

# MONALISA BUILDING

1518 7 Street SW  
Calgary, Alberta

Tompkins Park  
Collection

THE  
DISCREET  
TAPES

518

open  
PROPERTY  
GROUP

# THE DETAILS

<b>Area</b>	Lower Level: 2,849 sf Main Level: 2,849 sf
<b>Rate</b>	Market
<b>Additional Rent</b>	\$22.00 (2026)
<b>Term</b>	10 Years
<b>Availability</b>	Immediate

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## SNAPSHOT

- With strong visibility from both pedestrian and vehicular traffic flows, the site also offers prominent signage opportunities, making it an ideal location for brands seeking to establish a dynamic and high profile presence.
- Positioned in the heart of Calgary's highly sought-after entertainment and retail corridor, this opportunity offers exceptional exposure within one of the city's most active commercial nodes.
- Can be combined to accommodate up to 5,698 sf of contiguous space.





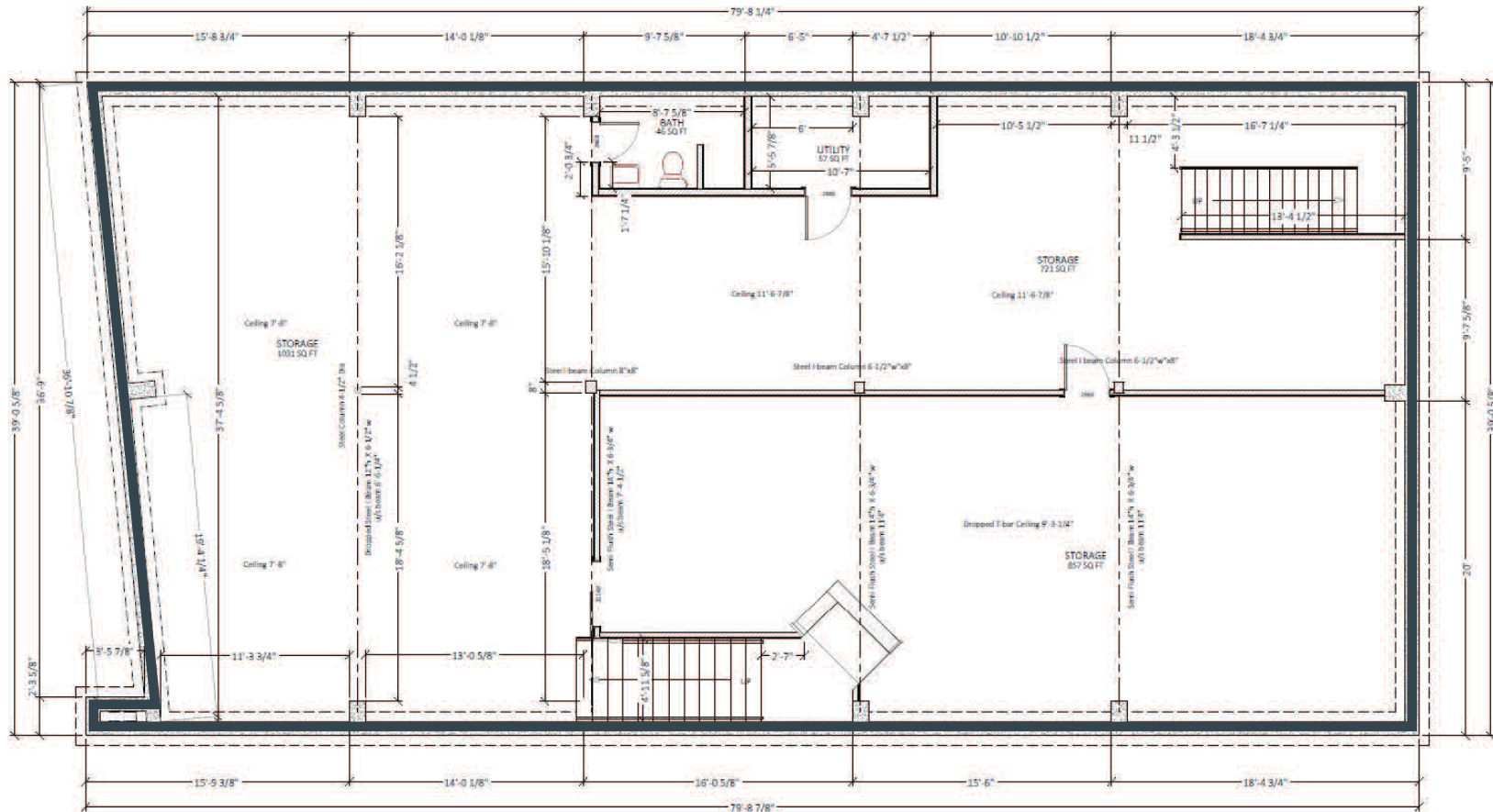
# FLOOR PLAN

## LOWER LEVEL

○ Leased

● Available

● Under Offer



# RENDERINGS



\*Generated with AI

# NEARBY TENANTS



## ARC'TERYX



Arc'teryx is a globally recognized performance apparel brand known for its premium technical outerwear, clean design aesthetic, and strong connection to outdoor lifestyle culture. Founded in Canada, the brand has built a loyal following among both dedicated outdoor enthusiasts and urban consumers who value quality, innovation, and timeless design. Their retail presence typically reflects a refined, minimalist storefront and experiential merchandising approach that aligns well with contemporary, high-profile retail environments.

