THE DISTRICT AT BELTLINE

Be Part of the Unexpected

CBRE

Spear Street Capital

CREATIVITY. CONNECTIVITY. COMMUNITY.

The District at Beltline is where business meets pleasure - connecting like minded, innovative businesses with the best of Calgary's vibrant arts and culture community. Nestled inside the hustle and bustle of the city's most active streets, you and your company are located in the heart of where the city beats.

ABOUT THE DISTRICT AT BELTLINE

The District at Beltline is Calgary's newest urban mixed-use development, fusing office and urban retail to create the city's go-to live, work and play destination. Encapsulated by large artistic murals designed by Canadian renowned street artist Fluke, you can't miss this eye-catching building – making it a cut above the rest.

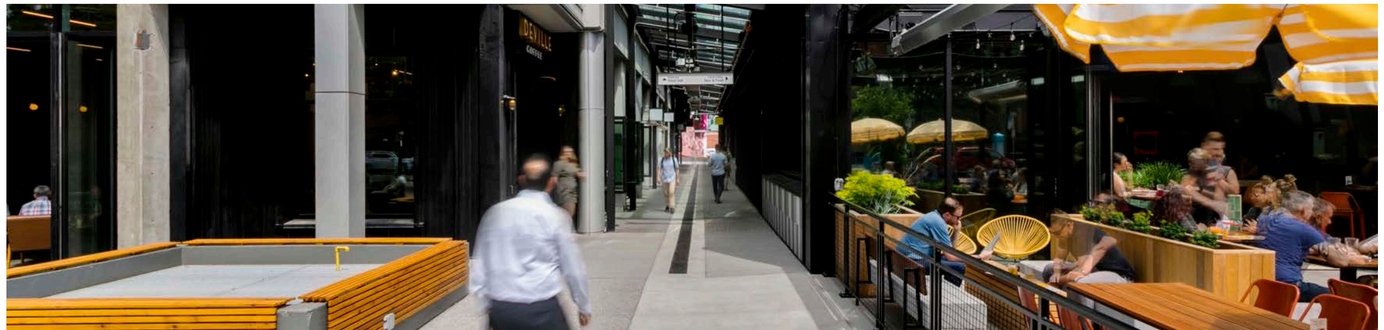
The District's significant renovation enhances the tenant experience through improved amenities, gathering and collaborative spaces, offering users a unique experience they can't find anywhere else. The three office buildings encompass nearly 350,000 sq. ft. of tech-ready culture-focused space with varying floorplates providing maximum flexibility for fast growth and future planning. The Food Hall, restaurants, brewery and café are now open and ready to welcome tenants and locals.

ABOUT Spear Street Capital

Spear Street Capital is an owner and operator of distinctive office properties located in the United States, Canada and Europe. They acquire assets that have reached an inflection point where intensive leasing efforts or well considered physical changes can have a decisive effect on value.

AMENITIES & FEATURES

- CHEF DRIVEN FOOD HALL
- EAT, DRINK AND PLAY
- DROP AND GO TRANSPORTATION
- END OF TRIP FACILITIES
- TENANT ONLY FITNESS CENTRE
- TENANT LOUNGE
- LOCATION
- RECENTLY RENOVATED
- URBAN PARKS STEPS AWAY



PROPERTY DETAILS

Be part of Calgary's most connected community.
Energy and curiosity live around every corner.
Be part of the unexpected.

PROJECT COMPLETION	2021
BUILDING B SPACE AVAILABLE	Suite 200: 22,699 SF Suite 300: 24,069 SF Total: 46,768 SF
BUILDING C SPACE AVAILABLE	Suite 310: 7,964 SF* Suite 400: 7,833 SF
BASIC RENT	Market
OPERATING COSTS	Building B: $17.74 PSF Building C: $17.41 PSF
AVAILABLE DATE	Immediately *Availabile on 30 Days Notice
PARKING	1 :1,080 SF, Underground

FOOD HALL

Calgary's newest dining destination, The District at Beltline, unveiled a unique chef-driven food hall experience conceptualized by some of Canada's top chefs. The launch of the Food Hall marked the first of several exciting retail openings that revitalized the transformed business park, creating a sense of urban vibrancy which entices working professionals and residents alike to experience the space as both a daytime and evening hotspot.

