



For Lease

Intact Place

311 & 321 6 Ave SW, Calgary, AB

Available retail spaces:

403 SF, 486 SF, 582 SF, 1,110 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

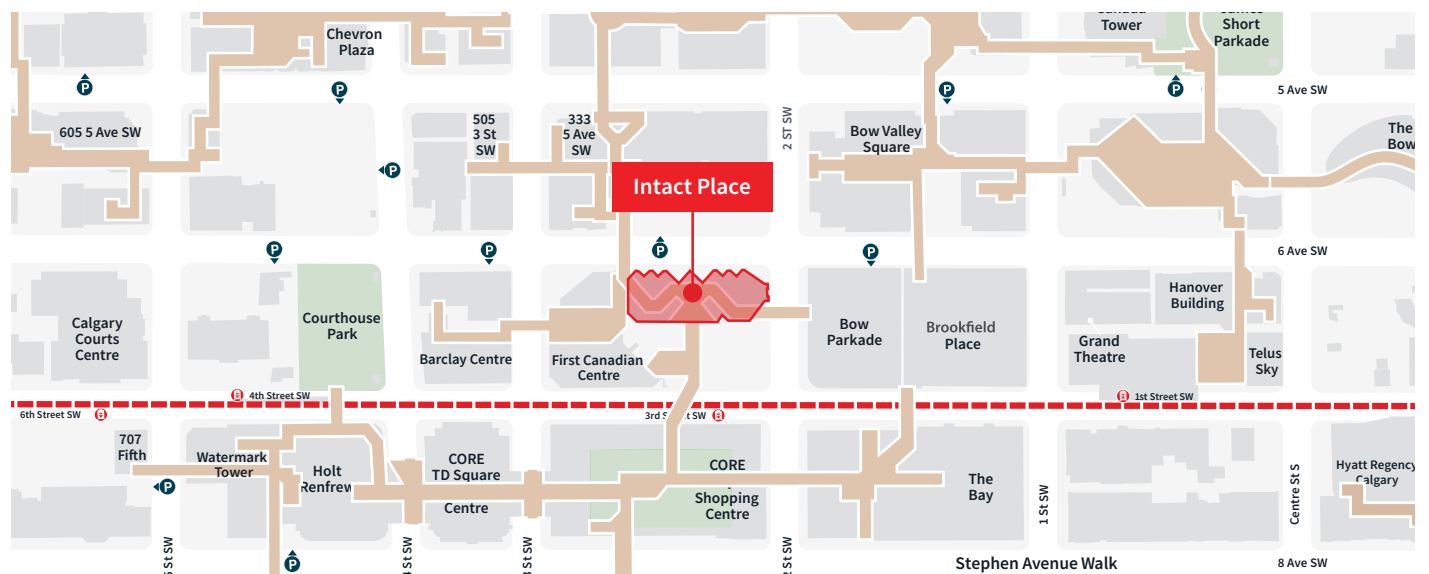
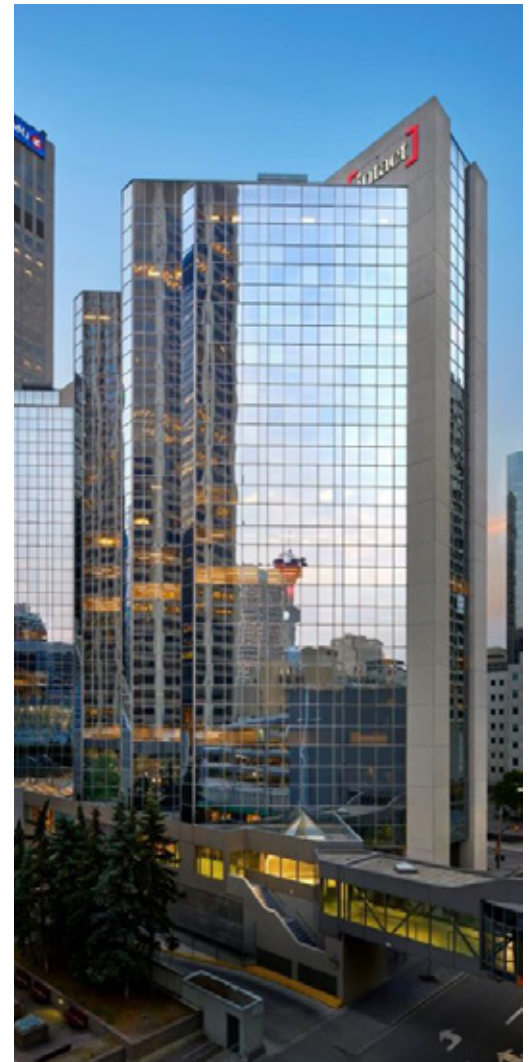
Intact Place Certifications & Awards