Kit and Ace is a Canadian lifestyle apparel brand recognized for its refined, minimalist aesthetic and focus on elevated everyday essentials designed for modern urban living. With a loyal customer base and strong brand recognition, Kit and Ace attracts a design-conscious demographic that values quality, comfort, and timeless style. Their presence nearby enhances the overall tenant mix in the area by introducing a premium retail experience that complements contemporary fashion and lifestyle offerings, supports consistent daytime and weekend foot traffic.

## KIT + ACE



# SUCCESS IN THE AREA



**ANALOG COFFEE - 740 17 Ave SW**

Analog benefits from high daily foot traffic generated by surrounding boutiques, fitness studios, restaurants, and dense residential development, contributing to strong morning, lunchtime, and weekend visitation patterns. Its presence strengthens the tenant mix by driving steady daytime traffic and supporting neighbouring retailers.



**ENZO BUILDING - 825 17 Ave SW**

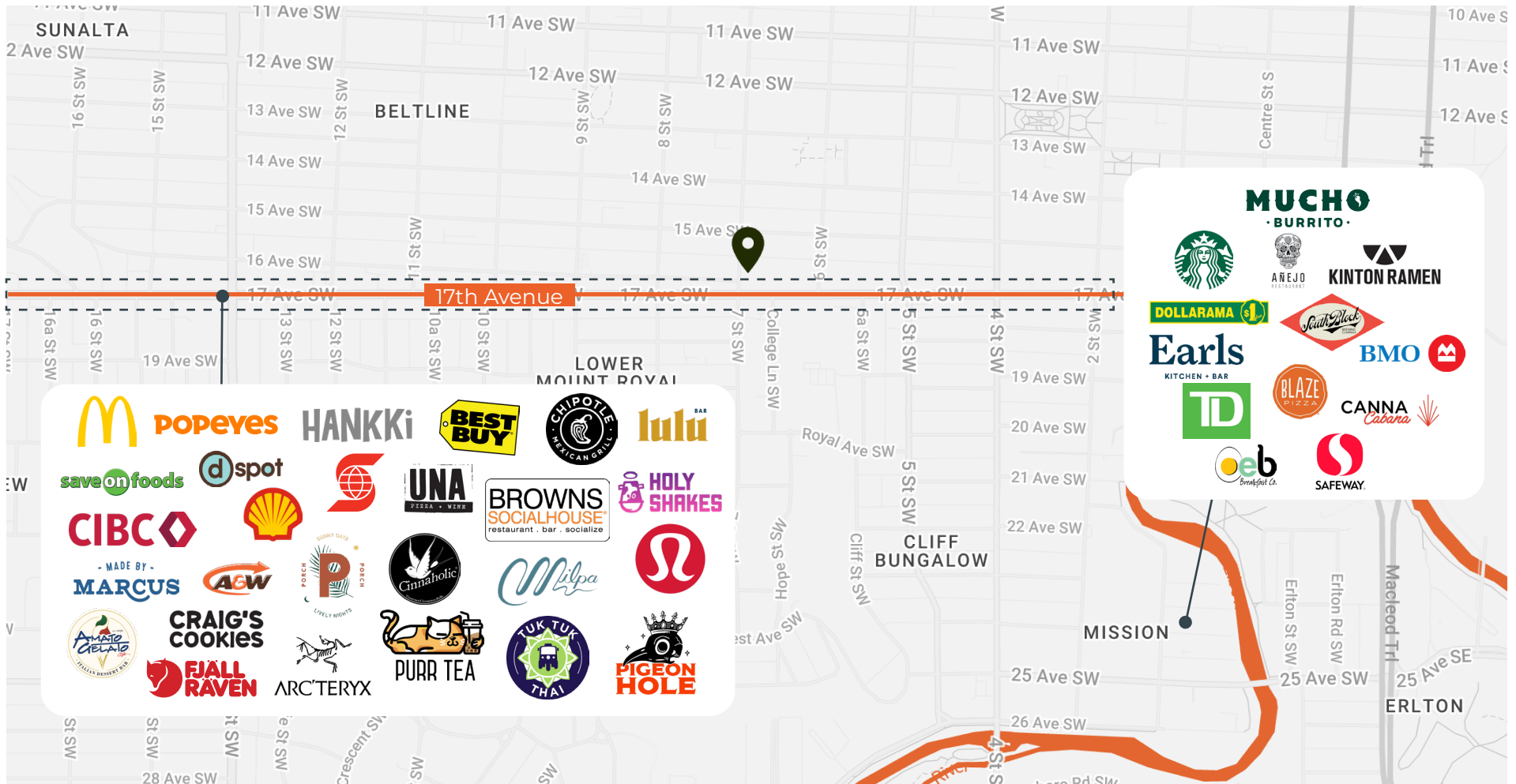
Enzo is a contemporary mixed-use development prominently positioned along 17th Avenue SW in Calgary's Lower Mount Royal district, directly across from Tompkins Park and surrounded by one of the city's most active retail and entertainment corridors. Home to multiple Tenants including Chipotle, Anian, Silk & Snow, Running Room, and Casper.



**LULULEMON - 727 17 Ave SW**

Lululemon on 17th Avenue SW is a prominent flagship-style retail location situated along one of Calgary's most active shopping and lifestyle corridors. The store offers the brand's signature technical athletic apparel and lifestyle products in a highly visible, pedestrian-oriented setting that supports strong daily traffic from both locals and visitors.

# PERKS



# OPEN THE DOOR TO YOUR NEXT OPPORTUNITY.

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