# **Wood** Centre

AMENITY RICH SUBURBAN BUILDING.

**EXCEPTIONAL VIEWS. CENTRAL LOCATION.** 

2535 3RD AVENUE SE, CALGARY AB





## OPPORTUNITY

Centrally located only minutes from Downtown, Wood Centre is undergoing a transformation to add new amenities designed to attract, engage and inspire its occupants.

This LEED Silver and BOMA Best building features a brand new tenant fitness centre, in addition to the new tenant lounge, lobby, and upgrades to the conference centre that are now underway and set for completion in Q1 2024.

With superior access just North and East of the intersection of Deerfoot Trail and Memorial Drive, this highly accessible building will give your staff the option to drive, cycle or take transit to work.

Wood Centre rises high above the city at a prominent, central and highly visible vantage point. With unobstructed views overlooking Downtown, the Bow River Valley and with the backdrop of the Rocky Mountains, no view at Wood Centre is a bad one.



# Meet Wood Centre

### **Building Information**

BUILDING SIZE	221,228 SF
ASKING RENT	Contact agent to discuss
OP COSTS & TAXES	\$15.85 PSF (2023 estimate)
TI ALLOWANCE	Negotiable
TIMING	Immediately
SPACE AVAILABLE	<b>Third floor:</b> 29,713 SF <b>Fifth floor:</b> 8,500 SF
PARKING	Ratio: 1 stall per 378 SF Surface (on-site): \$0 / 141 surface stalls Surface (off-site): \$75 / 212 surface stalls Underground: \$150 / 234 underground stalls
	Onderground, \$150 / 254 underground stalls
BIKE PARKING	\$0 / 86 underground stalls
BIKE PARKING  EV PARKING	

## Highlights & Amenities



#### **FITNESS**

Tenant only fitness centre



#### **ACCESS**

Direct access to Barlow, Memorial, and Deerfoot Trail



#### **CONFERENCE FACILITY**

On-site conference facility for tenant use. Upgrades underway.



