



## FOR LEASE

### Municipal Building Triangle Space

Exciting opportunity to introduce a concept in the downtown core like a doggy daycare, spa & wellness centre, specialty tea shop, grab-and-go food service, art gallery and flower or plant shop, or bike shop & rentals.

**COMMUNITY**  
Downtown  
commercial core

**LEASE AREA**  
Approximately 2,850 sq. ft.  
(Levels 1 and 2)

**ADDRESS**  
800 Macleod TR SE

**PROPERTY TYPE**  
Commercial

**LAND USE**  
CR20-C20/R20

### Property highlights

- Unique glass building offering lots of light and character for a vibrant lifestyle concept
- In the vicinity of popular downtown destinations like Olympic Plaza, City Hall, Arts Commons, Stephen Ave and more
- 2-minute walk to City Hall/Bow Valley College C-Train Station
- Please include materials detailed in *Information Required with Application* section (pg. 4) along with the **Expression of Interest** form
- Open houses by appointment only (**no drop-in viewing permitted**):  
**Jan 7, 2025, 12 to 4 p.m.**  
**Jan 8, 2025, 9 a.m. to 4 p.m.**

### Financial info

#### Market rates

Payable monthly in advance

**SUBMISSION DATE OPEN:**  
December 16, 2024

**SUBMISSION DATE CLOSED:**  
March 31, 2025 at  
11:59 p.m. MST

## Background:

The one and a half-storey triangle space is connected to the Calgary Municipal Building and is a City-owned asset with prominent visibility on the west side of the iconic blue glass triangular building. The property is located on the corner of Macleod Trail SE and 9th Avenue SE in Calgary's downtown core, and is adjacent to Arts Commons and Calgary Olympic Plaza in downtown Calgary. The property is currently occupied on a month-to-month basis that will end before commencement of a new lease with the successful proponent to this EOI.

This prime location is within the vicinity of popular downtown destinations like Calgary City Hall, Olympic Plaza, Stephen Avenue, Bow Tower, Arts Commons, Glenbow Museum, Central Library, East Village, the Riverwalk.

## Project vision:

The triangle space presents an excellent opportunity to add vibrancy to Calgary's downtown core. The unique character, quality, identity, and scale of the building, coupled with its prime location, results in a solid potential for adaptive re-use. Re-purposing this building for lifestyle, arts and culture or food and beverage-based uses will create a new iconic destination. This project will support and enhance Calgary's vibrant downtown, contributing to how all Calgarians think, feel, and experience our city and Calgary's City Hall.

Our vision is for a lifestyle amenity with complementary commercial components. We are seeking proponents that demonstrate a fiscally sustainable operating model. We encourage partnerships and collaborations between private market uses and/or arts and culture organizations.

The City is seeking a proponent to create a "destination" that will be active most times of the day that will provide opportunities for enjoying the amenity.

## Project goals:

- Introduce a new downtown amenity, with a possible lifestyle concept, such as (not limited to) a doggy daycare facility, grab-and-go food concept, bubble tea concept, spa & wellness centre, or a bicycle shop.
- Improve the area's vibrancy and connectivity through site activation.
- Build social and economic resiliency downtown.
- Attract private sector investment and diversification.
- Fulfill a vibrant space commitment in alignment with Council's intention for Calgary's Greater Downtown Plan.
- Provide opportunities to live, shop, learn, work, eat and play in Greater Downtown.

## Property information:

- Gross Floor Area for Level 1: Approximately 148.7 m<sup>2</sup> (1,601 SF)
- Gross Floor Area for Level 2: Approximately 116 m<sup>2</sup> (1,249 SF)
- Basement Floor Area: Approximately 85.2 m<sup>2</sup> (917 SF)
- Year of Construction: 1985
- Description: The space has undergone renovations in various areas. Levels 1 and 2 are encased in expansive glass windows, flooding the space with natural light. The basement features a dedicated staff area complete with washrooms.

## Intended use concepts:

- **Doggy Daycare**
  - Facility with opportunities to incorporate dog grooming services, retail products, and event space for dog socialization
- **Spa & Wellness / Aesthetic salon**
  - Spa & Wellness centre or aesthetic salon
- **Grab & Go Food Service**
  - Grab-and-go food concept
- **Specialty Tea Shop**
  - Bubble tea, Tea house, Kombucha or Juice bar
- **Art Gallery / Plant or Flower shop**
  - Mix of retail at-grade and art gallery use; can be integrated with partnerships and collaborations
- **Bicycle concept**
  - Recreational opportunity for a bicycle repair and rental concept
- **Others**
  - A combination of listed uses or other concepts not listed above

## Calgary's Greater Downtown Plan:

In 2021, City Council approved the Calgary's Greater Downtown Plan that sets out the future vision and strategic moves to support the reinvention of Greater Downtown. The Plan takes a co-ordinated approach to working across neighbourhood boundaries. This leverages the connections and shared assets to help city-builders, decision-makers, investors, and citizens understand and realize opportunities for Greater Downtown over the next decade. Realizing the Plan's vision will depend on several factors such as: building on current momentum, strategic investment, multi-party collaboration and flexibility to adjust to changes in the economy, trends, and population.

