



For Lease

Intact Place

311 & 321 6 Ave SW, Calgary, AB

Available retail spaces: 403 SF, 480 SF,
486 SF, 531 SF, 582 SF

Highly visible Plus 15 and main floor
opportunities available for retail and services



Property overview

- Class A office building with two towers comprising 460,000 SF
- Highly visible Plus 15 and main floor opportunities available for retail, food and beverage, and service businesses
- Centrally located with three connections to adjacent buildings via the Plus 15 network
- 189 stall underground parkade
- Starbucks now open

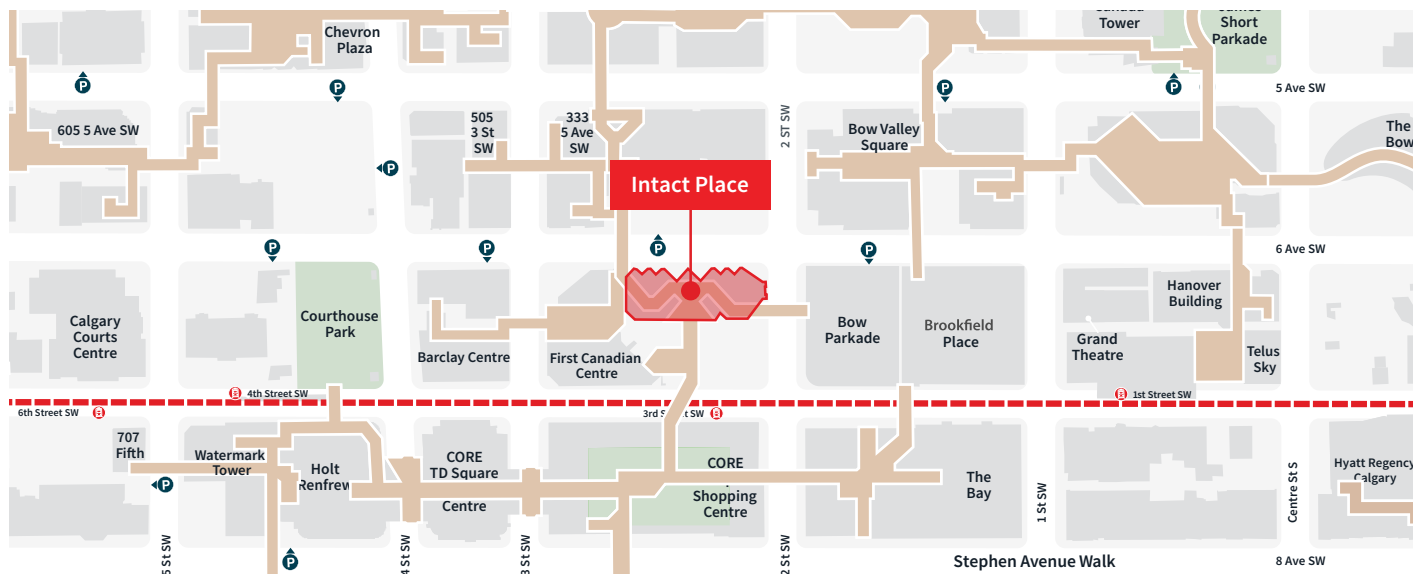
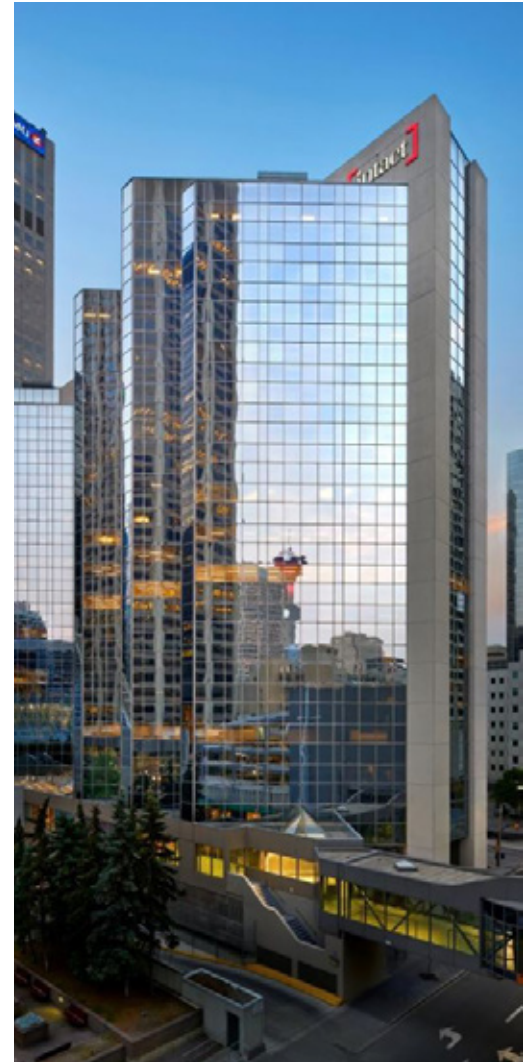
Intact Place Certifications & Awards