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



Property details

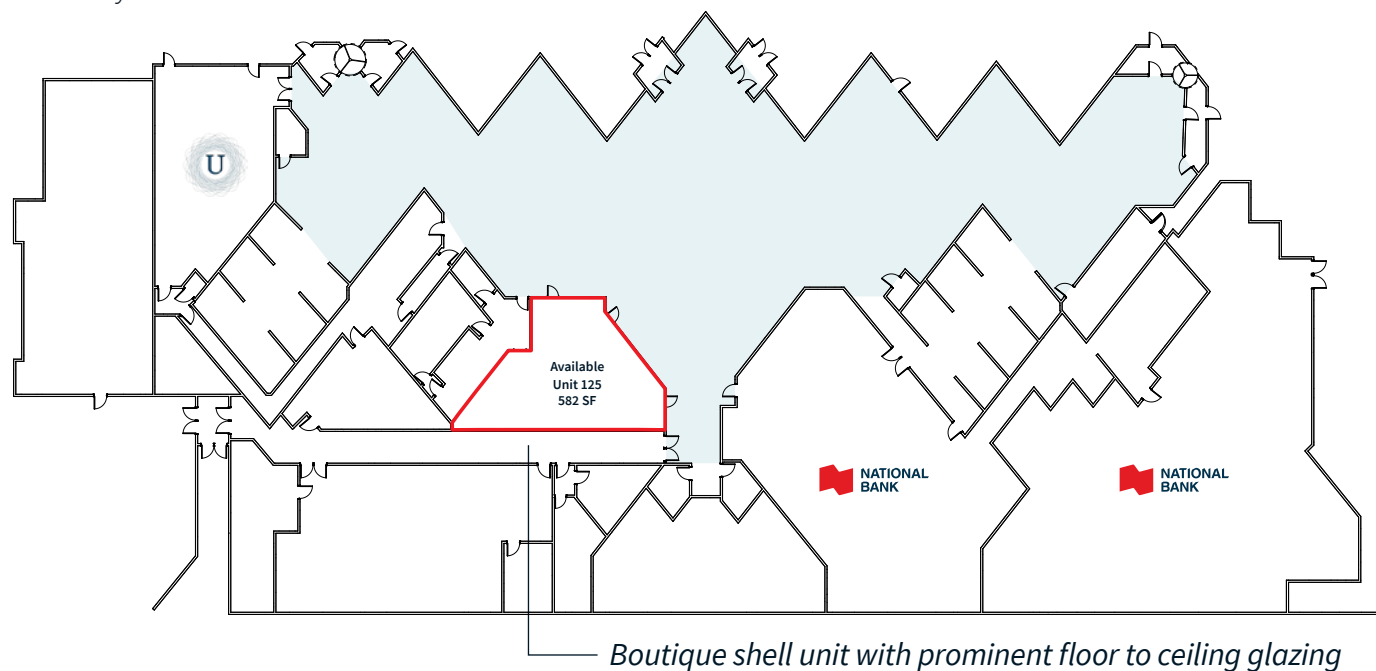
Municipal address	311 & 321 6 Ave SW, Calgary, AB		
Available space	Unit 125: 582 SF	Unit 208: 486 SF	
	Unit 203: 403 SF	Unit 214: 1,110 SF	
Lease rate (PSF)	Market		
Additional rent (PSF)	\$22.00 (Est. 2026)		
Available	Immediate		
Zoning	CR20 - C20/R20 Commercial - Residential Core		
Major Tenants	Intact Insurance, National Bank of Canada, Kelt Exploration		
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