The Food Hall includes unique dining concepts from the minds of some of Calgary's best-known chefs: Duncan Ly, Darren MacLean and Roy Oh, and spin-off concepts from Oishidesu Ramen Shack. Some highlights that diners can expect to encounter include Korean/Mexican fusion, an authentic ramen experience, Canada's first fully sustainable takeaway sushi, unique burger flavours with outlandish toppings as well as classics from Burgers Near Me, and acai smoothies and bowls from OAKBERRY. The Food Hall spans 5,600 square feet and includes flexible seating for nearly 80 people.

The District's Food Hall has been designed as a culinary gathering place to facilitate memorable social experiences in a setting that invites guests to stay awhile and foster community connection. The interior look is defined by distinct wall panelling in rich navy tones and brightly coloured abstract murals that create a seamless day-to-night atmosphere throughout the space. An ambiance of fun sophistication has also been carefully curated to cater to various demographics while providing a chic and cohesive backdrop highlighting chef-driven dining concepts.

RETAIL SPACES

The District at Beltline's food and drink scene doesn't stop at the Food Hall. Enjoy:

- Coffee and baked goods from Deville;
- Modern yet rustic Mediterranean cuisine from KAMA;
- Craft beer that encourages the spirit of community from Vancouver's very own 33 Acres Brewing Company;
- Cocktails, appetizers and good trouble from CENTRAL TAPS + FOOD;
- French-influenced cuisine paired with contemporary wine and cocktails from Bar Chouette.

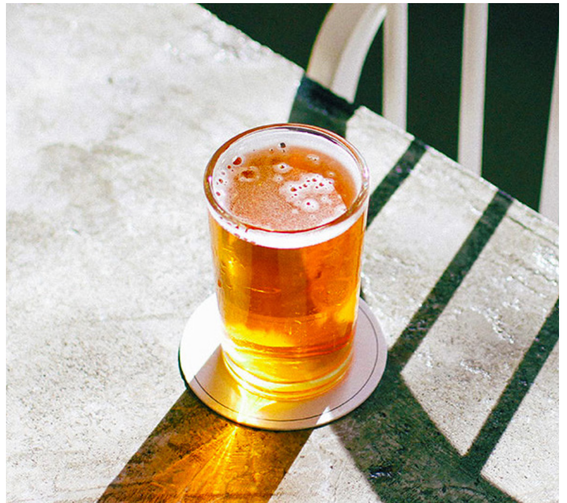
DEVILLE COFFEE

kama

EST 33 2022 ACRES BREWING CO. CALGARY, AB

CENTRAL TAPS + FOOD

BAR CHOUETTE EST. 2023



NEIGHBOURHOOD

Known for its edgy flare, Calgary's hip Beltline area is home to a variety of cool boutiques, trendy fashion shops, urban cultures and an assortment of vibrant craft breweries and restaurants.

350 +

RESTAURANTS & CAFES

As one of the premiere dining districts in all of Canada, spots along this strip have consistently been awarded for their culinary excellence with Bridgette Bar and Ten Foot Henry making the list of Canada's 100 Best Restaurants in 2020.