- Winner of multiple office building awards, including excellence in sustainability
- LEED Platinum and BOMA Best Gold certified



Property details

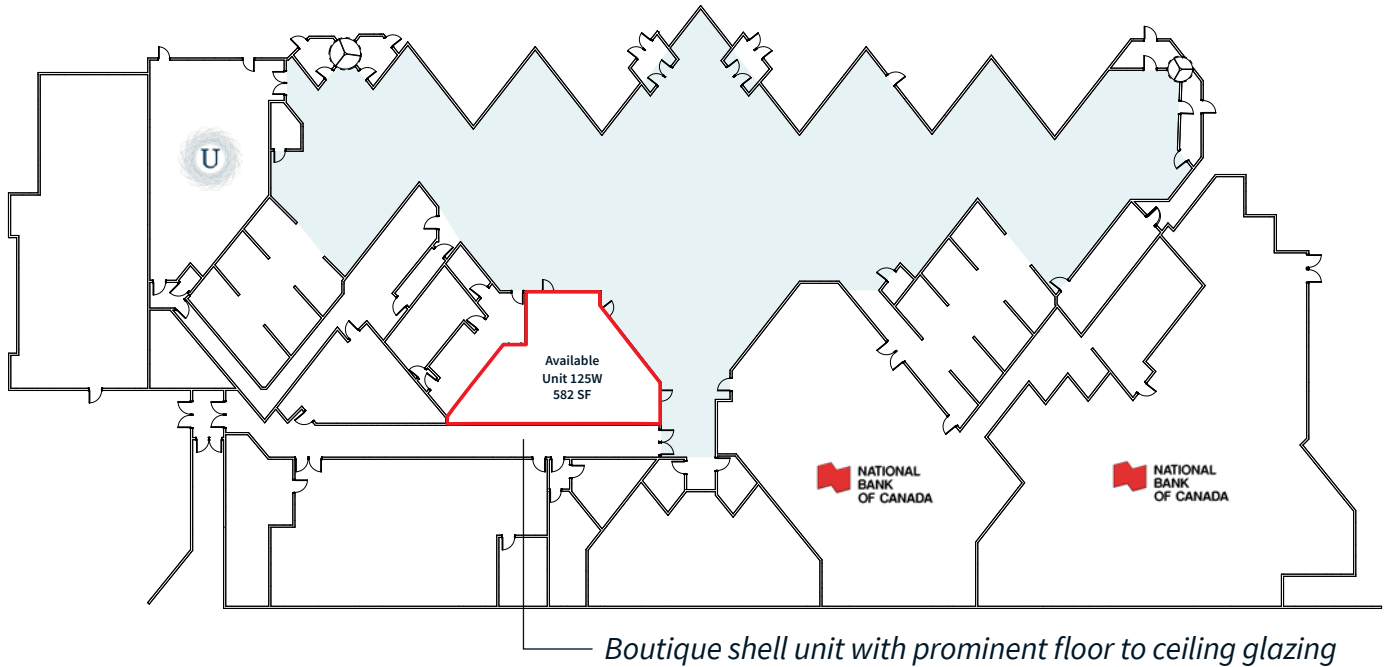
Municipal address	311 & 321 6 Ave SW, Calgary, AB
Available space	Unit 125: 582 SF Unit 208: 486 SF Unit 203: 403 SF Unit 214: 1,110 SF Unit 204: 531 SF
Lease rate (PSF)	Market
Additional rent (PSF)	\$22.00 (Est. 2026)
Available	Immediate
Zoning	CR20 - C20/R20 Commercial - Residential Core
Major Tenants	Intact Insurance, National Bank of Canada, Kelt Exporation
Other Retailers	Starbucks, Brewed Just Right, Tower Cleaners, Energy Plaza Dental, True North Mortgage, INS Market, Alberta Time, Mirabella Alterations, Umberto's Tailors, Terry's Hair, Eisner Professional