#### **CONNECTION TO THE CORE**

8 minute drive to Downtown Calgary



#### **TENANT LOUNGE**

Exclusive tenant lounge.
Construction is underway



#### TRANSIT FRIENDLY

500m walk to Franklin or Max Bell LRT Station



#### **BICYCLE FRIENDLY**

Secured bicycle parking and easy access to Calgary's bike path system



#### **PARKING**

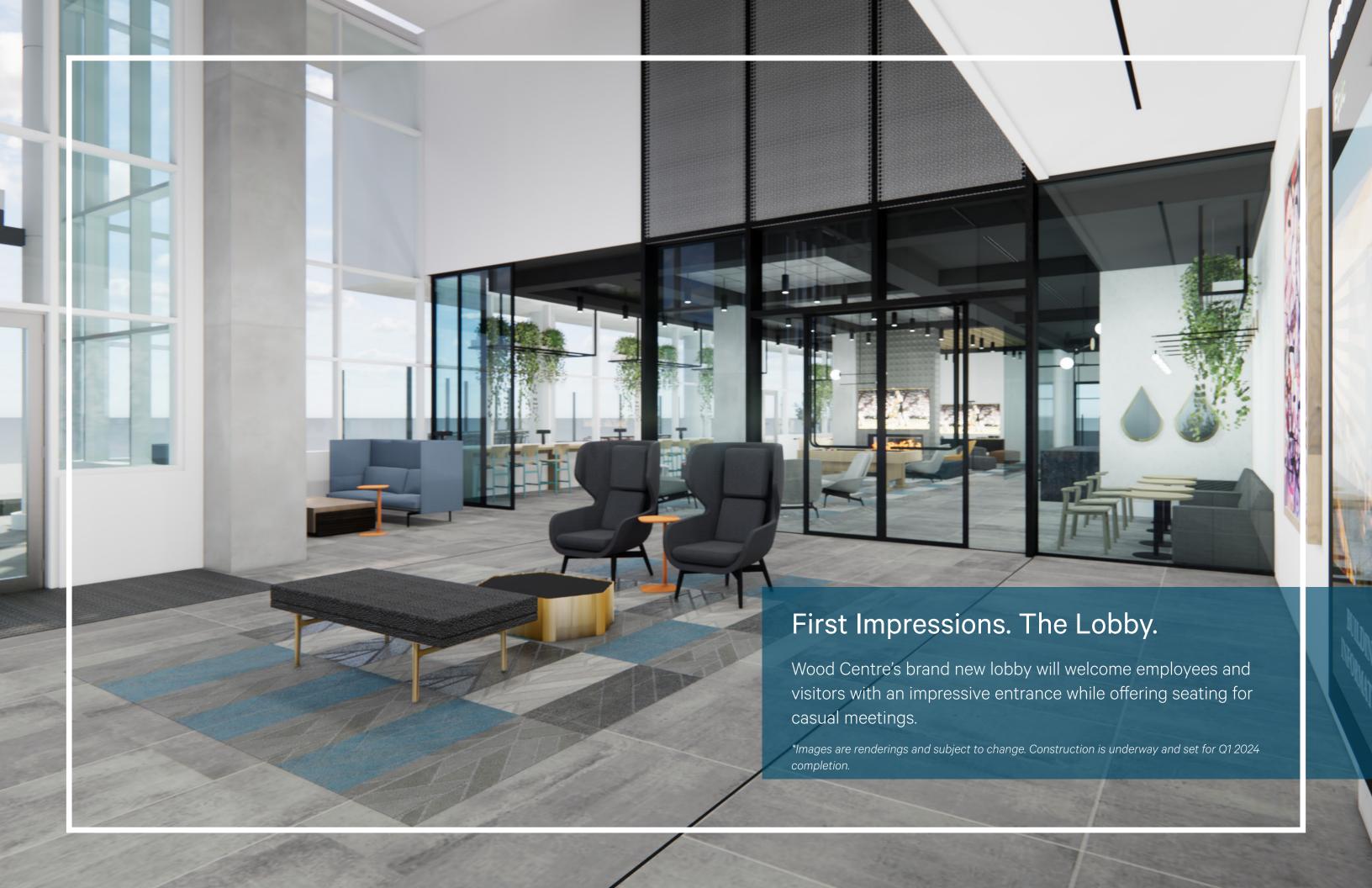
Abundant underground and surface parking with additional parking available



