Kipling Square/Annex



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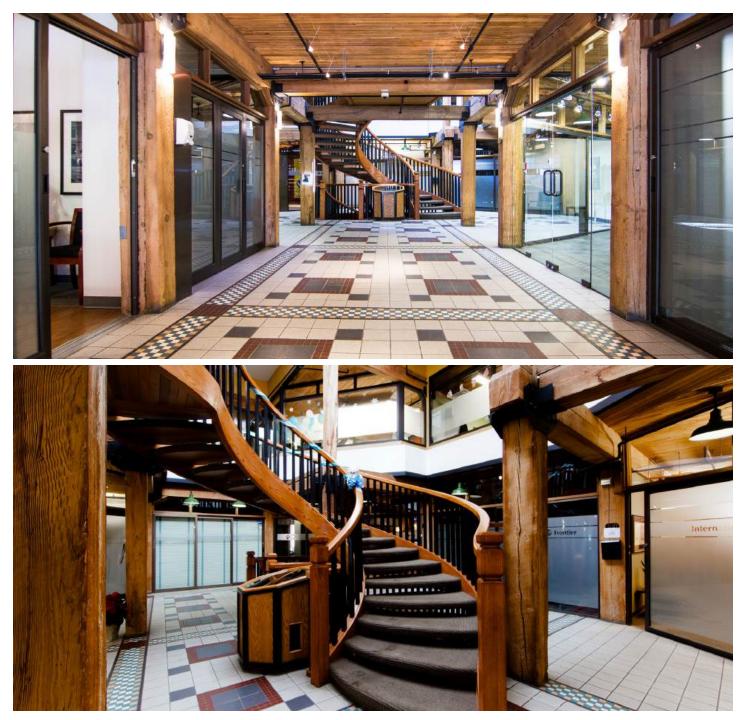




About the Building

Municipal Heritage Designation A:

Kipling Square was constructed in 1914 for the Simington Company and updated in 1945 to serve as a retail location for Western Grocers. The utilitarian design of the building was offset by the dramatic cut stone doorways and flat-arched window heads which brought a liveliness to the building. Between 1979 and 1980, Kipling Square was renovated by Paul Tarjan & Associates, one of Calgary's architectural firms that sparked the trend for refurbishing Calgary's warehouse district. Tarjan & Associates added the Annex to the building which not only increased the usable space, but offered a unique glass-walled feature that added an unexpected and elevated design to Kipling Square.



Property Highlights

NET RENT	Market		
ADDITIONAL RENT	\$16.15 PSF (2025)		
TERM	TBD		
PARKING	\$300/month/stall		
PARKING RATIO	1 stall per 3,031 SF		
YEAR BUILT	1905/1945		

- Heritage office building
- Character space within exposed brick
 and beam
- One block from Downtown via 5th
 Street underpass
- Walking distance to the LRT and +15

AVAILABILITIES

SUITES	SIZE (SF)	DATE AVAILABLE	PARKING
Suite L001	608	Immediately	0 stalls allocated
Suite L002	4,161	Immediately	1 stall allocated
Suite L003	721	Immediately	0 stalls allocated
Suite L004	1,684	Immediately	0 stalls allocated
Suite L012	2,840	Immediately	0 stalls allocated
Suite L015	1,299	Immediately	0 stalls allocated
Suite 105	2,455	Immediately	0 stalls allocated
Suite 145	1,769	Immediately	0 stalls allocated
Suite 175	5,304	Immediately	1 stall allocated
Suite 180	2,635	Immediately	0 stalls allocated
Suite 240	3,369	Immediately	1 stall allocated
Suite 300	5,327	Immediately	1 stall allocated

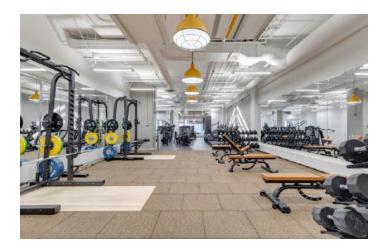


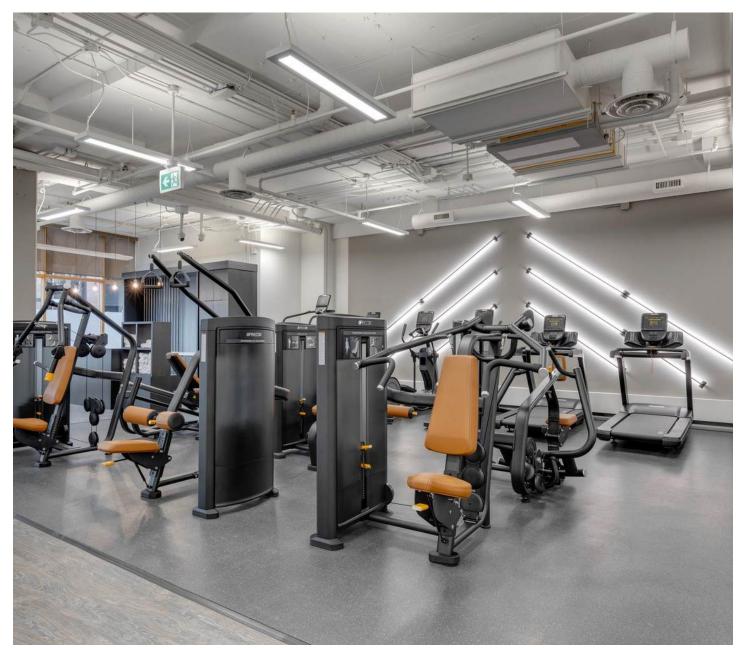
New Fitness Facility

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.

