

A HISTORIC ICON
A MODERN DESTINATION

Leasing Opportunity

PETRO FINA BUILDING

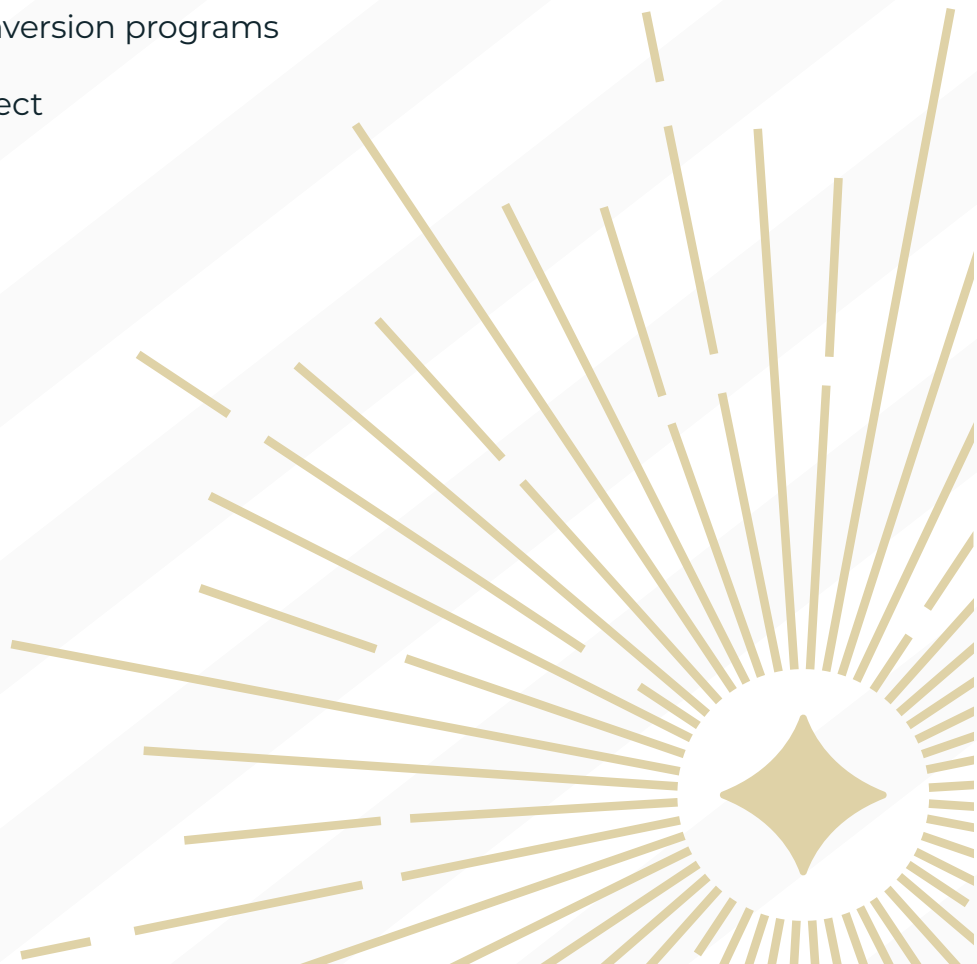
736 8 Ave SW, Calgary

 Astra Commercial



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HISTORIC OVERVIEW

1920

FOUNDATION OF PETROFINA

Petrofina is founded in Antwerp, Belgium, marking the start of its international legacy

1959-1960

CONSTRUCTION OF THE PETRO FINA BUILDING

The Art Moderne Petro Fina Building is constructed at 736 8 Avenue SW, featuring striking chevron panels and red sienna granite

1981

PETRO-CANADA ACQUIRES PETROFINA

Petro-Canada takes ownership, shifting the building's role away from its original purpose

2022

ASTRA ACQUIRES THE PETRO FINA BUILDING

The building is being transformed by Astra Group and Peoplefirst into a mixed-use hub, contributing to the revitalization of the downtown area.