The following are the principles for Greater Downtown:

- Economic vitality and innovation
- Identity and space
- Opportunity and choice
- Health and wellness
- Social interaction
- The green network and natural environment
- Mobility for all
- Climate mitigation and adaptation
- Quality urban design

## Facility operating costs:

The Property will be leased "as-is." The successful applicant will assume direct responsibility for all taxes, utilities and fees associated with the operation of the building. The successful applicant will also be responsible for the ongoing maintenance and repair of the Property, including improvements required to change the function of the building. There may be a tenant improvement allowance that is subject to negotiation upon the selection of the successful applicant.

Information required with application:

A business case:

General description of your business; years of operation, ownership, organizational structure, corporate vision and/or mission; current business plan and existing locations (if applicable). We are focused on creating vibrancy to Calgary’s downtown core – please express how your proposal will achieve the Project Vision.

Proof of financial stability:

Please describe/include the following:



- Projected Operational Budget
- Projected Capital Budget
- Audited financial statements for the past 3 years, if available
- Bank Statements for all accounts, not more than 30 days old

References:

Include Letters of Support from past and/or present Landlords (subject to alternatives for new enterprises).

The City reserves the right to contact these references without prior notification to the Applicant. The City also reserves the right to contact any previous or current user of the Applicant’s products or services, including The City's own personnel.

Evaluation criteria and weighting:

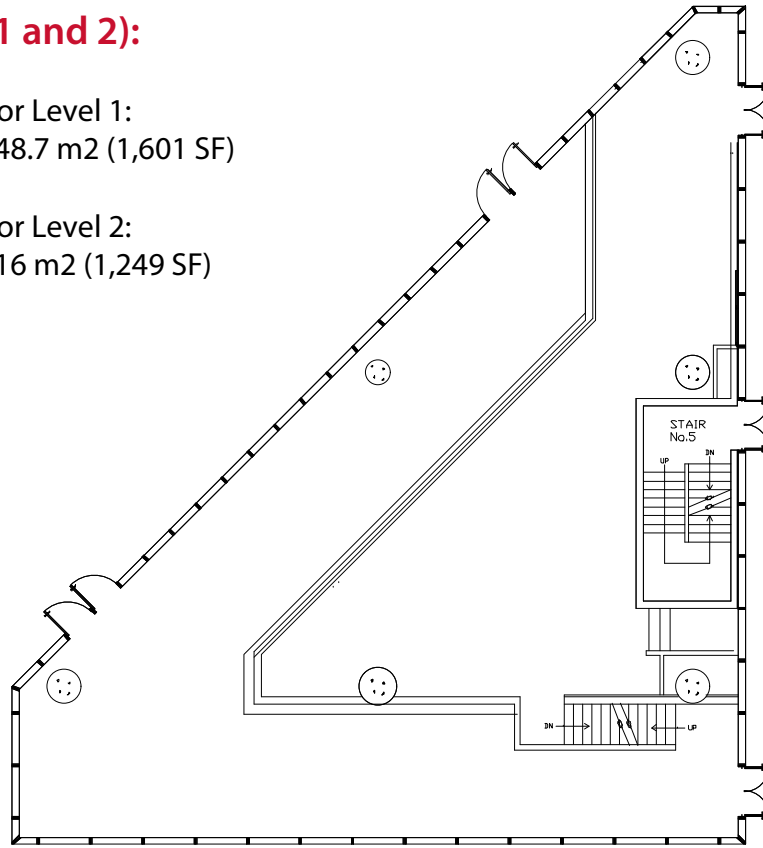
The evaluation committee will ensure compliance with criteria and evaluate and numerically score each EOI. The evaluation will be restricted to the criteria contained in this section.