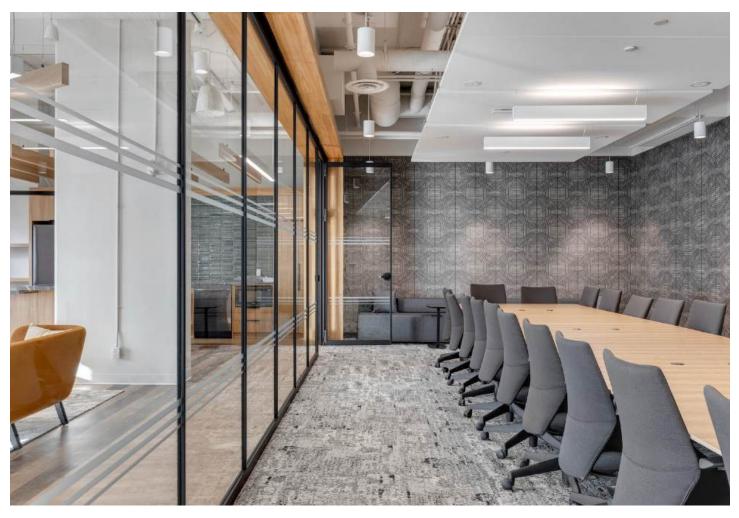
The newly built fitness facility in the Vintage Towers now welcomes tenants to enjoy the endless options of fitness machinery, free weights, lockers, changerooms, showers and much more.

