Kipling Square Annex

601-611 10th Avenue SW
Calgary, AB

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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	**$16.66 PSF (2026)**
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	30 Days Notice	1 stall allocated
Suite L003	721	October 1, 2026	0 stalls allocated
Suite L004	1,684	Immediately	0 stalls allocated
Suite L011	1,878	Immediately	0 stalls allocated
Suite L012	2,840	Immediately	0 stalls allocated
Suite L015	1,299	Immediately	0 stalls allocated
Suite 300	5,327	Immediately	1 stall allocated

New Fitness Facility VIRTUAL TOUR

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 VIRTUAL TOUR

Suite L001
608 SF

VIRTUAL TOUR

Suite L002
4,161 SF

VIRTUAL TOUR

Suite L003
721 SF

VIRTUAL TOUR

Suite L004
1,684 SF

VIRTUAL TOUR

Suite L011
1,878 SF

Suite L012
2,840 SF

VIRTUAL TOUR

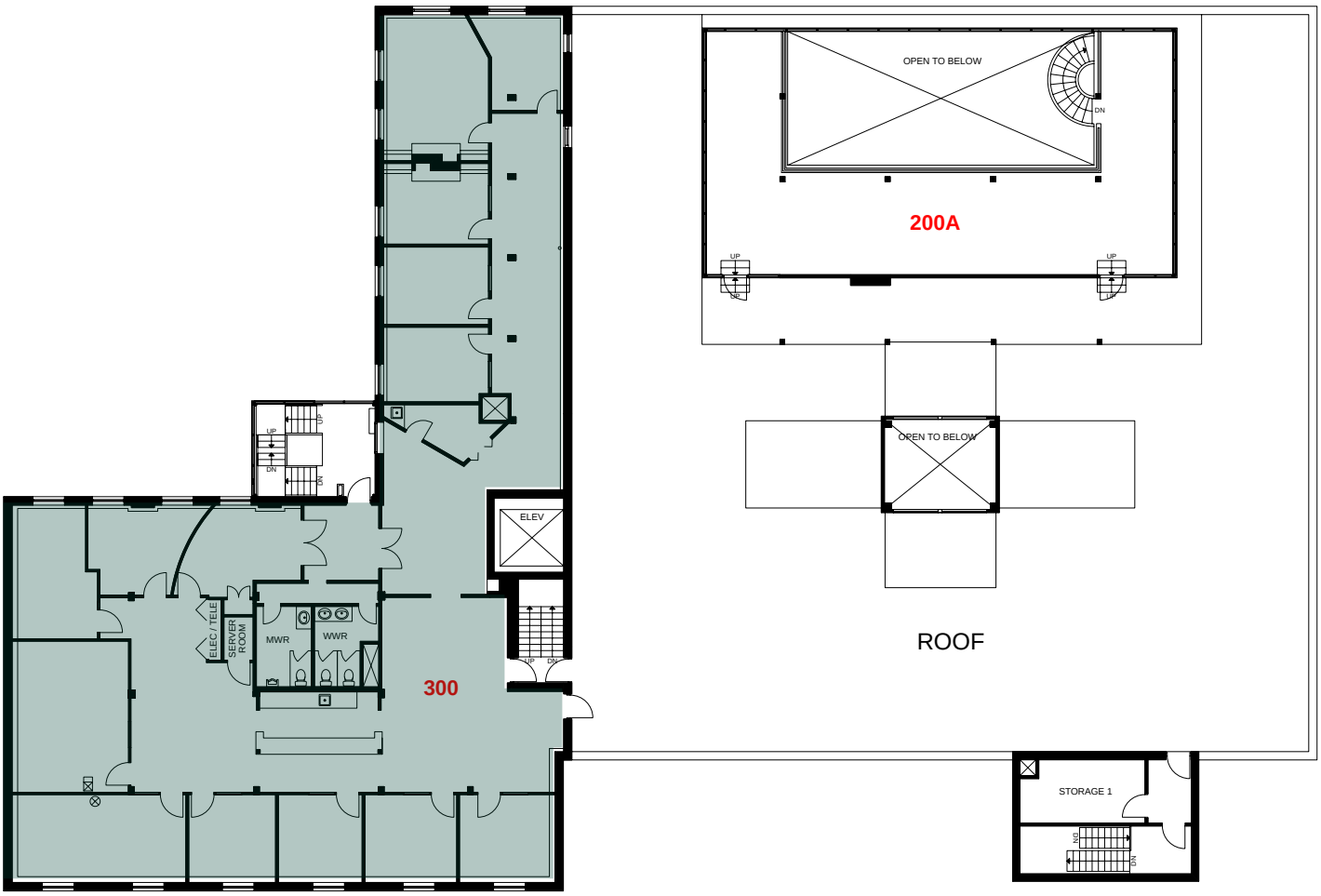
Suite L015
1,299 SF

VIRTUAL TOUR

Suite 300

VIRTUAL TOUR

5,327 SF



Local Amenities

RESTAURANTS

1. Maru Sushi
2. UNTITLED Champagne Lounge
3. The Derrick Gin Mill & Kitchen
4. Mister M
5. Cucina
6. Barcelona Tavern
7. Hy's Steakhouse
8. Cactus Club
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
19. 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. Metrowine 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

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