

FOR LEASE

DEMCOR BUILDING

239

10 AVENUE SE

Calgary, AB



PROPERTY DESCRIPTION:

Year Built	1905	
Space Available	Suite L100	3,194 SF
	Suite L200	2,828 SF
	*Suites L100 and L200 are contiguous to 6,522 SF Available immediately	
Basic Rent	Market Suite L100 \$5.00 per SF	
Operating Costs	\$16.77 per SF (2020)	
Term	2 - 5 Years	
Parking	Suite L200 - 2 underground stalls Suite L100 - 3 underground stalls	
Parking Rate	\$325/month/stall underground	

PROPERTY HIGHLIGHTS:

- + Character space with high ceilings throughout
- + Exposed brick and beam space
- + Lower level features sandstone and brick walls
- + Separate upgraded entrance to lower level and main floor offices

FOR LEASE
DEMCOR BUILDING

239
10 AVENUE SE
Calgary, AB

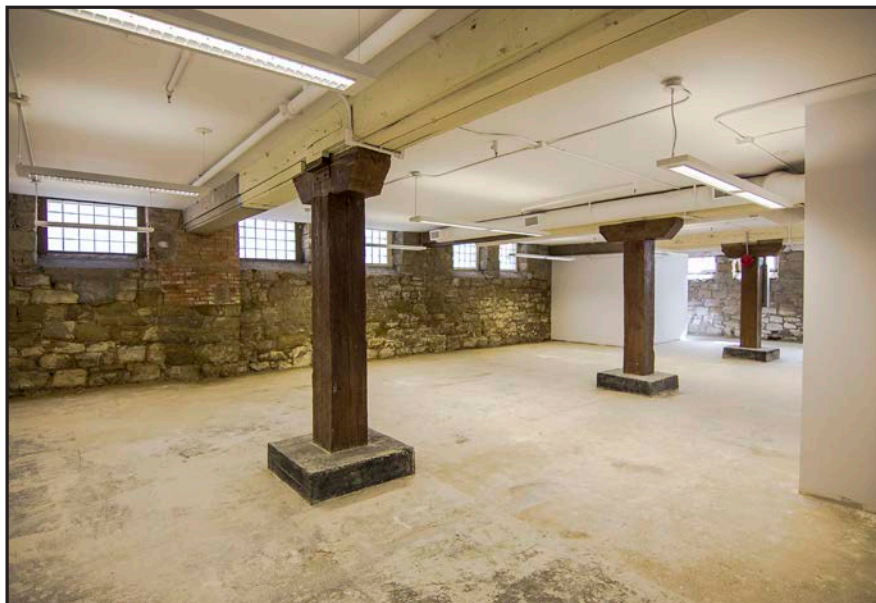
Suite L100



Suite L100



Suite L200



FOR LEASE DEMCOR BUILDING

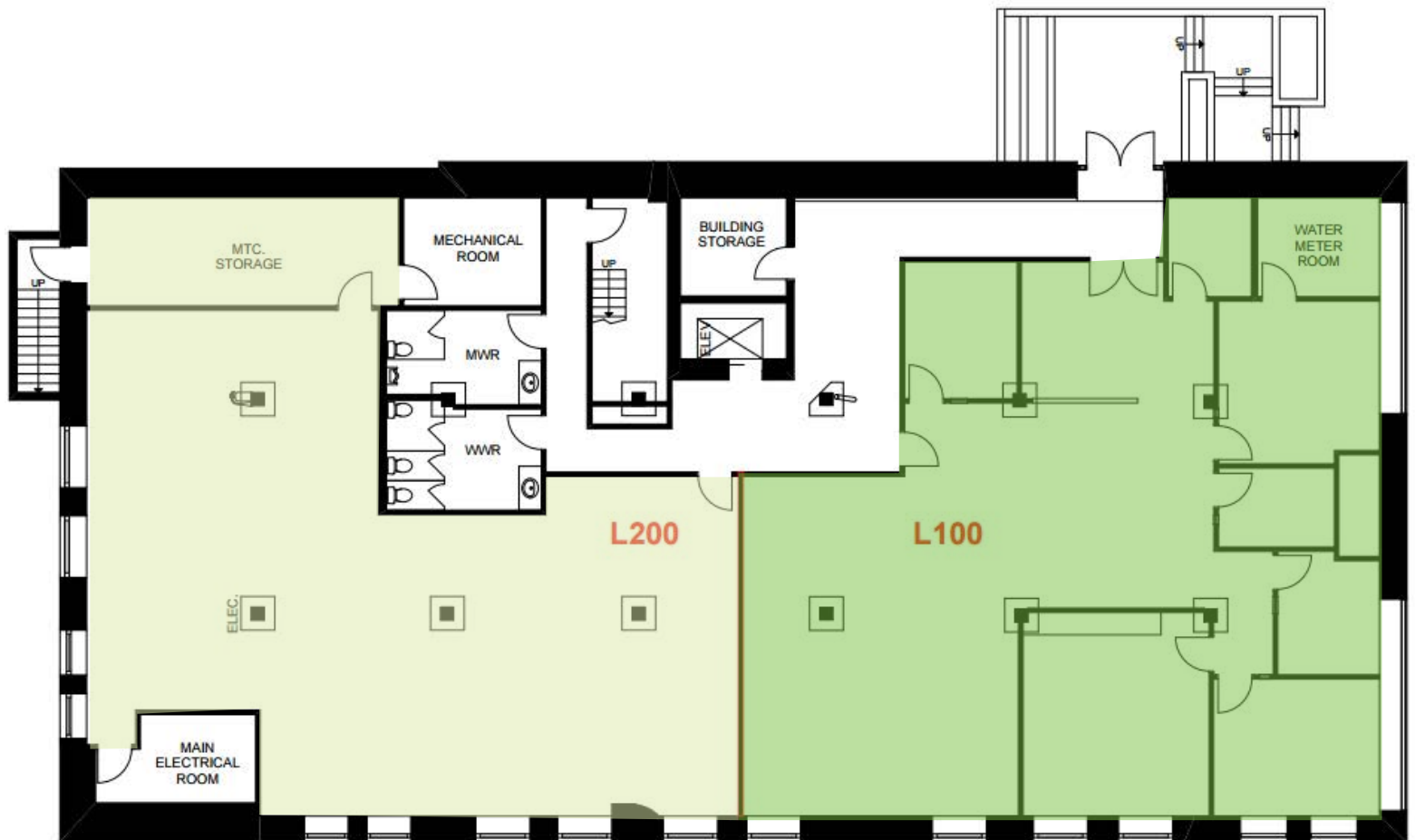
239
10 AVENUE SE
Calgary, AB



Floor Plan

Suite L100:
3,194 SF

Suite L200:
2,828 SF

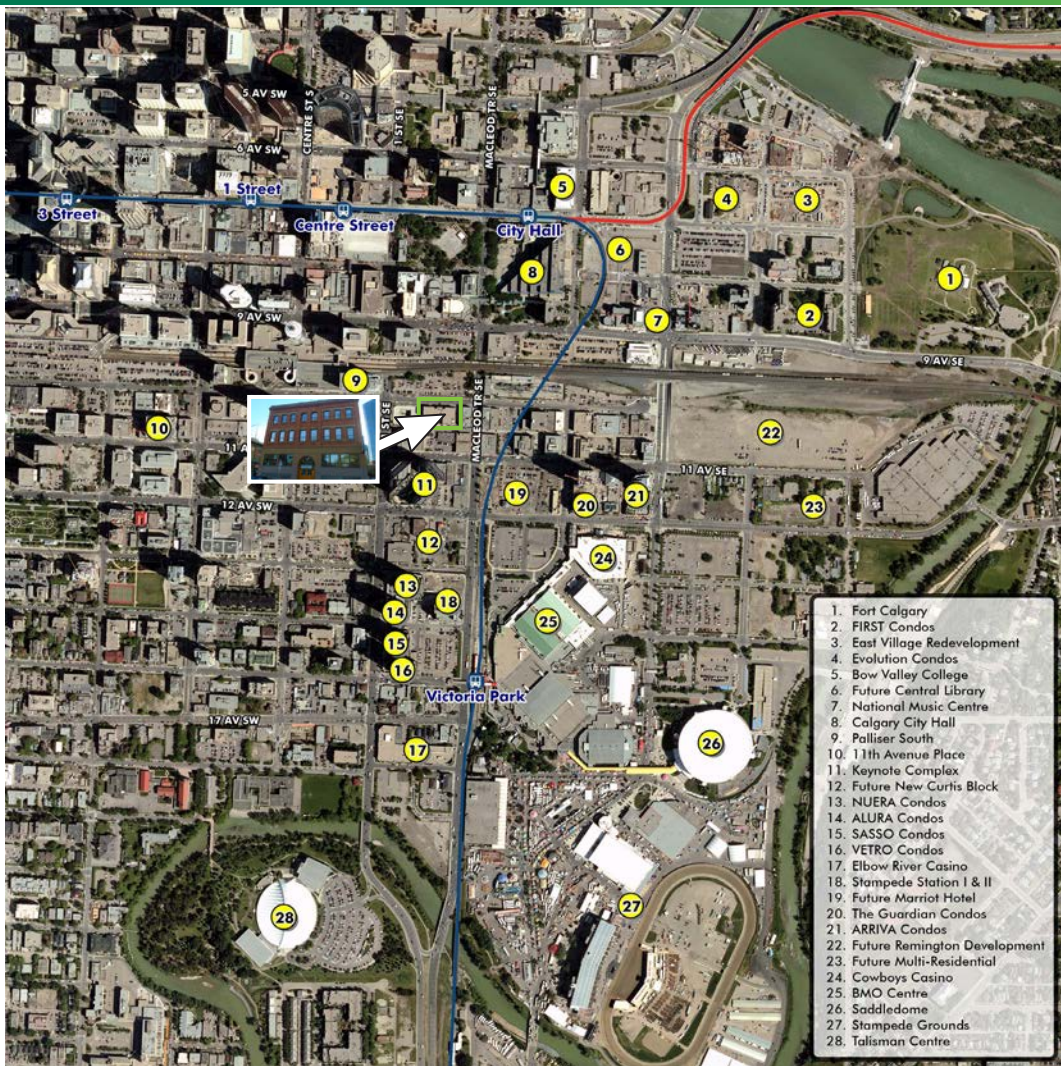


FOR LEASE DEMCOR BUILDING

239
10 AVENUE SE
Calgary, AB



Aerial Map



CONTACT US

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

MACKENZIE ALLEN

Sales Representative
+1 403 303 3608
mackenzie.allen@cbre.com

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.