*Please respond to this Expression of Interest by February 28, 2025*

Criteria	Weighting (subject to change)
Rent	/25
Unique concept	/25
Local business	/10
Business Proposal	/15
Financial Stability/Sustainability	/15
References and Experience	/10
TOTAL:	/100

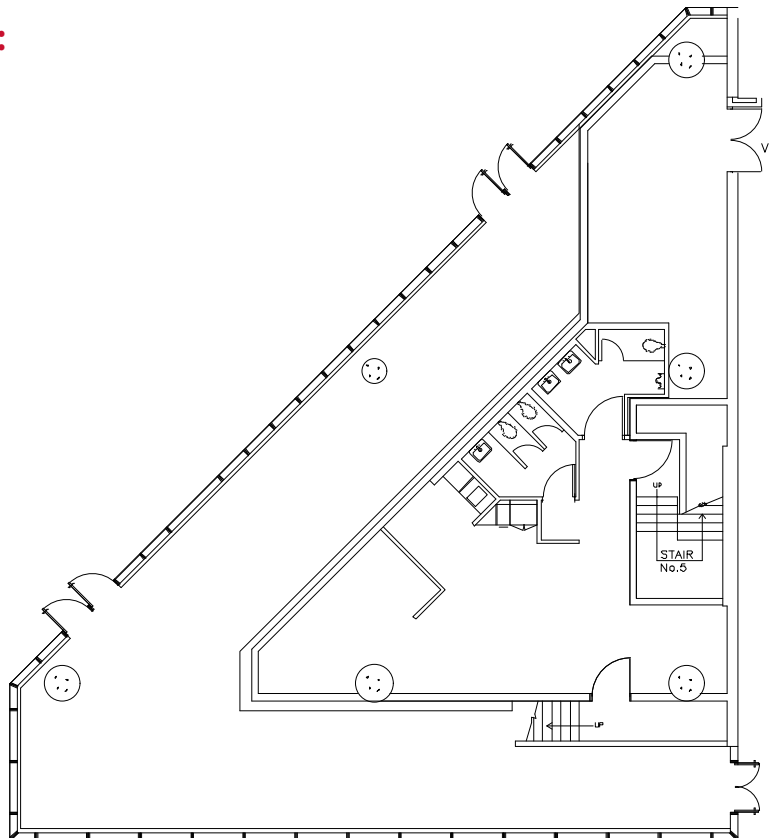
### Floor plan (levels 1 and 2):

- Gross floor area for Level 1:  
Approximately 148.7 m<sup>2</sup> (1,601 SF)
- Gross floor area for Level 2:  
Approximately 116 m<sup>2</sup> (1,249 SF)



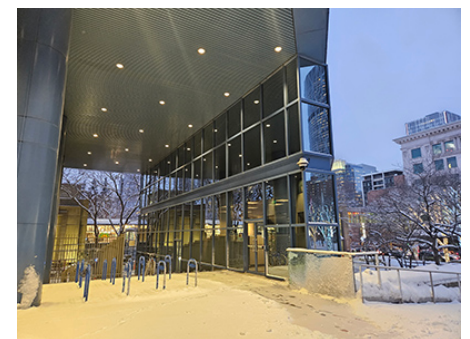
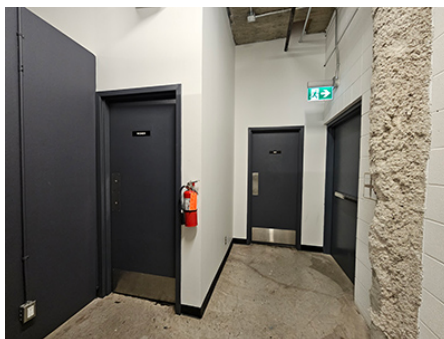
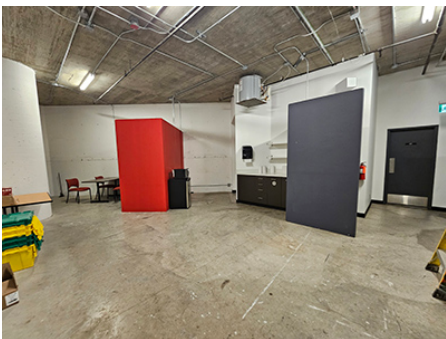
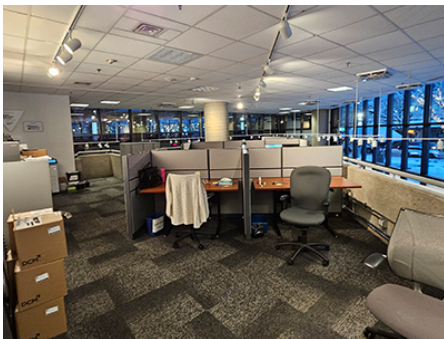
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- Gross floor area for Level 1:  
Approximately 148.7 m<sup>2</sup> (1,601 SF)
- Basement floor area:  
Approximately 85.2 m<sup>2</sup> (917 SF)





## Gallery:



## Contact us



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Agent  
Leasing & Property Management  
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OFFICE 587-892-2643

Submit interest using the  
**Expression of Interest Form**

**City of Calgary Real Estate &  
Development Services**

Administration Building  
3rd Floor (#195) 323 7 Ave S.E.  
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit  
**[calgary.ca/realestate](http://calgary.ca/realestate)**

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