1950

PETROFINA EXPANDS TO CANADA

Petrofina establishes Canadian Fina Oil in Calgary, the first continental European oil company in Alberta

1961

OFFICIAL OPENING

The building opens as Petrofina's Canadian headquarters, also housing the Royal Bank of Canada

2020

INCLUSION IN CALGARY'S DOWNTOWN INCENTIVE PROGRAM

Selected for the Downtown Incentive Program, the building is converted into residential and commercial spaces

Future Vision

A REVITALIZED ICON

Located at the heart of Calgary's west end renewal, the Petro Fina Building symbolizes innovation and adaptability

BUILDING INFORMATION

◆ 3-11

RESIDENTIAL UNITS

Floors 3 to 11 are home to 103 two- and three-bedroom residential units, welcoming approximately 268 daily residents. This vibrant community enhances the energy and appeal of the commercial spaces below.

◆ 2

+15 RETAIL SPACE

The building's Plus 15 connection guarantees steady foot traffic to retail spaces, drawing customers from nearby offices and residences and ensuring year-round accessibility.

◆ 1

MAIN LEVEL RETAIL SPACE

The main level serves as the building's primary entrance, drawing a consistent flow of residents and boosting foot traffic for retail tenants aiming for high visibility.



BUILDING DETAILS

Located in Calgary's revitalized downtown core, the Petro Fina Building positions businesses at the heart of an urban renaissance, surrounded by transformative building conversions. This vibrant neighborhood combines historic charm with modern innovation, offering ample amenities, dining, and cultural attractions. With excellent transit links and a lively community atmosphere, the Petro Fina Building provides a prestigious address and a gateway to Calgary's dynamic city center resurgence.

Address	736 8 Ave SW, Calgary, AB T2P 1H4
Year Built	1959
Year of Renovation	2025
Number of Floors	11
Building Size	175,000 sqft
Security	24/7 security
Loading	Dock located at north side of the building (alley)
Operating Costs	\$15.30 psf (2024 est.)
Availability	August 2025

BUILDING HIGHLIGHTS

+15 Connection

Directly connected to Calgary's iconic Plus 15 network, the Petro Fina Building ensures year-round foot traffic and seamless access to downtown landmarks, offices, and attractions—rain, shine, or snow.

Prime Location

Located in the heart of Calgary's downtown, the Petro Fina Building offers a prime address complemented by 103 modern residential units, creating a vibrant and dynamic environment for businesses and visitors alike.