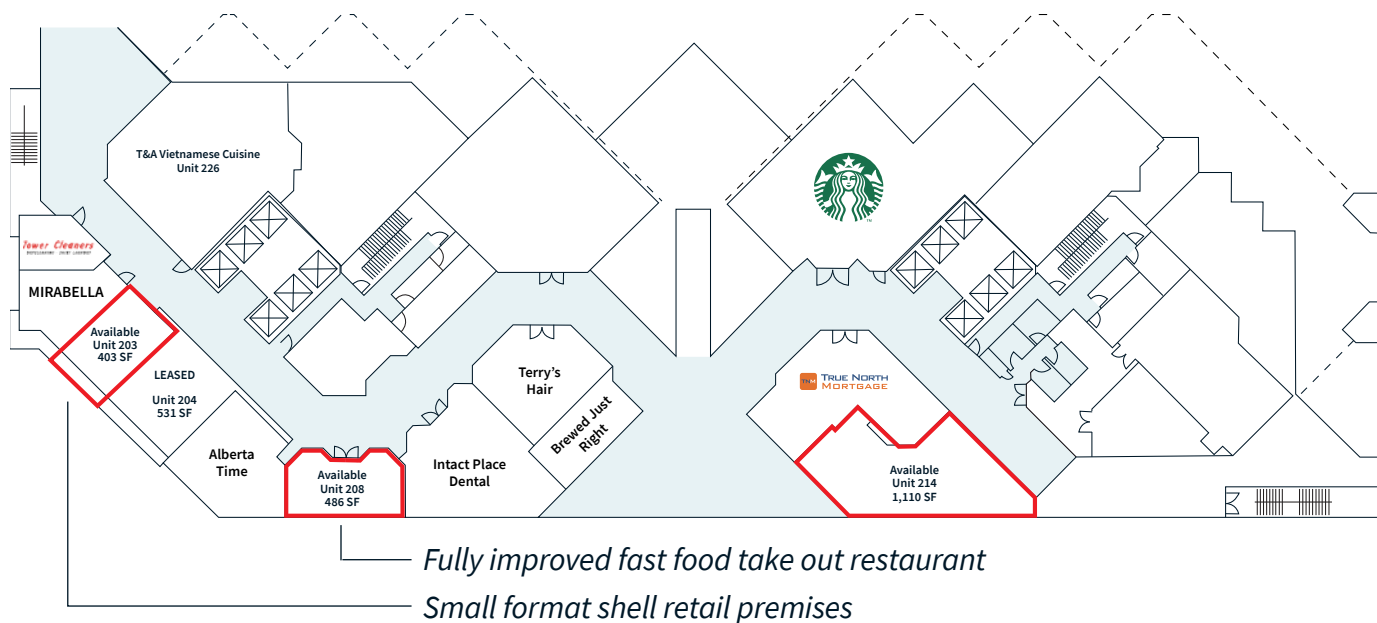
Lobby



Second floor leasing opportunities



Plus 15 walkway



Main floor

Unit 125 | 582 SF



Second floor

Unit 208 | 486 SF



Unit 204 | 531 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





For more information, please contact:

Ron Odagaki

Associate Vice President

(403) 456-3245

ron.odagaki@jll.com

Lauren Yanick

Associate

(403) 456-3136

lauren.yanick@jll.com

JLL Calgary Retail

Bankers Hall East

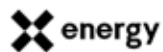
855 2 St SW #3900

Calgary, Alberta T2P 4K7

(403) 456-2233

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Occupiers in the immediate vicinity



Excellent connectivity to adjacent buildings through the Plus 15 network

