

Odd Fellows Building

Full Building Opportunity // For Lease
100 6th Avenue SW, Calgary, Alberta



Property Highlights

Page 2

Floor Plans

Page 3-7

Nearby Parking

Page 8

Local Amenities

Page 9

ALLIED CBRE

Property Information

- Renovated character space
- Exposed brick and beam finishes
- Large conference/banquet centre
- 1 block from LRT line
- Located near multiple food and drink amenities

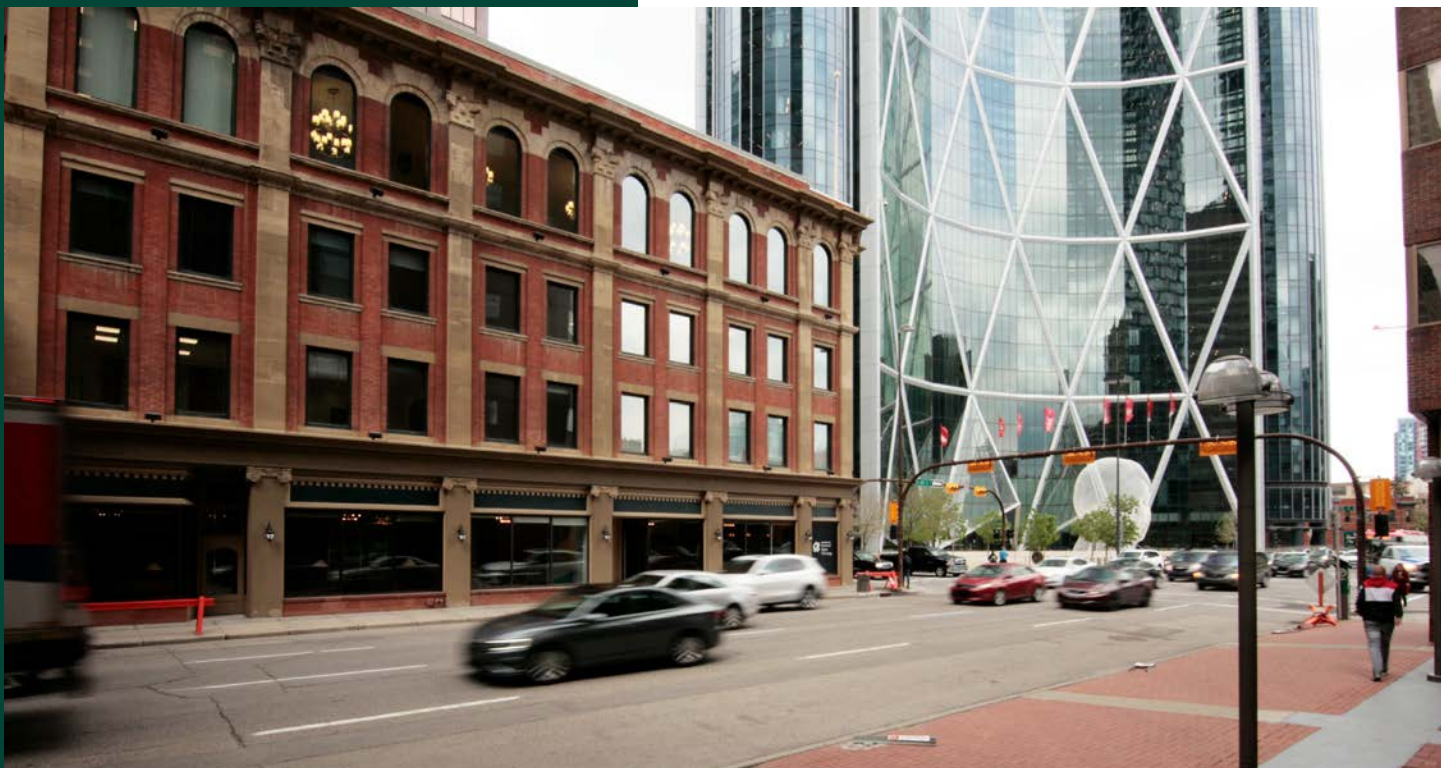
Year Built: 1912

Space Available: Full Building Opportunity
Lower Level: 6,926 SF (storage)
Floor 1: 7,562 SF
Floor 2: 8,595 SF
Floor 3: 8,608 SF
Floor 4: 8,722 SF