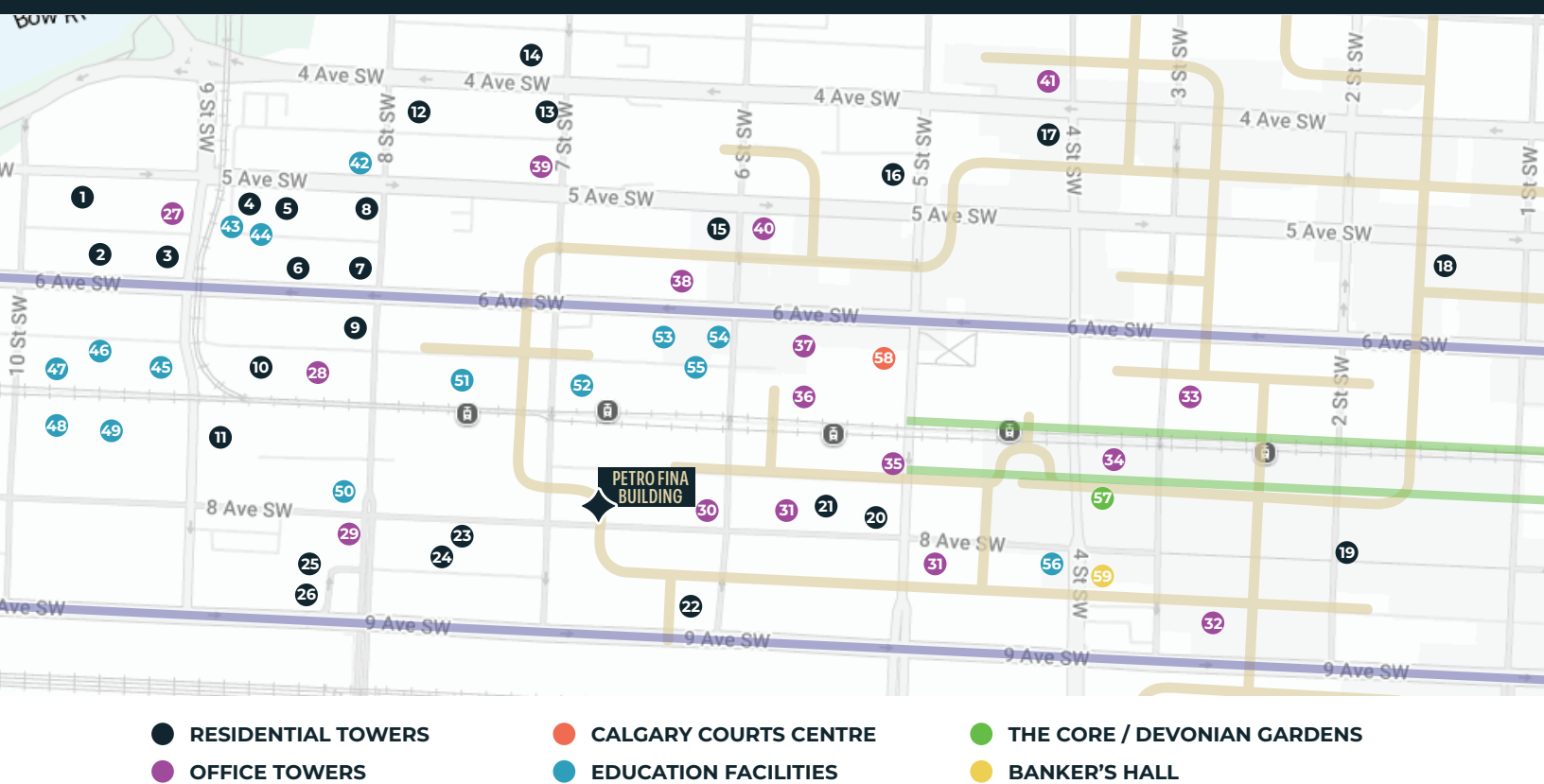
MAIN FLOOR LOBBY - 3D VISUALIZATION



NEIGHBOURHOOD MAP



Neighbourhood Map



Located in the heart of Calgary's vibrant downtown, the Petro Fina Building benefits from its close proximity to the Chinook Blast Festival. In 2024, this annual winter celebration attracted over 433,000 visitors, generating an impressive economic impact of \$15.7 million. Filling the surrounding area with art, light installations, and community activities, the festival brought steady foot traffic and energy, further enhancing the visibility of nearby businesses and solidifying its role as a key highlight of the season.

Located near the Calgary Stampede Parade route, the Petro Fina Building benefits from increased visibility during this iconic annual event. Beyond the excitement of the parade, the surrounding area hosts a variety of seasonal festivals, gatherings, and community activities, drawing steady foot traffic.

Connected to Calgary's year-round +15 walkway system, the Petro Fina Building links office towers, retail spaces, and key downtown destinations. This network ensures steady foot traffic, especially during busy lunchtime hours, offering businesses high visibility and seamless accessibility in Calgary's vibrant core.

DEMOGRAPHIC & TRAFFIC

	± 2024	± 2030*
Households	3,108	7,210
Daytime Workforce Population <i>(Daily)</i>	50,000	60,000
Visitor and Tourism Statistics <i>(Annually)</i>	500,000	600,000
Average Household Income	85,000	\$98,000
Transit Usage <i>(Daily passengers)</i>	300,000	320,000
Average Age	25 - 44	—
Foot Traffic <i>(People per day)</i>	9,160	14,000
+15 Foot Traffic <i>(People per day)</i>	3,550	5,500
Vehicle Traffic <i>(Vehicles per day)</i>	10,000	11,000

* The 2030 data is based on the impact of the Downtown Office Conversion Programs and the Stephen Avenue Project, which are set to boost residential density, foot traffic, and overall activity in Calgary's downtown core.