188 +

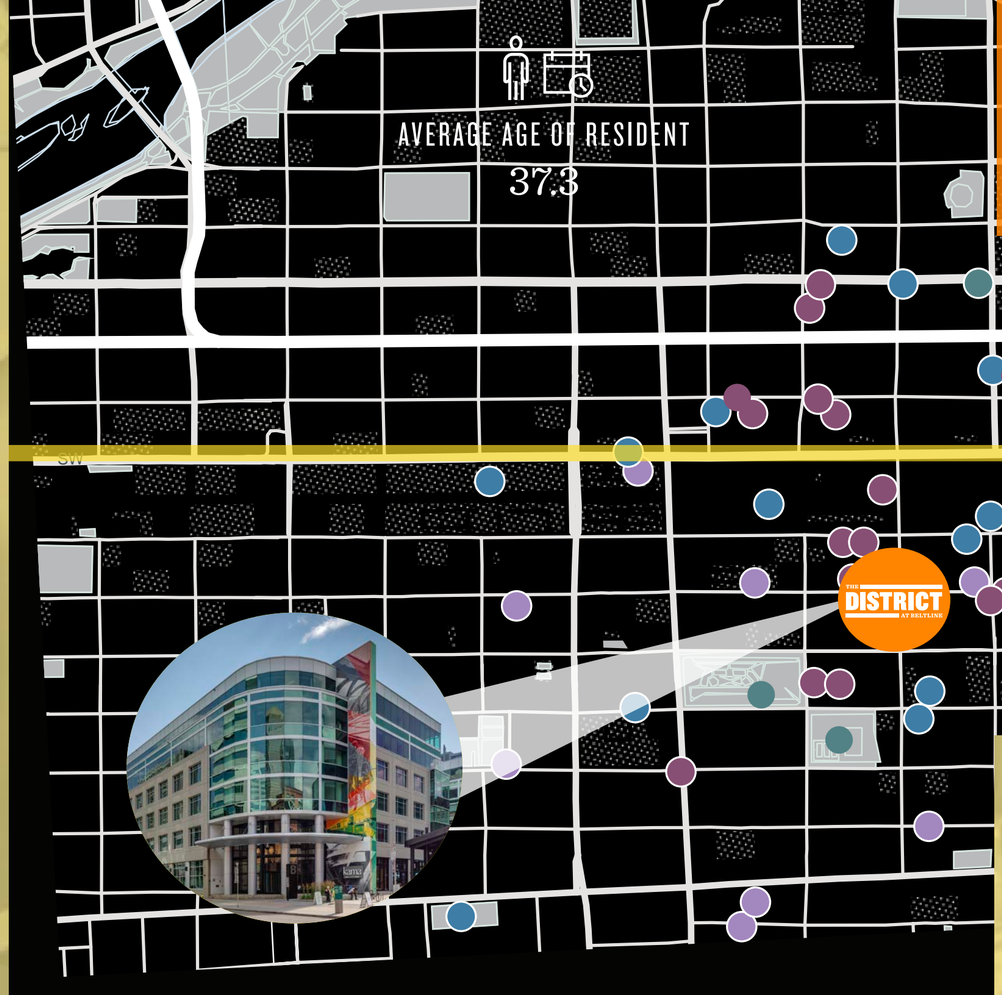
BARS & BREWERIES

The Beltline is one of Calgary's most densely populated neighbourhoods, filled with entrepreneurs, young professionals and artists, who like to play just as hard as they work. The area has culminated a diverse mix of people seeking live entertainment, game bars and delicious craft beer.

4 +

PARKS & ART

Known for its iconic public art and parks, beauty and innovation is in store around every corner of the Beltline; from eclectic plants and flower displays, water features, murals, statues and sculptures, there is much to see and enjoy.

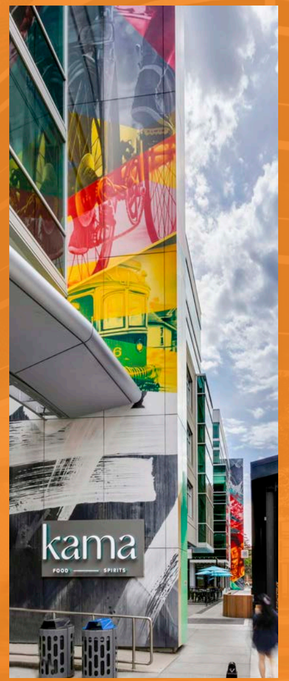


TRANSIT SCORE
80

WALKING SCORE
94

BIKE SCORE
94

A COMMUNITY EXPERIENCE, TO EXPERIENCE COMMUNITY



FLEXIBILITY & AUTONOMY

The District at Beltline believes that real estate should be about more than space, it should be about the experience that space provides your workforce and customers.