Main floor leasing opportunity



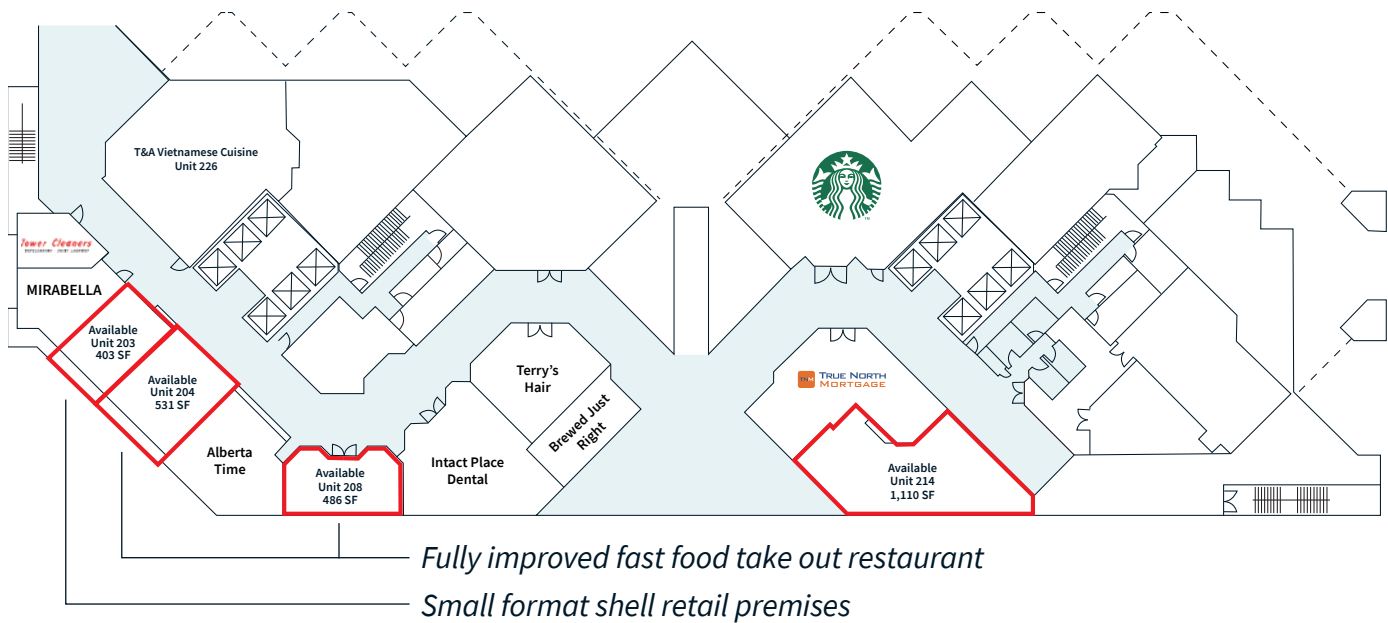
■ Lobby



Second floor leasing opportunities



■ Plus 15 walkway



Main floor

Unit 125 | 582 SF



Second floor





Unit 208 | 486 SF



Unit 226 | 1,432 SF



Area demographics

	1 km	3 km	5 km
 Population	22,677	127,102	222,325
 Households	12,764	66,080	106,426
 Avg. household income	124,319	128,025	137,501
 Median age	36	37	38





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