Downtown Office Conversion Program

This initiative repurposes underused office spaces into residential or mixed-use developments, increasing downtown's livability and reducing vacancy rates.

Learn More:
<https://www.calgary.ca/development/downtown-incentive.html>

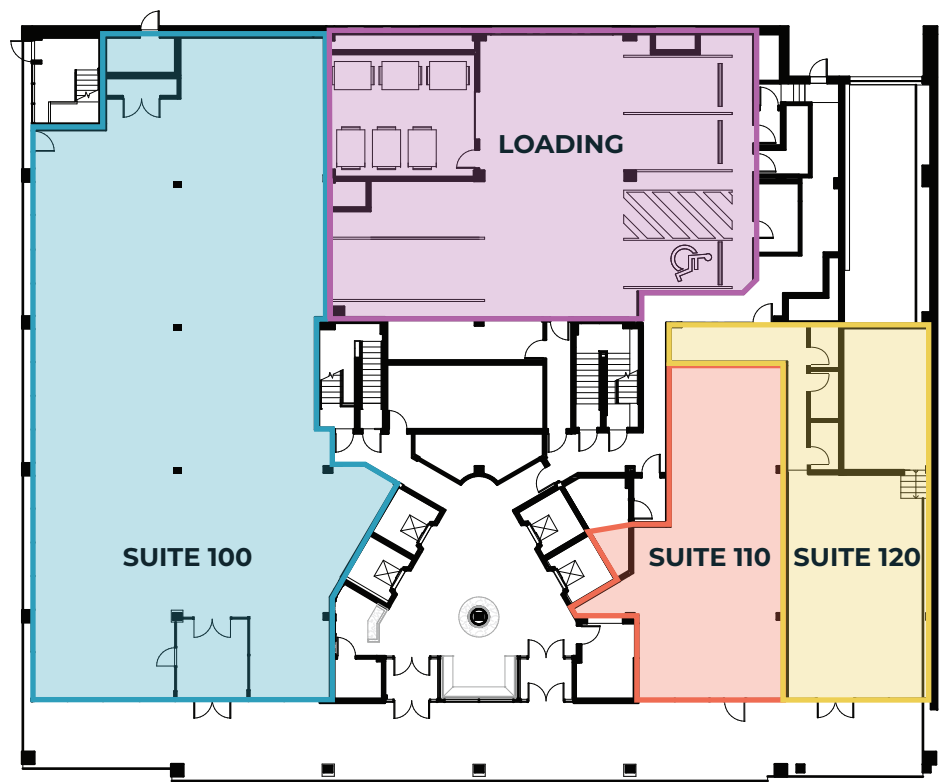
Stephen Avenue Project

A revitalization plan to enhance Calgary's iconic pedestrian street with improved infrastructure, vibrant public spaces, and increased business activity.

