

Demcor Tower

239 10th Avenue SE
Calgary, AB



About the
Building

PAGE 2

Property
Highlights

PAGE 3 - 5

Floor
Plans

PAGE 6 - 7

Local
Amenities

PAGE 8

ALLIED

CBRE

About the Building

The Demcor Tower was built in 1906 by the well-known agricultural equipment and automobile sales agency- Tudhope Anderson Co. Building. They then occupied the space from 1906 to 1921.

Considered the oldest extant warehouse in Calgary, it was one of twenty-three wholesale implements and machinery warehouses promoted by civic boosters in 1909.

Among the first recycled warehouse buildings, the structure is recognizable for its adaptive

re-use in the early 1980s. As the distribution of goods throughout the West depended upon the railway, the pattern of wholesale development in Calgary was determined by the location of the C.P.R freight yards.







Property Highlights

NET RENT	Market
ADDITIONAL RENT	\$16.24 PSF (2024)
TERM	TBD
PARKING RATE	UNDERGROUND: \$325 / STALL/ MONTH SURFACE: \$250/ STALL/ MONTH
PARKING RATIO	1 STALL PER 829 SF
YEAR BUILT	1906

AVAILABILITIES

SUITES	SIZE (SF)	DATE AVAILABLE	PARKING
Suite 300	3,815	November 1st , 2024	4 stalls allocated
Suite 302 Show Suite	3,000	Immediately	3 stalls allocated

- 
 Located in the Beltline
- 
 5 minute walk from downtown
- 
 Character building
- 
 Walking distance to Victoria Park / Stampede LRT Station



New Fitness Facility

CBRE proudly introduces Forme to the market on behalf of Allied Properties REIT. Forme offers a fitness experience for Allied tenants across their Calgary* portfolio.

The newly built fitness facility in the Vintage Towers now welcomes tenants to enjoy the endless options of fitness machinery, free weights, lockers, changerooms, showers and much more.

*Subject to landlord approval and excludes Woodstone, Local Motive and Lougheed Block.