The District is uniquely positioned to offer incredible flexibility in the floor-plan design with a variety of space configurations, modern building systems, bright open ceilings and large continuous windows to suit every user's desire to craft the unique experience they want for their employees or customers.

COMMUNITY & TOGETHERNESS

The District at Beltline's philosophy is built on the idea of convergence of people, places and ideas. With a focus on creating spaces that allow for spontaneous programming and curated events, The District promotes discovery and new experiences for all its tenants and customers.

On our site, you will experience concerts, TED-style talks, pop-up art installations and surprising new activities all the time.

DIVERSITY & NEW EXPERIENCES

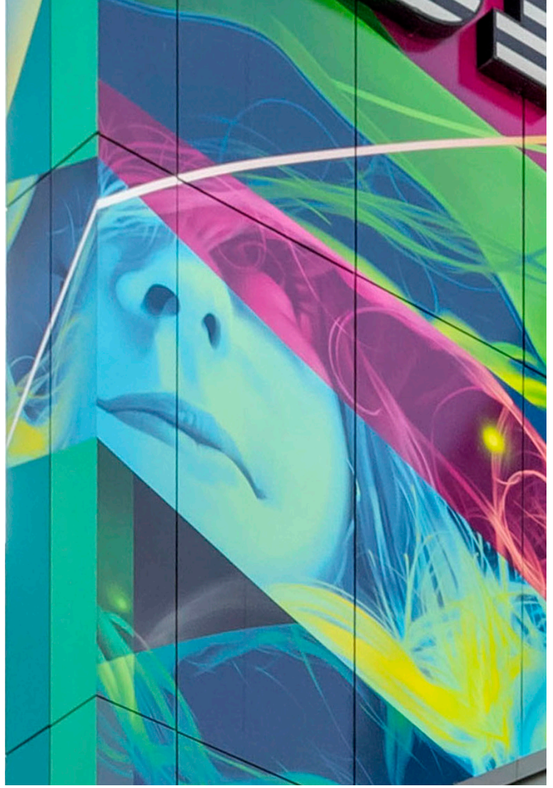
The District at Beltline knows that designing workplaces that actually work for today's modern workforce requires more than office ping pong tables and nap rooms.

That's why The District is designed with flexible lifestyles in mind and allows those coming to "the office" the ability to stay directly connected with a vibrant and active community.

Users can expect a dedicated bike storage facility with equipment and end-of-trip facilities, a tenant only gym and a variety of some of Calgary's best cocktail joints, coffee rituals, foodie stops and many more instagrammable moments.

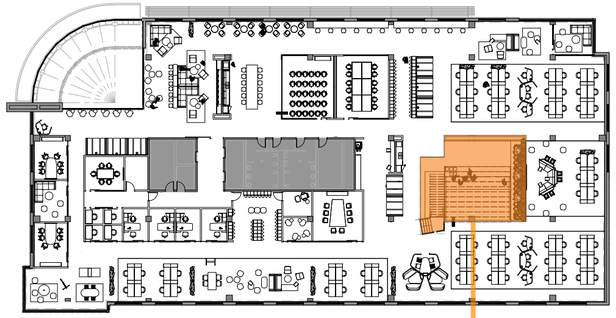
ART

The muruals at The District were created by the famous Canadian Artist, Fluke. One of the pioneering forces in contemporary Canadian mural art, Fluke has his roots in the early Montreal street art scene. He developed as an artist in graffiti art, eventually progressing from street art into mural art. Over the last 10 years he has come to be recognized as a Canadian figure in the global movement of contemporary urban art, and has been showcased internationally.