Learn More:
<https://www.calgary.ca/planning/projects/stephen-avenue.html>



MAIN LEVEL FLOOR PLAN

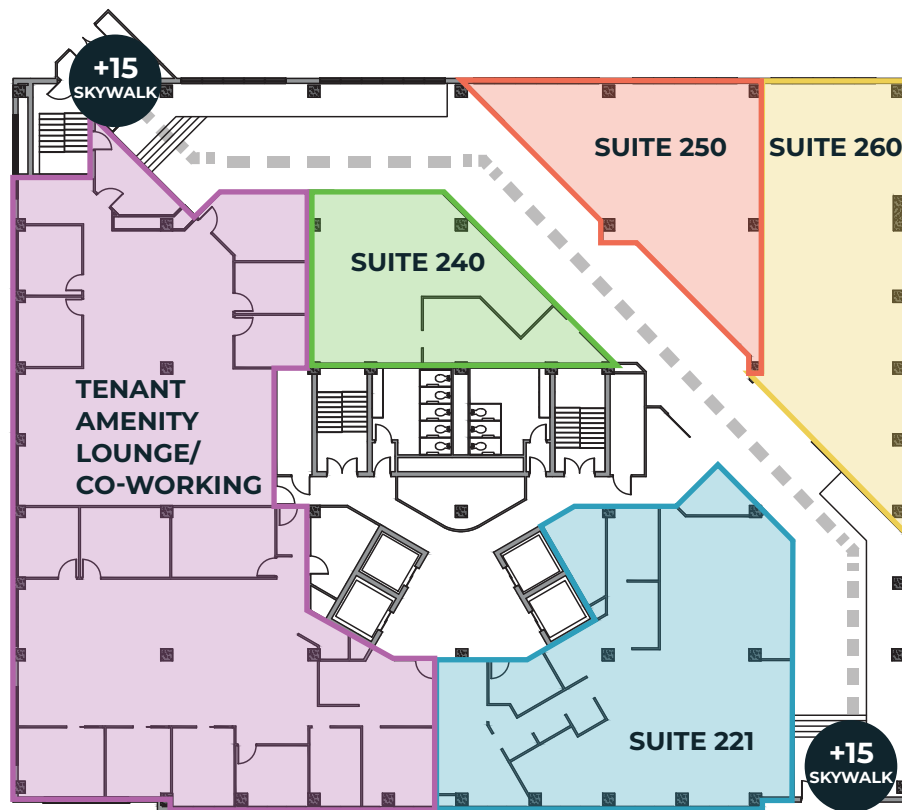


Suite 100	
SQFT	7143
Existing Power & Utilities	
Features	

Suite 110	
SQFT	1480
Existing Power & Utilities	
Features	

Suite 120	
SQFT	1778
Existing Power & Utilities	
Features	

PLUS 15 FLOOR PLAN



Suite 221

SQFT	2780
Existing Power & Utilities	
Features	

Suite 240

SQFT	1246
Existing Power & Utilities	
Features	

Suite 250

SQFT	1251
Existing Power & Utilities	
Features	

Suite 260

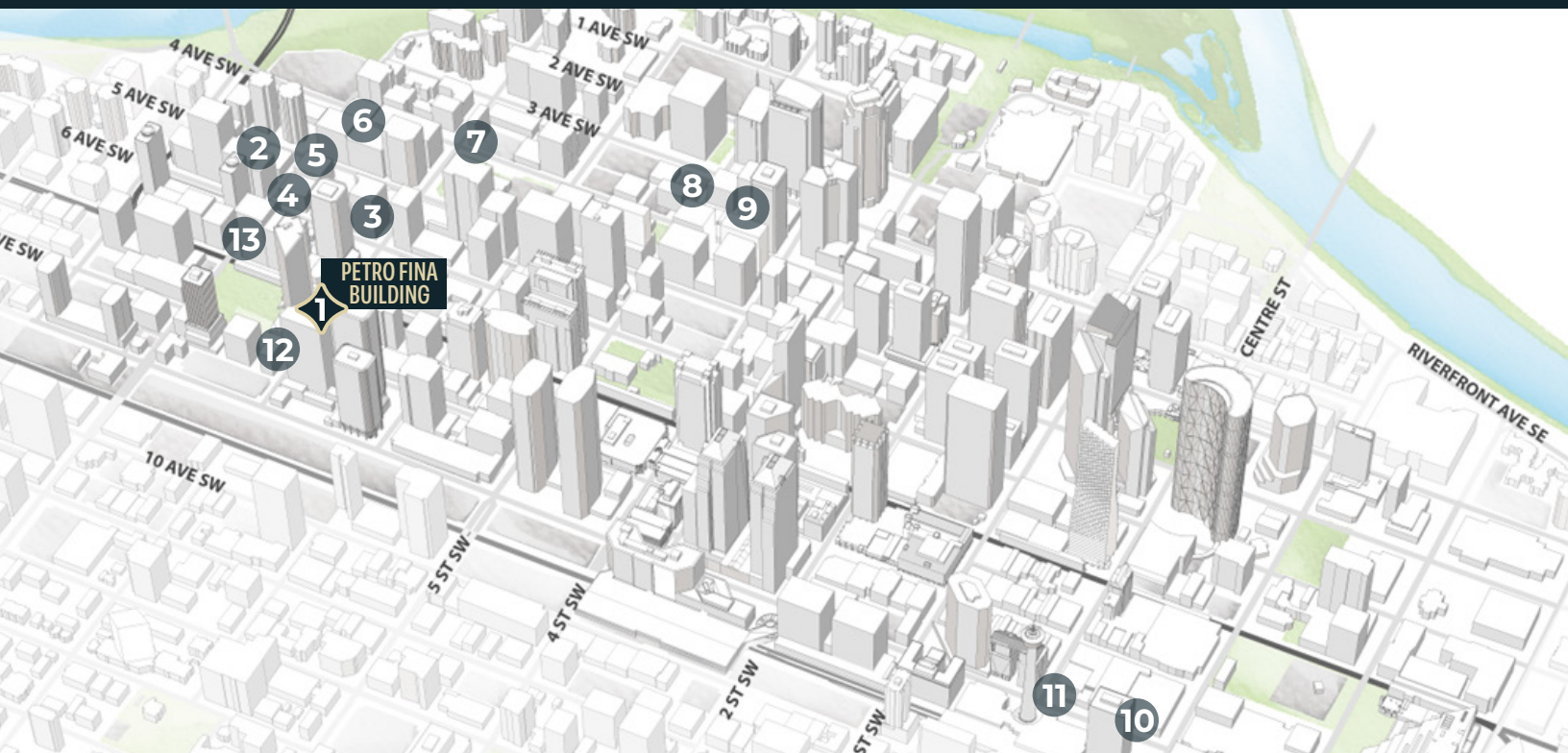
SQFT	1749
Existing Power & Utilities	
Features	