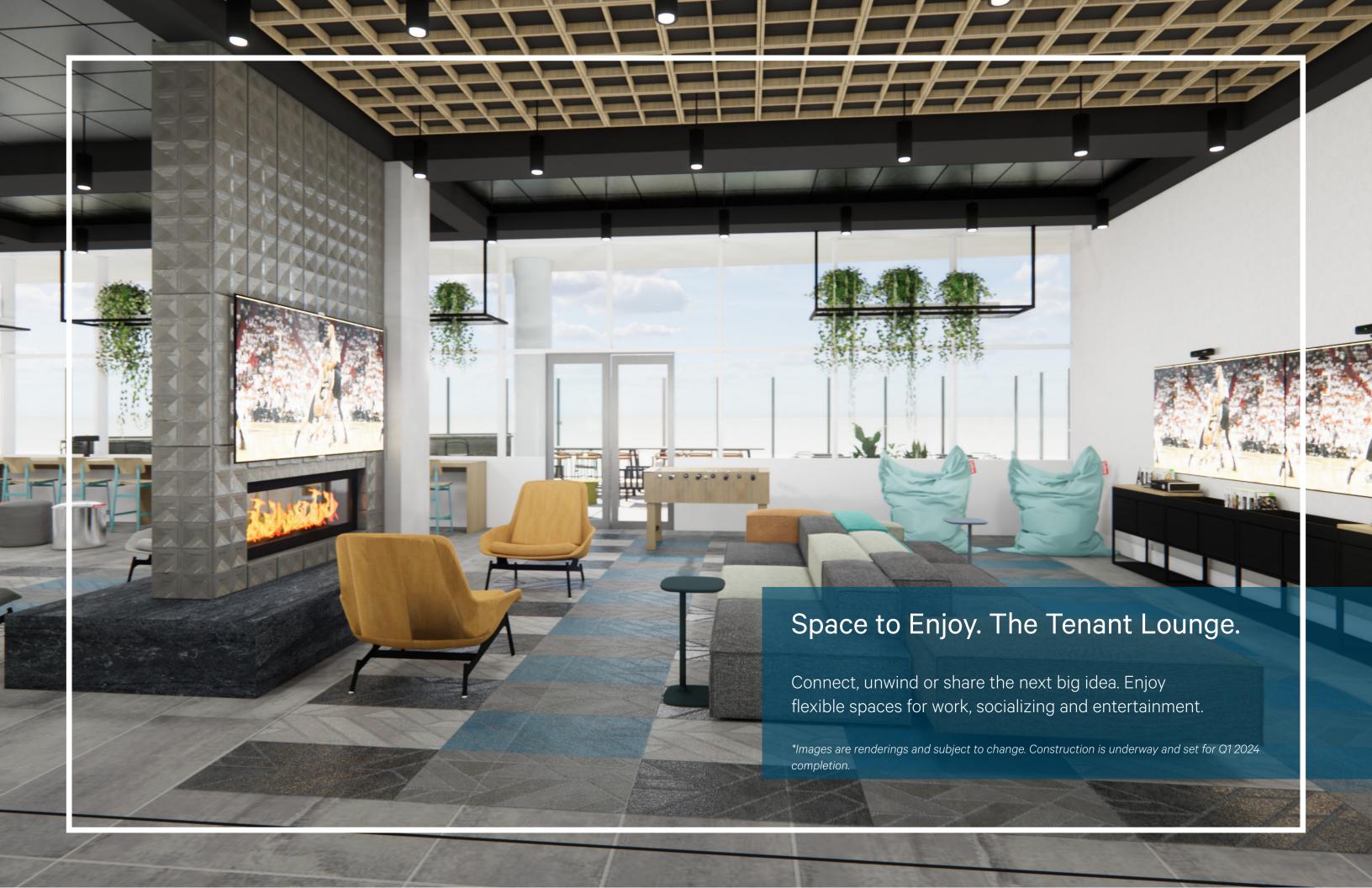
#### **EV PARKING**

6 electrical vehicle parking stalls available at market rates







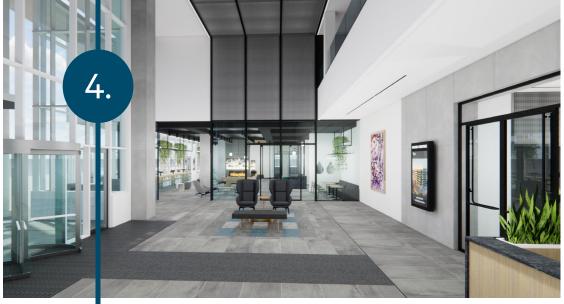




## **Building Features**

- 1. Renovated Floor Lobbies
- 2. Tenant Lounge (opening Q1 2024)
- 3. Conference Centre (re-opening Q1 2024)
- 4. Renovated Main Lobby (opening Q1 2024)
- 5. Bicycle Parking
- 6. New Fitness Centre and End of Trip Facilities