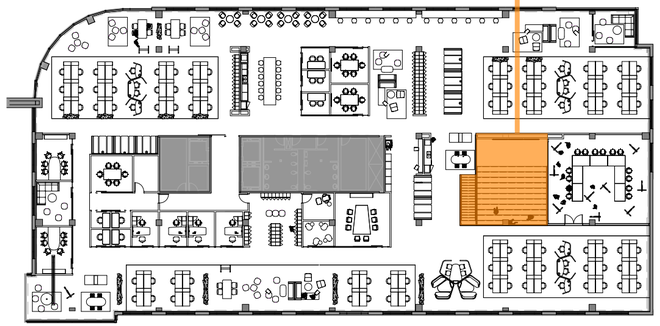
FLOORPLANS // BUILDING B *Sample floor plans

Suite 200 and suite 300 can be leased separately or combined for a total of 46,768 SF



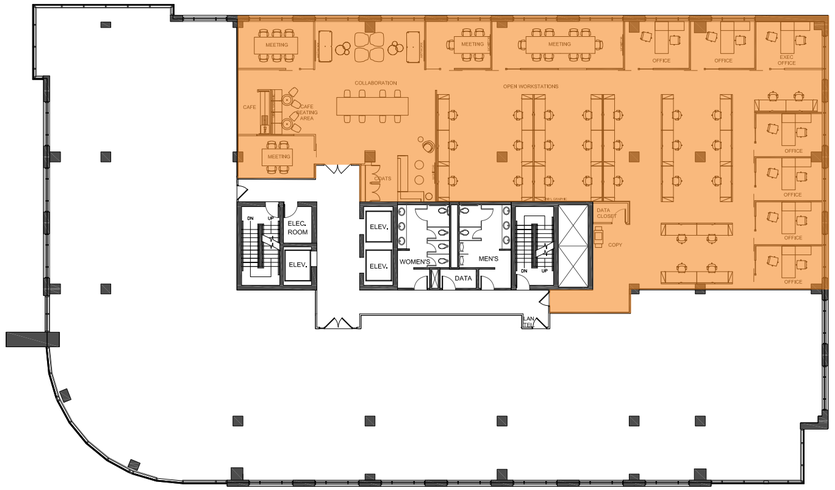
SUITE 200
22,699 SF

Interconnected Stairwell



SUITE 300
24,069 SF

FLOORPLANS // BUILDING C



*Plans not scale

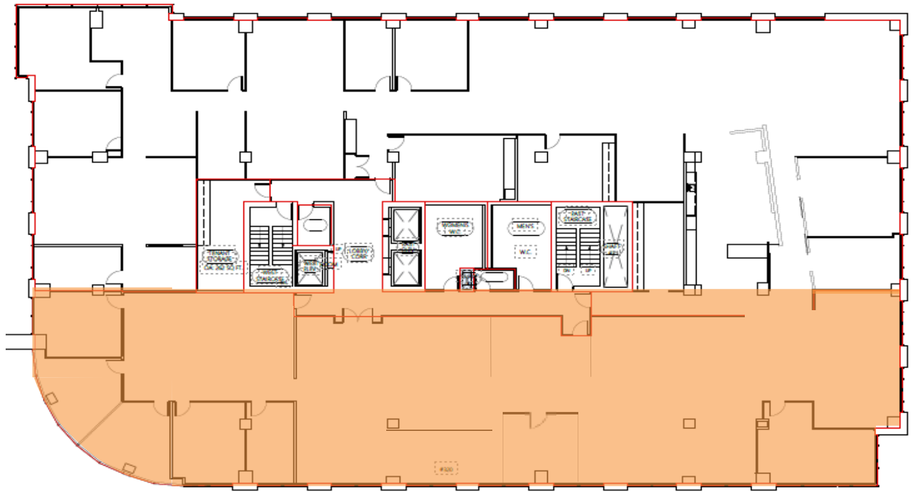
SUITE 400 | 7,833 SF

Move-in ready

Flexible lease terms available

- 4 Meeting Rooms
- 6 Offices
- 4 Open Team Collaboration Seats
- 1 Cafe/Work Lounge

FLOORPLANS // BUILDING C



*Floor plan has not been validated and subject to change

SUITE 310 | 7,964 SF

Available on 30 Days Notice

Flexible lease terms available

- 4 Meeting Rooms
- 4 Offices
- 2 Open Team Collaboration Seats
- 1 Cafe/Work Lounge

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CBRE

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