DOWNTOWN OFFICE CONVERSION PROGRAM

The **City of Calgary's Downtown Incentive Program** is driving the transformation of vacant office spaces into vibrant residential units, academic spaces, and hotels. Astra Group & Peoplefirst are proud to play a pivotal role in this initiative, converting office buildings into urban housing solutions that meet the needs of a growing urban population. With a goal to eliminate 6 million square feet of vacant office space by 2031, this program - backed by private and city funding - is poised to create over 1,400 new residential units, injecting new life into downtown Calgary.

Learn More: <https://www.calgary.ca/development/downtown-incentive.html>

Office Conversion Map



1 Petro Fina Building | 736 8 Avenue S.W.

2 The Cornerstone | 909 5 Avenue S.W.

3 Place 800 | 800 6 Avenue S.W.

4 Atrium 1 | 839 5 Ave S.W.

5 Atrium 2 | 840 6 Ave S.W.

6 Element Hotel | 833 4 Avenue S.W.

7 The Loft | 744 4 Avenue S.W.

8 Eau Claire Place 1 | 525 3 Avenue S.W.

9 Eau Claire Place 2 | 521 3 Avenue S.W.

10 Teck Place | 205 9 Avenue S.E.

11 Palliser One | 125 9 Avenue S.E.

12 Taylor Building | 805 8 Avenue S.W.

13 Dominion Centre | 665 8 Avenue S.W.

STEPHEN AVENUE PROJECT



The **City of Calgary's Plan** is transforming this iconic street into a dynamic, pedestrian-friendly hub with improved walkways, expanded public spaces, and adaptable event areas. The project reinforces Stephen Avenue's role as a premier downtown destination, attracting visitors, residents, and professionals.

The **Petro Fina Building**, perfectly positioned within this transformation, sits at the intersection of commercial, retail, and residential zones. This prime location ensures steady foot traffic from office workers and the growing residential community, enhancing business visibility and stability.