Available Date: Immediately

Operating Costs: \$17.5 PSF

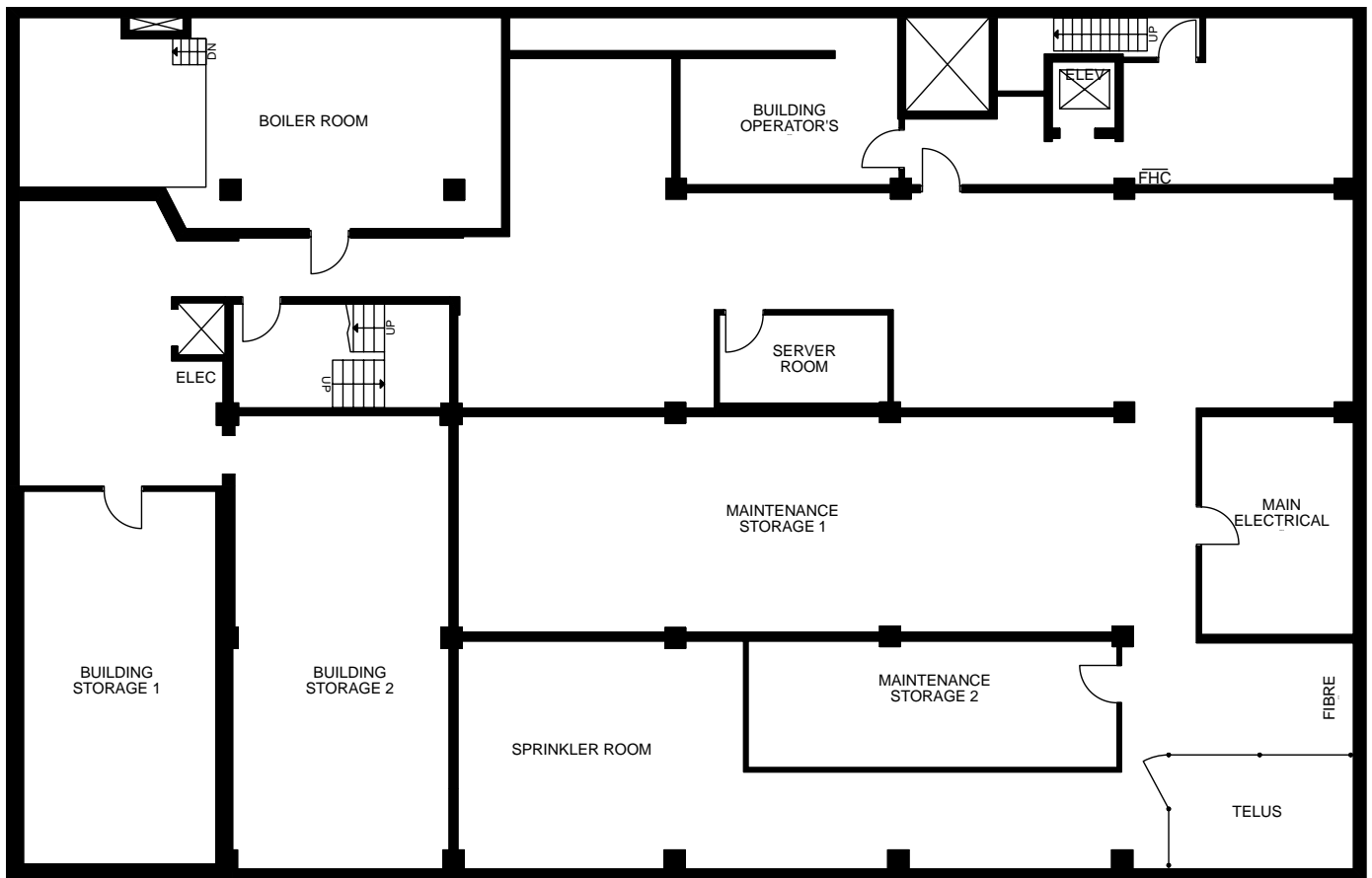
Basic Rent: Market



Floor Plan

Lower Level

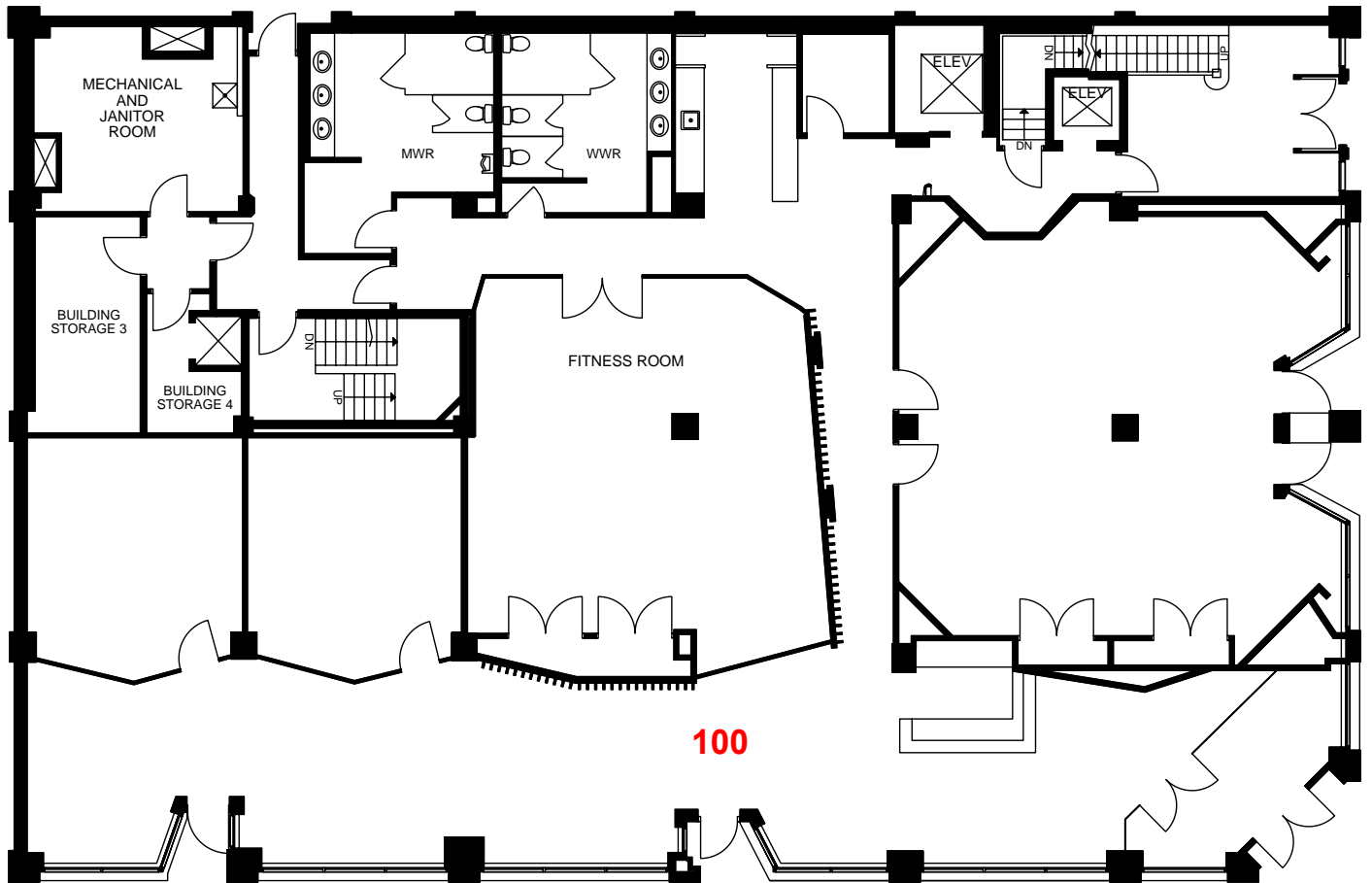
6,926 SF



Floor Plan

Floor 1

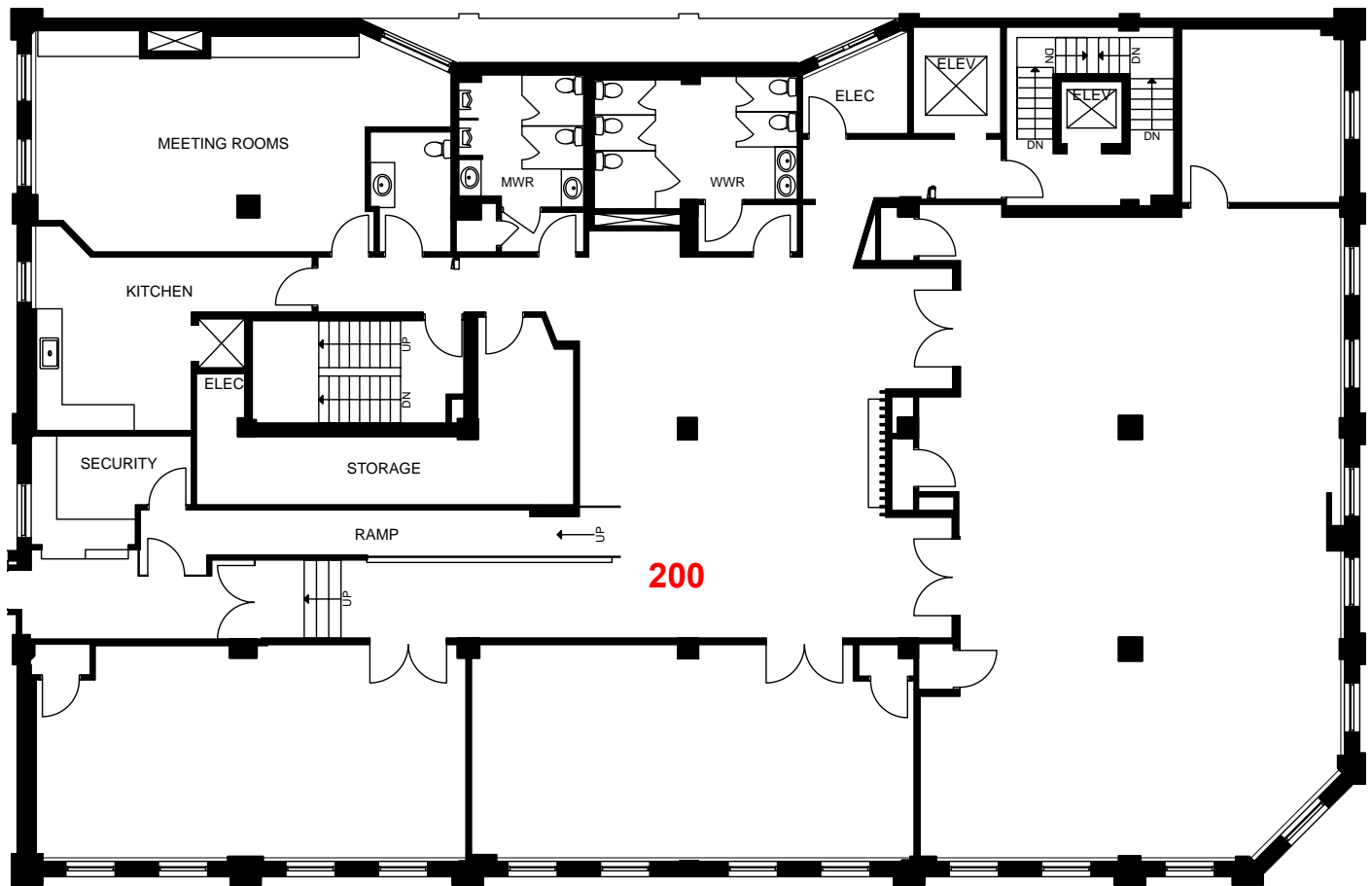
7,562 SF



Floor Plan

Floor 2

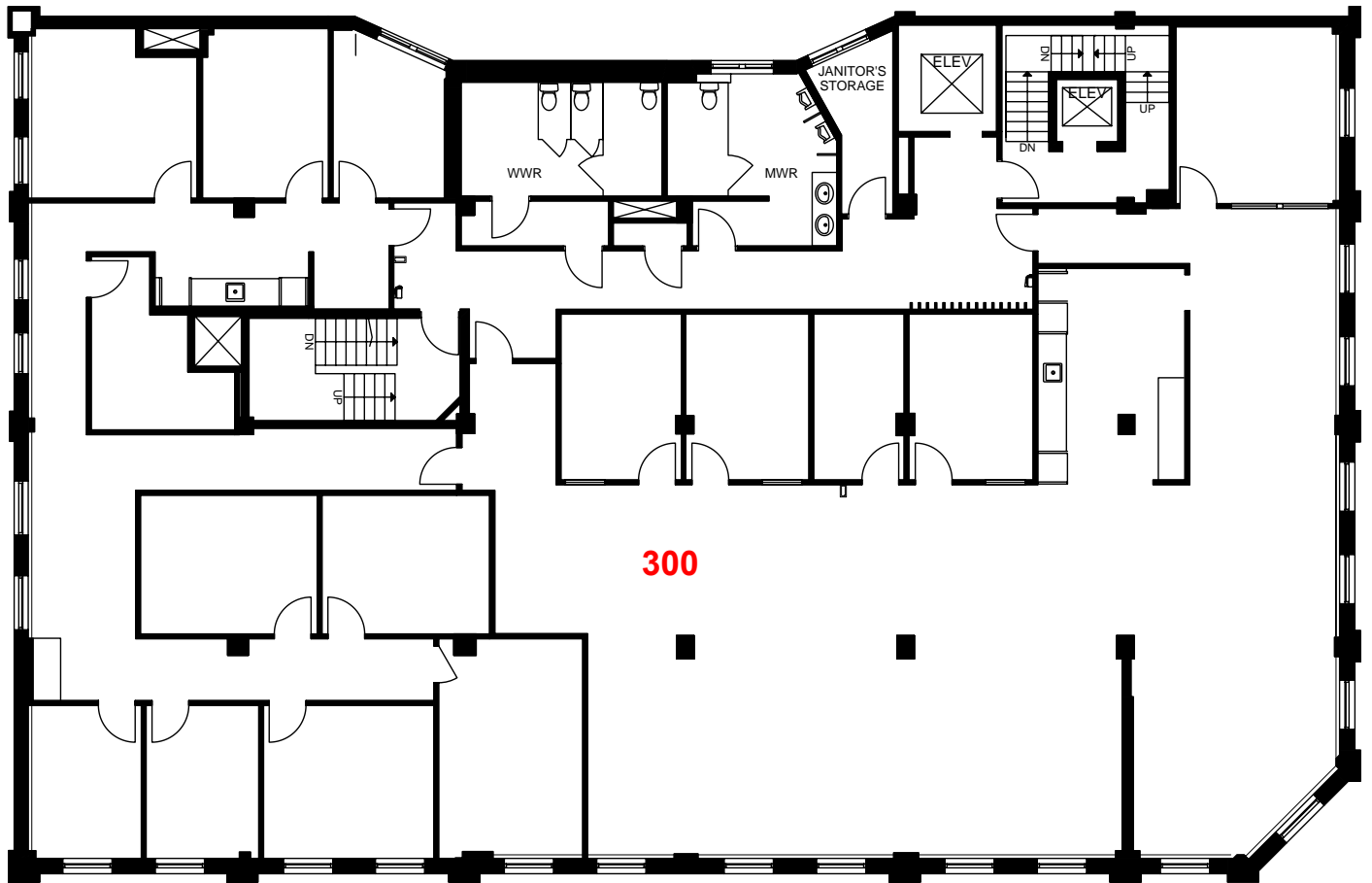
8,595 SF



Floor Plan

Floor 3