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





New Conference Centre







Suite LOO1

Suite LOO2

Suite LOO3

Suite L004 1,684 SF

Suite L012 2,840 SF

Suite LO15



Suite 105

Suite 145

Suite 175 5,304 SF Suite 180 2,635 SF



Suite 105



Suite 145

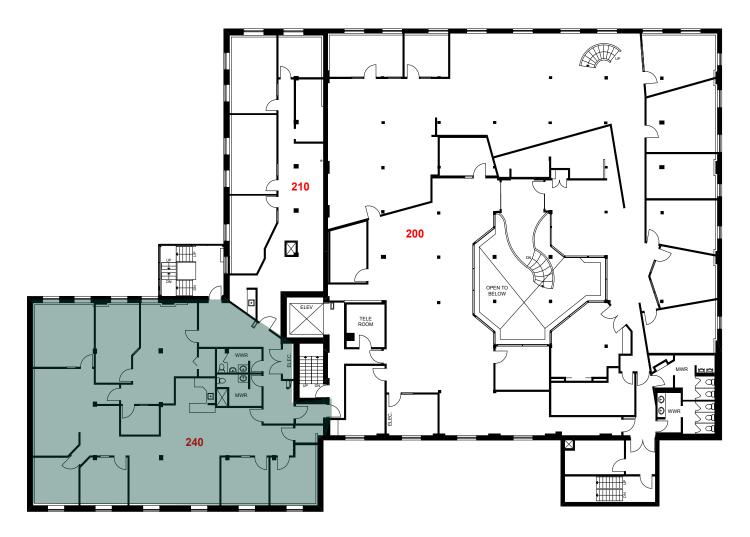


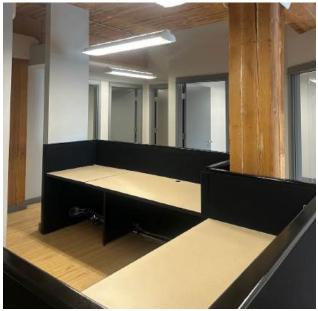
Suite 180





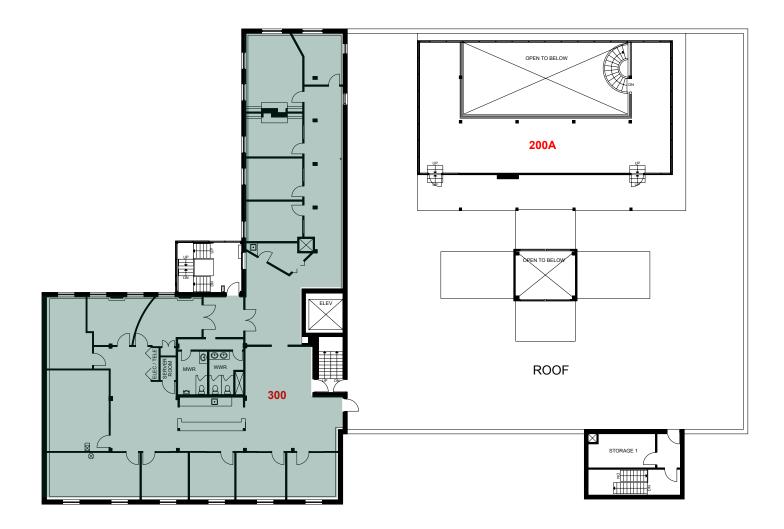
Suite 240





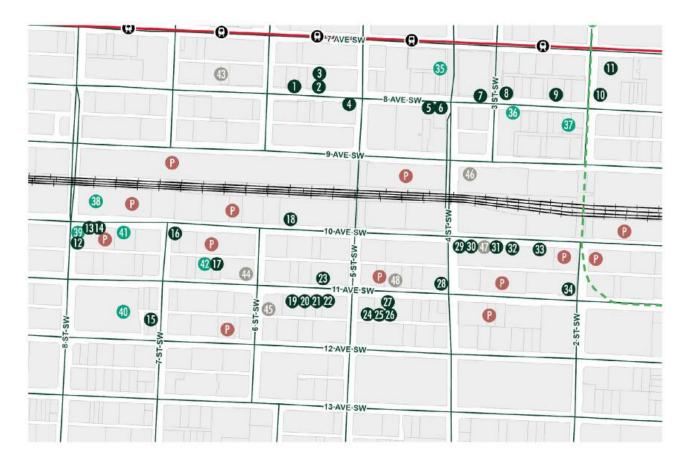


Suite 300 * VIRTUAL TOUR 5,327 SF





Local Amenities



RESTAURANTS

- 1. Maru Sushi
- 2. UNTITLED Champagne Lounge 19.
- 3. The Derrick Gin Mill & Kitchen
- 4. Mister M
- 5. Cucina
- 6. Barcelona Tavern
- 7. Hy's Steakhouse
- 8. Cactus Club
- 9. The Office Restaurant & Bar
- 10. Barbarella Bar
- 11. Major Tom
- 12. Bonterra Trattoria
- 13. Wayne's Bagels
- 14. Holy Grill
- 15. An An Kitchen & Bar
- 16. Bridgette Bar
- 17. Noble Pie

- 18. Orchard
- 9. REGRUB Beltline
- 20. Layali Café
- 21. Modern Love
- 22. Last Best Brewing & Distilling
- 23. Milano Coffee
- 24. Canadian Pizza Unlimited
- 25. Shawarma House Calgary
- 26. strEATS
- 27. Singapore Sam's
- 28. Tim Hortons
- 29. Rodney's Oyster House
- 30. Thai Sai-On
- 31. CRAFT Beer Market
- 32. National on 10th
- 33. Japanese Village
- 34. Vintage Chophouse

SHOPPING AND SERVICES

- 35. The CORE
- 36. RBC Royal Bank
- 37. CIBC
- 38. MEC Calgary
- 39. 7-Eleven
- 40. Safeway
- 41. Atmosphere Canada
- 42. Metrovino Fine Wines

FITNESS

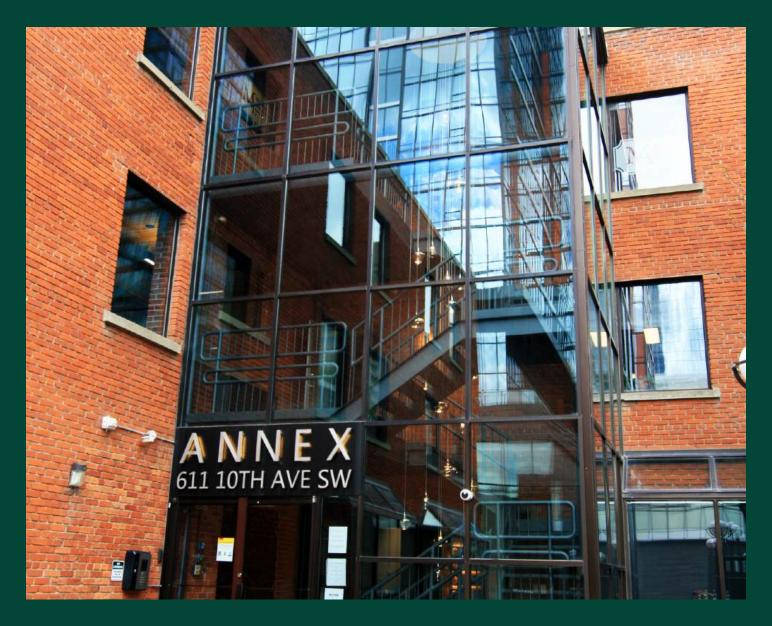
- 43. Anytime Fitness
- 44. Rage Fitness YYC
- 45. The Academy
- 46. World Gym
- 47. Wildcard Fitness
- 48. Yoga Passage

PARKING LOCATIONS

P. Parking Lot

Kipling Square/Annex

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