Learn More: <https://www.calgary.ca/planning/projects/stephen-avenue.html>

1 Shared Street | 1 ST S.E. to 4 ST S.W.

2 Transition Street | 4 ST S.W. to 5 ST S.W.

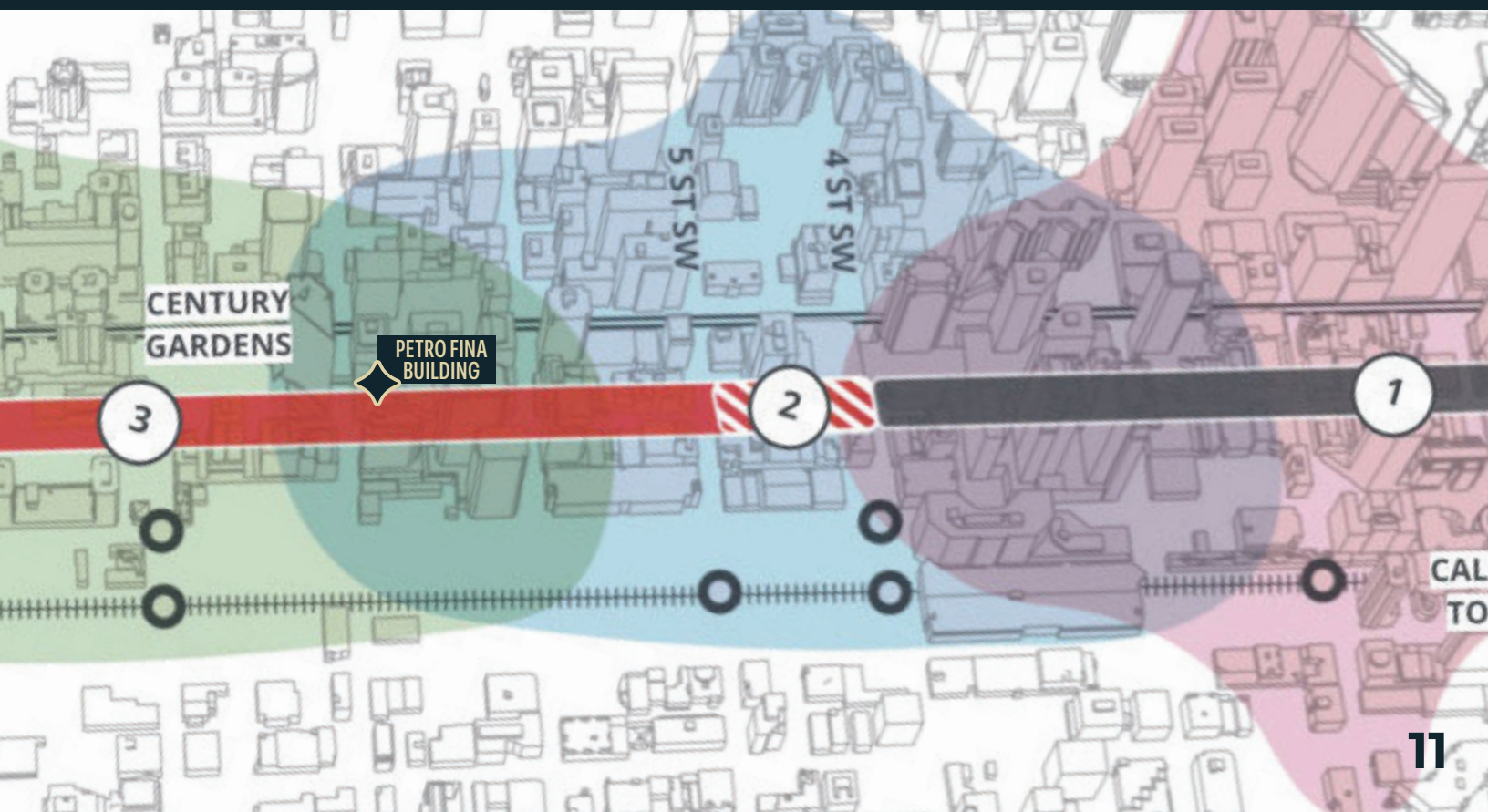
3 Multi-Modal Street | 5 ST S.W. to 11 ST S.W.

Arts & Culture

Commercial; & Retail

Emerging Residential

Conceptual Streetscape Master Plan





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