New Conference Centre



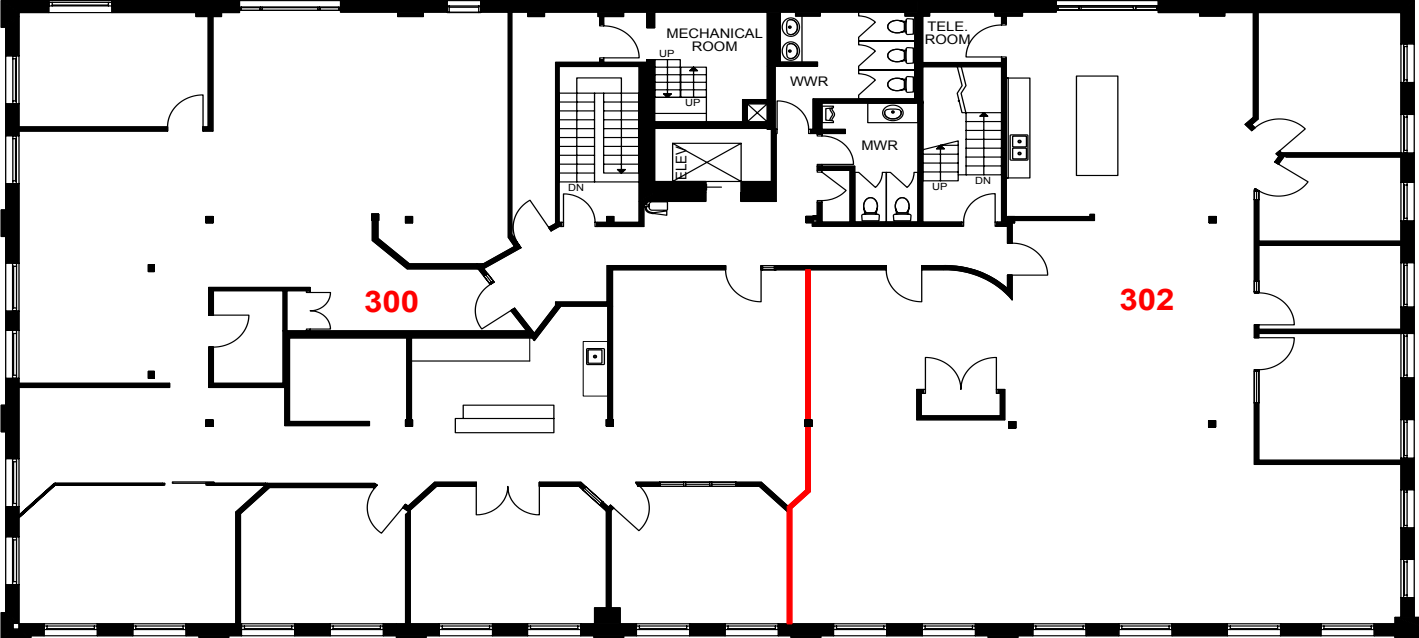
Suite 300

VIRTUAL TOUR

3,815 SF

Suite 302

3,000 SF

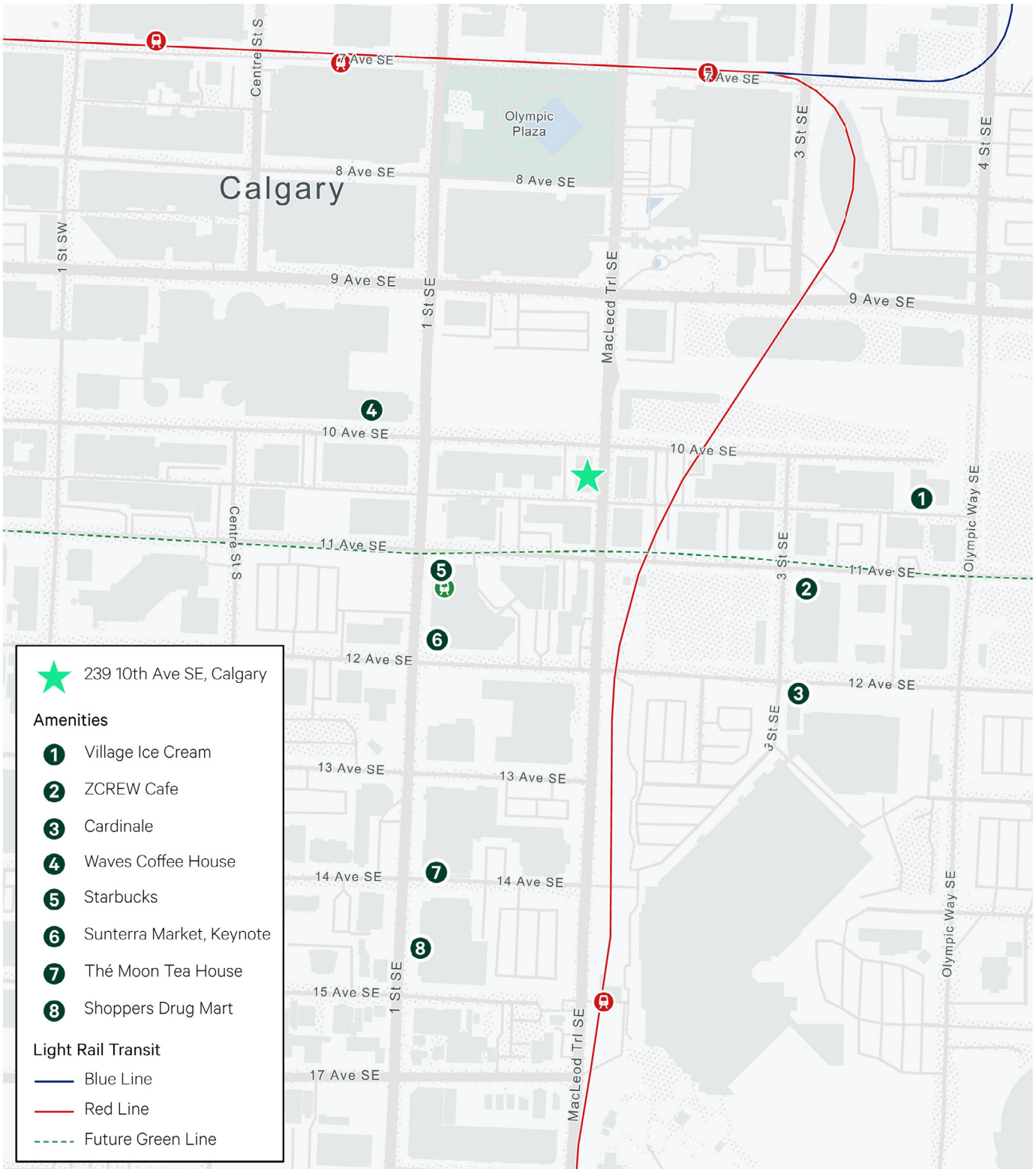


Suite 302 ✨ VIRTUAL TOUR

Show Suite



Local Amenities



Demcor Tower

239 10th Avenue SE
Calgary, AB



STUART WATSON*
Senior Vice President
+1 (403) 750-0540
stuart.watson@cbre.com

KATIE SAPIEHA*
Vice President
+1 (403) 750-0529
katie.sapieha@cbre.com

TREVOR DAVIES*
Senior Vice President
+1 (403) 750-0542
trevor.davies@cbre.com

SYDNEY VON VEGESACK
Director, Leasing
+1 (587) 779-6154
svonvegessack@alliedreit.com

CBRE Limited, Real Estate Brokerage

*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors (CBRE). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the Information) has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.

ALLIED

CBRE