

RETAIL FOR LEASE



TRANSALTA PLACE

1100 1st St SE, Calgary, AB

- **TransAlta Place is a mixed-use building within the 14-storey Class-A office complex, Keynote Urban Village. Major tenants include TransAlta, Enerflex, Rogers Insurance, and more, providing a built-in customer base**
- Strategically located in Victoria Park with exposure to 11th Ave and 1st Street SE – major traffic arteries for downtown commuters
- Located near Victoria/Stampede Park station offering convenient C-Train access
- Exceptional residential and commercial density and foot traffic along 1st St SE (Macleod Trail S)
- Retail podium anchored by Sunterra Market

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PROPERTY FEATURES

Vacancy Suite 120 - 2,968 SF

Available Immediately

Municipal 1100 1st St SE, Calgary, AB T2G 1B1

Legal Plan 09114475; Block 80; Lot 47

Zoning [Direct Control](#)

Basic Rent Market

Op. Costs \$8.91 CAM
\$5.06 Tax
\$13.97 total (est. 2026.)

Utilities Separately metered

Parking Secure underground parking (356 stalls), adjacent paid surface parking lot (282 stalls), and city street parking available



EXPOSURE TO 231,000
DAYTIME POPULATION



72,000 VPD ON ADJACENT
INTERSECTIONS



SECURE UNDERGROUND
PARKING AVAILABLE



EXCEPTIONAL POPULATION
GROWTH (ESTIMATED 33%)

