

**RETAIL GALLERY AT
HOTEL ARTS**

119 12th Avenue SW
Calgary , Alberta

The tremendous success of the opening of Hotel Arts (www.hotelarts.com) in Calgary's beltline district has become the catalyst for the first phase of a 80,000 square foot expansion which will include approximately 24,000 square feet of retail space below two levels of office called The Retail Gallery at Hotel Arts.

JEFF ROBSON, jrobson@torode.com
[403] 355-6000 www.torode.com

TORODE REALTY ADVISORS LTD
second floor, 215 12th avenue se, calgary, ab, t2g 1a2
PHONE: [403] 355-6000 FAX: [403] 355-6006

FOR LEASE

TORODE Realty Advisors Ltd.



LOCATION

The development fronts onto 1st Street and 13th Avenue SW. It is ideally located next to the already known boutique-style Hotel Arts, Starbucks, HedKandi Salon, Blokes, and Boutique Inc. store selling designer clothing have already commenced fixturing. There is strong interest from high-end service users such as a spa and numerous fashion tenants to keep with the theme already developing along 1st Street S.W.

Currently there are two larger and well established high-end stores as anchors on the street, including one immediately adjacent to the site. The Retail space will have 12 foot ceilings with glazed storefronts of 10 feet in height. The 13th Avenue side will be primarily service uses including a hair salon and spa. Within walking distance are a number of residential towers nearing completion.



RETAIL GALLERY AT HOTEL ARTS

119 12th Avenue SW
Calgary, Alberta

RETAIL:

23,780 usable square feet of Retail
(main level)

OFFICE:

55,000 rentable square feet of office
(second and third level) – FULLY LEASED

WITHIN 1KM RADIUS:

5347 condo units within next 5 years.
36.8 M square feet of office within next
5 years.

DESIGN FEATURES INCLUDE:

12' ceilings, 10' glazing, 25' of clear
space between columns, Retail units
are "framed" with a 2-storey exterior
element creating a strong visual
presence.

www.hotelarts.ca

HOTEL ARTS LOCATION



TORODE Realty Advisors Ltd.

JEFF ROBSON, jrobson@torode.com

[403] 355-6000 www.torode.com

- Union Square**
North Tower, 163 units
South Tower, 177 units
- Chocolate**
165 units
- Colours**
208 units
- Gallery at Hotel Arts**
80,000 sf of commercial
- Hotel Arts**
184 rooms
- Condo Arts**
280 units
- Sasso & Vetro**
200 units
302 units
- Nuera**
Tower 1, 231 units
Tower 2, 231 units
- Giffels Exchange**
Mixed use project
(residential, hotel, retail)
- Sky Tower**
220 units
60,000 sf commercial
- Keynote**
Tower 1, 177 units
Tower 2, 248 units
260,000 sf commercial
- West ArriVa**
Mixed use project (hotel,
office, retail)
- ArriVa**
600 units
59,000 sf commercial



FLOOR PLAN