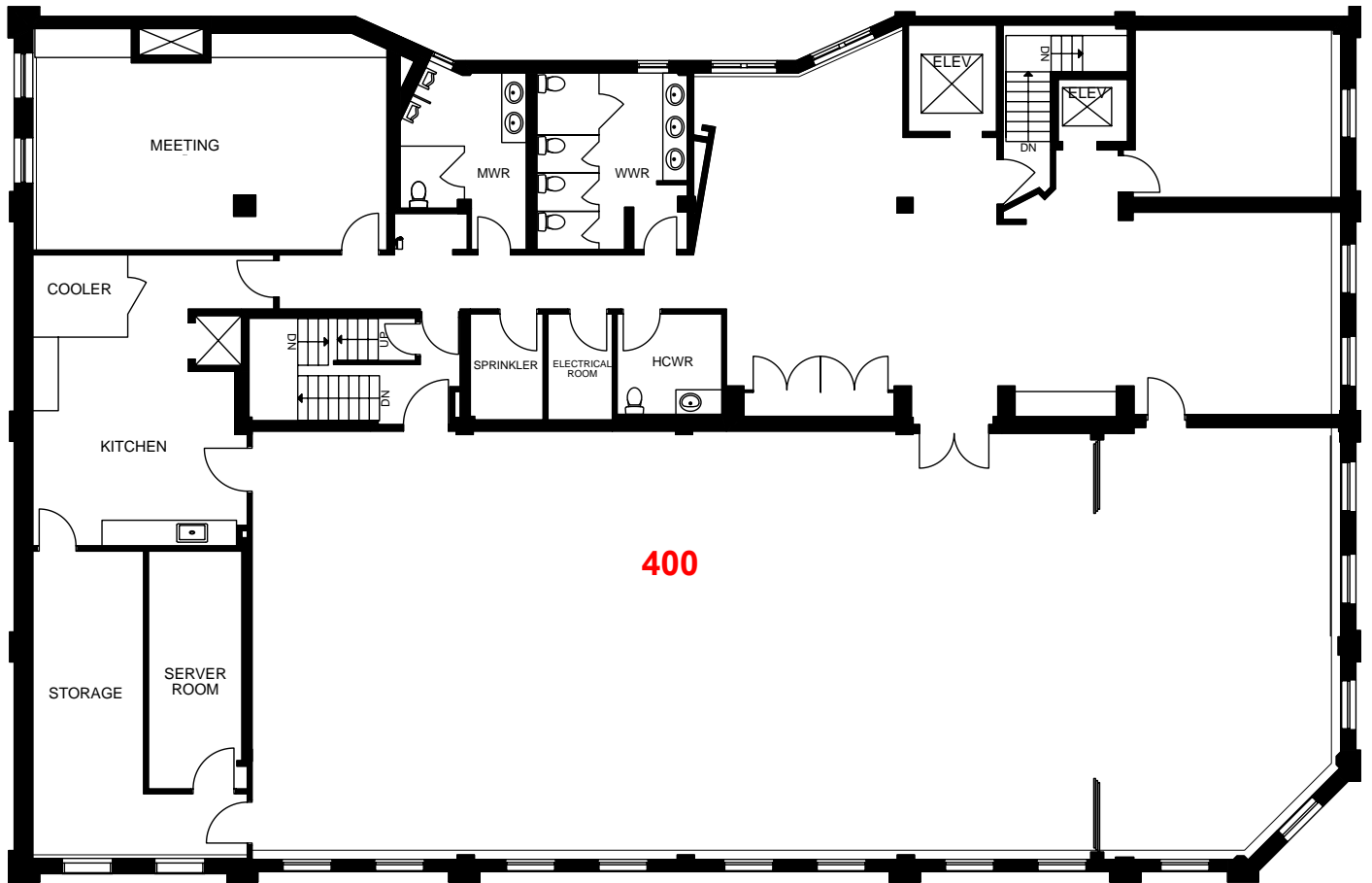
8,608 SF



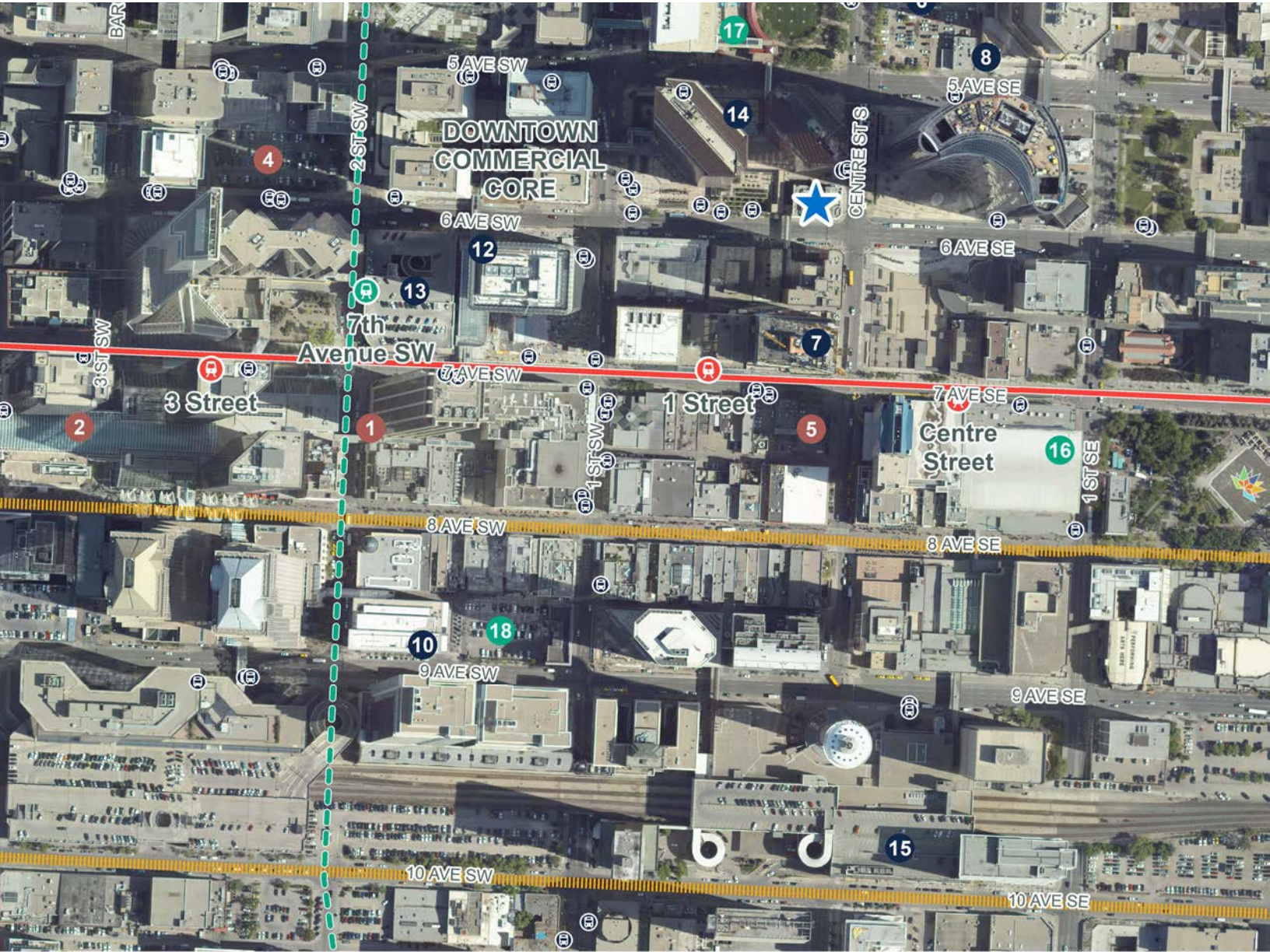
Floor Plan

Floor 4


8,722 SF





Nearby Parking





Subject Property

 Odd Fellows Building:
100 6th Avenue SW,
Calgary AB

Light Rail Transit

 Red Line
 Future Green Line

Bus Transit

 Bus Stop
 Bike Paths

Operator

 Indigo
 Impark
 Calgary Parking Authority

Parking

- | | | | |