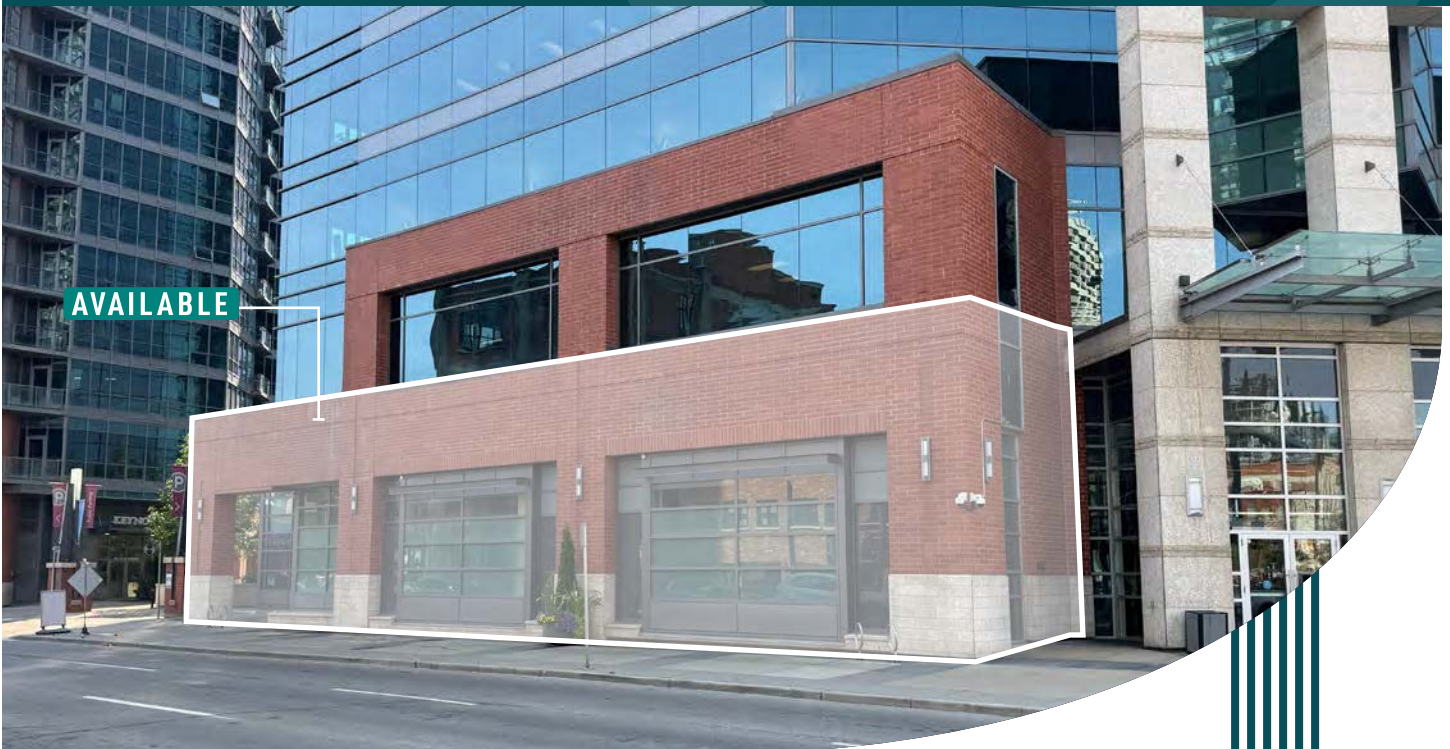


RETAIL PODIUM IN
CLASS-A OFFICE COMPLEX

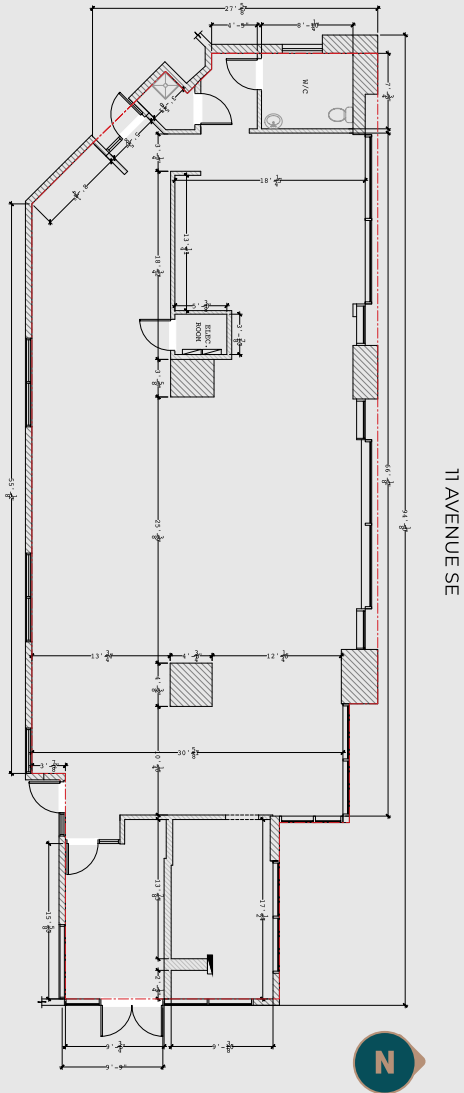


TARGET USES: MEDICAL,
AESTHETICS, HEALTH, AND WELLNES

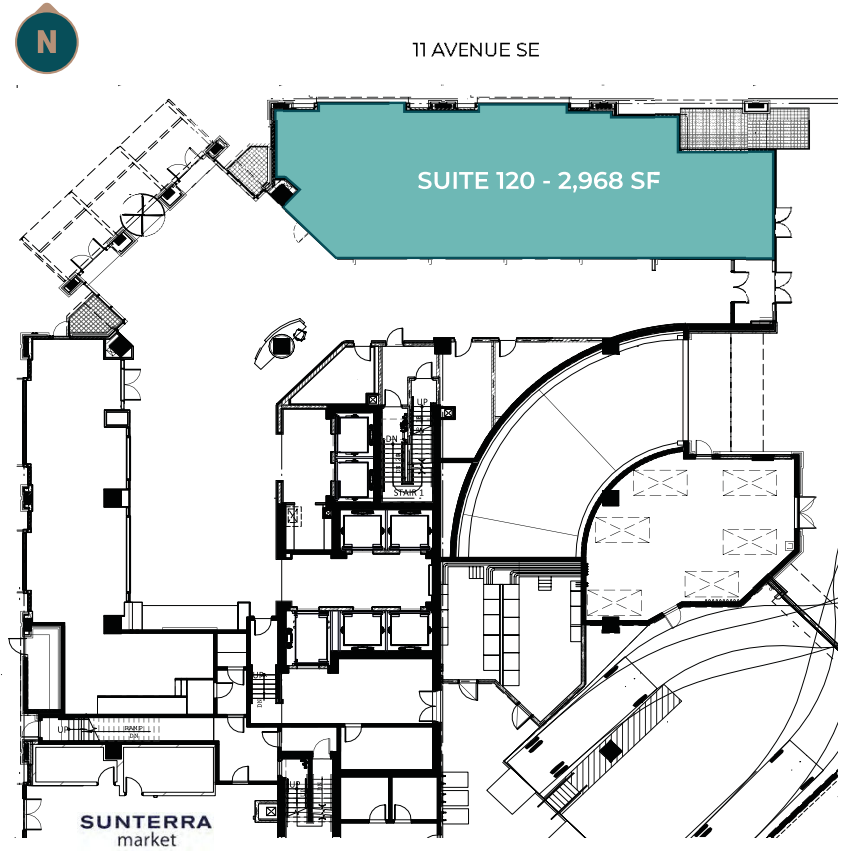
AVAILABLE



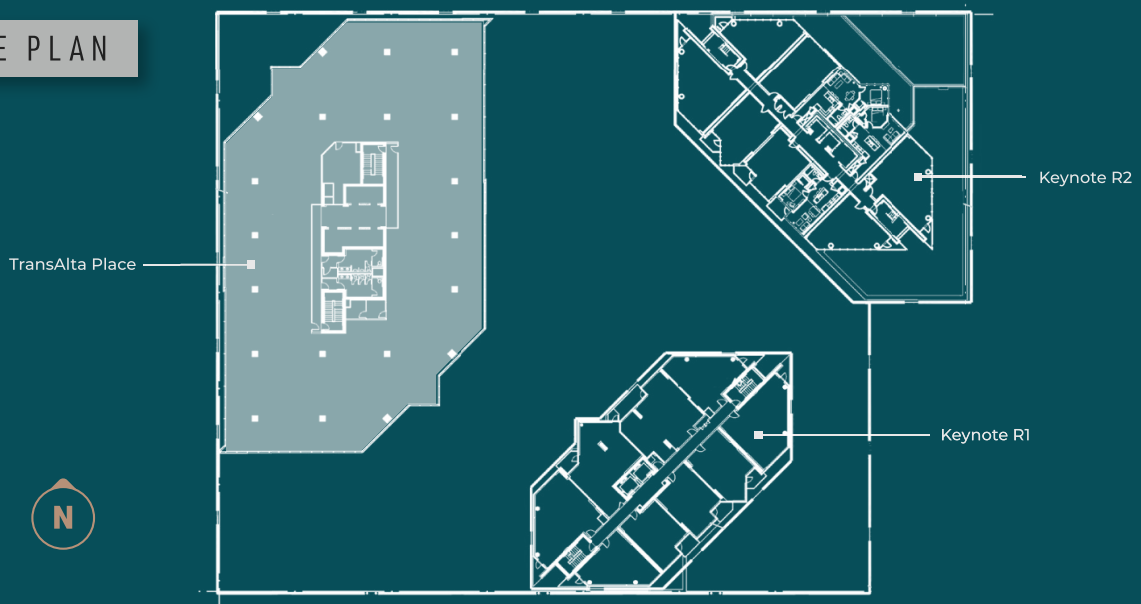
SUITE 120



MAIN FLOOR



SITE PLAN



OPPORTUNITY

Just blocks away from Stampede Park C-Train Station and adjacent to the commercial core, TransAlta Place has exceptional exposure to downtown commuters at all times of the day. Join the two residential towers and office towers here in the Keynote Urban Village with your loyal customer base right at your doorstep. A perfect opportunity for destination based medical, wellness, and professional service businesses.

DEMOGRAPHICS

230,832

DAYTIME POPULATION

\$150,827

AVERAGE HOUSEHOLD INCOME

52.8%

20-39 YEARS

35,000

VPD ON MACLEOD TRAIL SE

15,000 VPD on 11th Ave SE
12,000 VPD on 1st Street SE
35,000 VPD on Macleod Trail SE
10,000 VPD on 12th Ave SE



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