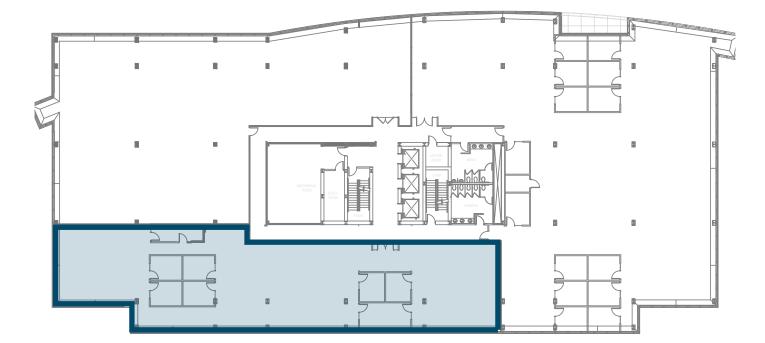




Third Floor: 29,713 SF

Fifth Floor: 8,500 SF



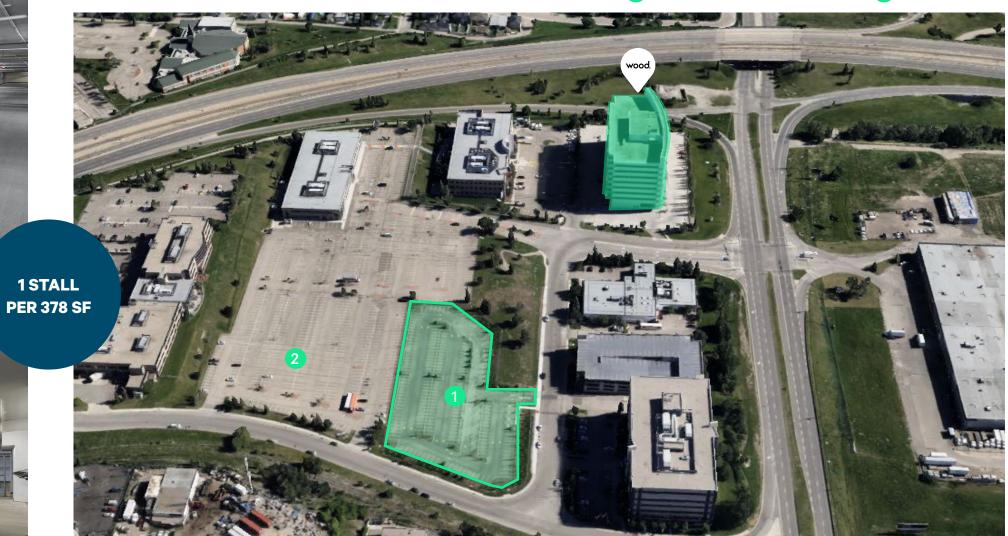


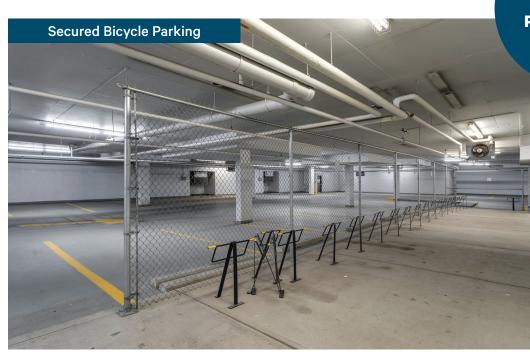


141 Surface Stalls 234 Underground Stalls **212**Additional Off-Site 150 m / 2 min walk

3<sup>rd</sup> Party Parking 200 m / 3 min walk







# You're Connected to Calgary.

Wood Centre offers connections to restaurants & cafes, and is a 8 minute drive to Downtown Calgary.