|---------------------------------------------------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------|--------------------------------|
|  1 | 700 2nd Street SW - Lot 157 |  10 | Bankers Court - Lot 372 |
|  2 | Core Parkade - Lot 59 |  11 | Calgary Place - Lot 309 |
|  3 | Delta Hotel - Lot 48 |  12 | Brookfield Place - Lot 35 |
|  4 | Petroleum Club Surface - Lot 45 |  13 | Bow Parkade - Lot 232 |
|  5 | Dhow/Balboa - Lot 305 |  14 | Suncor Energy Centre - Lot 373 |
|  6 | 414 Centre Street SE - Lot 236 |  15 | Palliser Parkade - Lot 6 |
|  7 | Telus Sky - Lot 298 |  16 | Lot 60 |
|  8 | First Tower - Lot 174 |  17 | Lot 40 - James Short Parkade |
|  9 | Fifth Avenue Place - Lot 374 |  18 | Lot 7 |



Subject Property



Odd Fellows Building:
100 6th Avenue SW

Light Rail Transit

Red Line

Future Green Line

Bus Transit

Bus Stop

Amenities

Food & Beverage

- Sky Café by Deville
- Hula
- Dirtbelly
- Chachi's Sandwich Bar
- Deville Coffee
- Olly Fresco's

- Tim Hortons
- Starbucks
- Jelly Modern Doughnuts
- Barrow Coffee
- OEB Breakfast Co.
- Monogram Coffee

- Major Tom Bar
- National on 8th
- The Guild

Fitness

- GoodLife Fitness

For more information, please contact

Stuart Watson

Senior Vice President
T 403 750 0540
stuart.watson@cbre.com

Trevor Davies

Senior Vice President
T 403 750 0542
trevor.davies@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"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. 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.