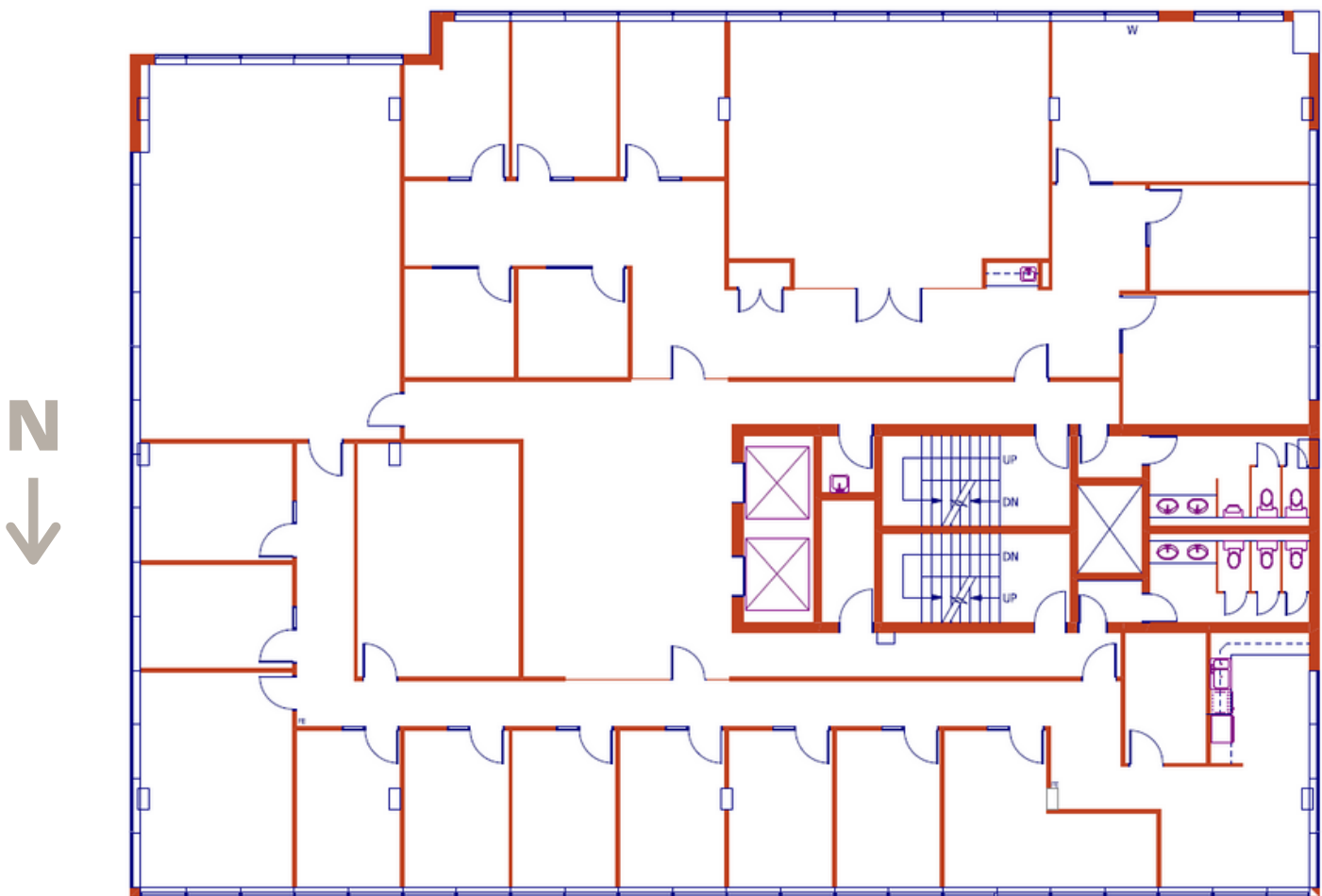
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Suite 500 8,526 SF

- FULL FLOOR - DEMISING OPTIONS AVAILABLE
- OFFICE INTENSIVE WITH LARGE MEETING SPACES
- EXCELLENT NATURAL LIGHT



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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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