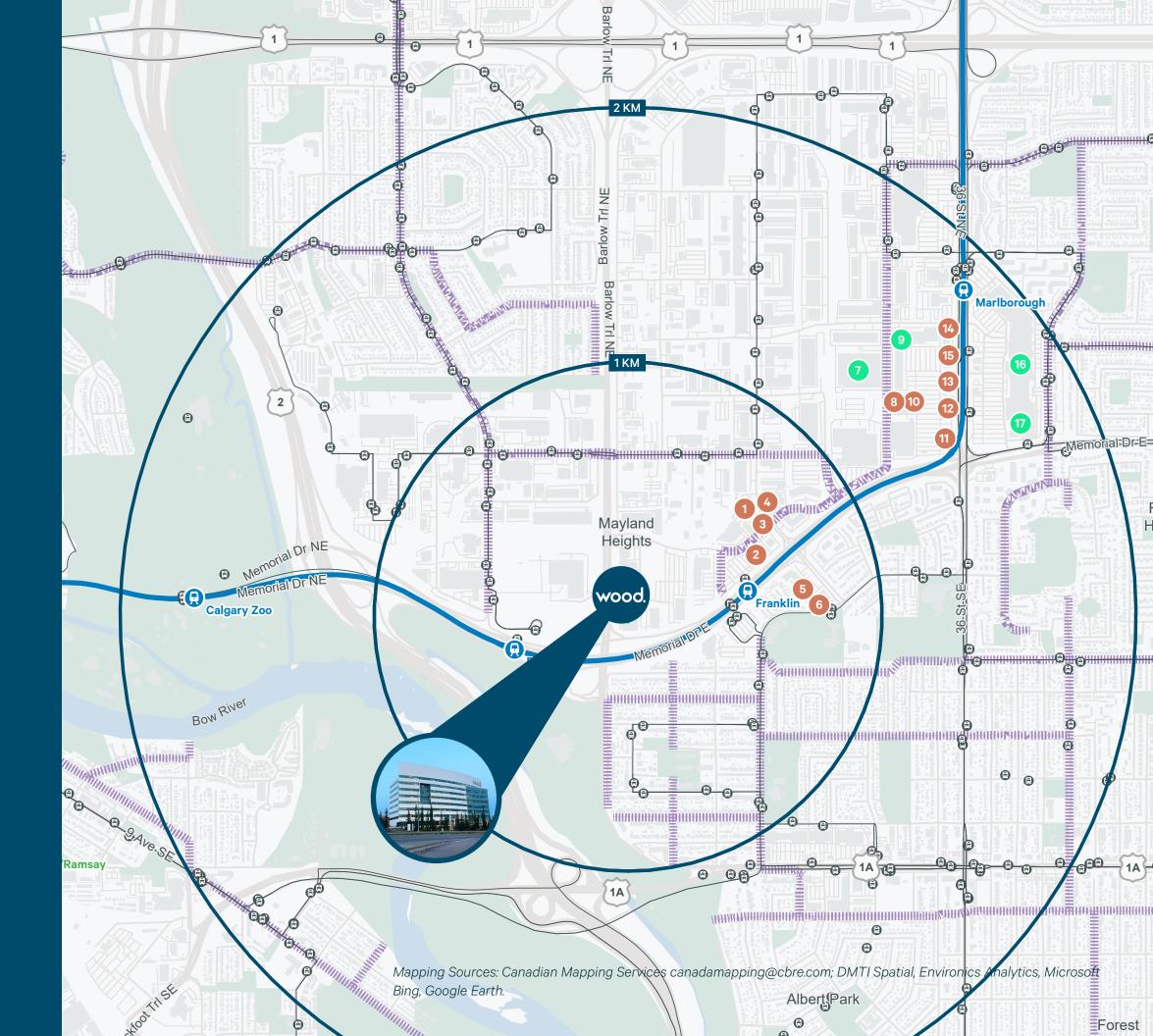
The building is also located in close proximity to the Bow River pathway and has LRT and bus access. Further, Memorial Drive and Deerrfoot Trail are easily accessible offering convenient options for drivers and transit commuters alike.

#### FOOD AMENITIES

- 1 Subway
- 2 Boston Pizza
- 3 Safari Grill
- 4 Ginger Beef Bistro House
- 5 Vern's Pizza
- 6 New Dynasty Restaurant & Bar
- 8 Starbucks
- 10 Safeway
- 11 Olive Garden
- 12 Red Lobster
- 13 The Canadian Brewhouse
- 14 Tim Horton's
- 15 Wendy's

#### LIFESTYLE AMENITES

- 7 Athletic Development Centre
- 9 Gold's Gym
- 16 Marlborough Mall
- 17 Walmart



# **Wood** Centre

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