

THE DISTRICT

AT BELTLINE

Be Part of the Unexpected

CBRE

S 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 welcome tenants and locals alike.

ABOUT **S** 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

 CONVENIENT LOCATION

 FULLY 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: 23,046 SF *Can be demised to 8,788 SF and 14,288 SF*
Suite 300: 24,068 SF
Total: 47,114 SF

BUILDING C SPACE AVAILABLE Suite 300: 11,322 SF
Suite 320: 8,372 SF
Total: 19,694 SF

AVAILABLE DATE Immediately
Suite 300 is available on 60 days notice

BASIC RENT Market

OPERATING COSTS Building B: \$19.47 PSF
Building C: \$18.51 PSF

PARKING 1:1,100 SF, Underground
375 + GST unreserved
450 + GST reserved
Additional parking via ParkChamp

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, Roy Oh, and many more. Some highlights that diners can expect to encounter include Korean/Mexican fusion from Takori, traditional ramen experience from Uzumaki YYC Ramen House, fresh and affordable sushi from Joyfish, modern Italian pasta and paninis from STRADA YYC, fried and grilled chicken sandwiches, sliders and tenders from Birdie, 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:

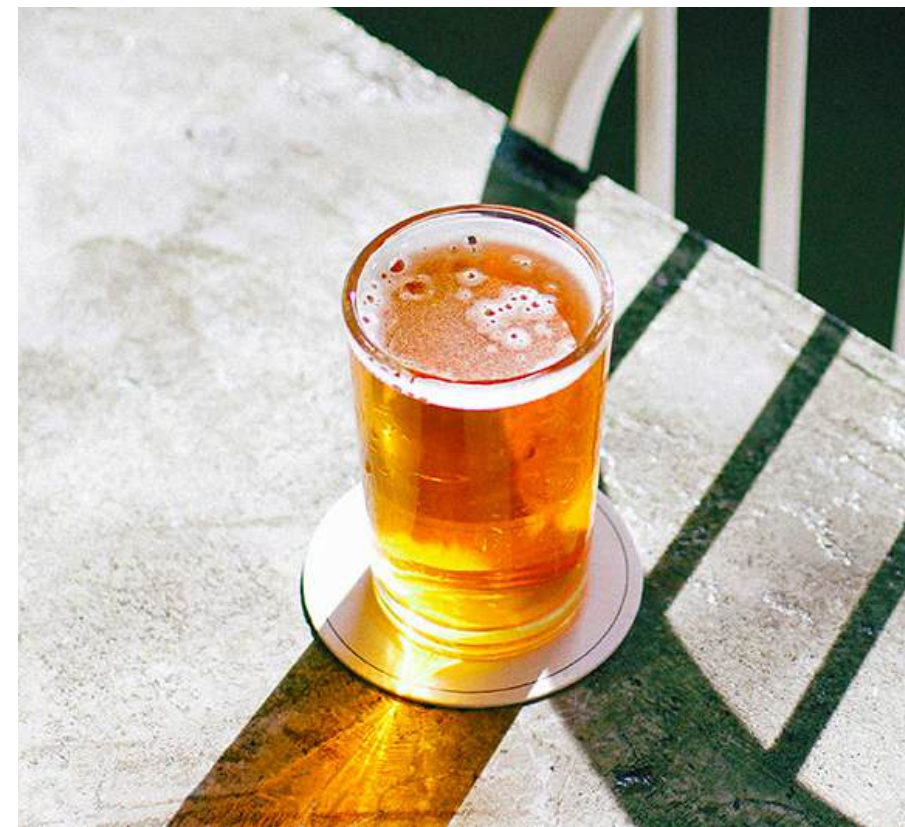
- Coffee and baked goods from Deville;
- Modern yet rustic Mediterranean cuisine from KAMA;
- Craft beer that encourages the spirit of community from Vancouver's very own 33 Acres Brewing Company;
- Cocktails, appetizers and good trouble from CENTRAL TAPS + FOOD;
- French-influenced cuisine paired with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



kama



CENTRAL
TAPS + FOOD



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

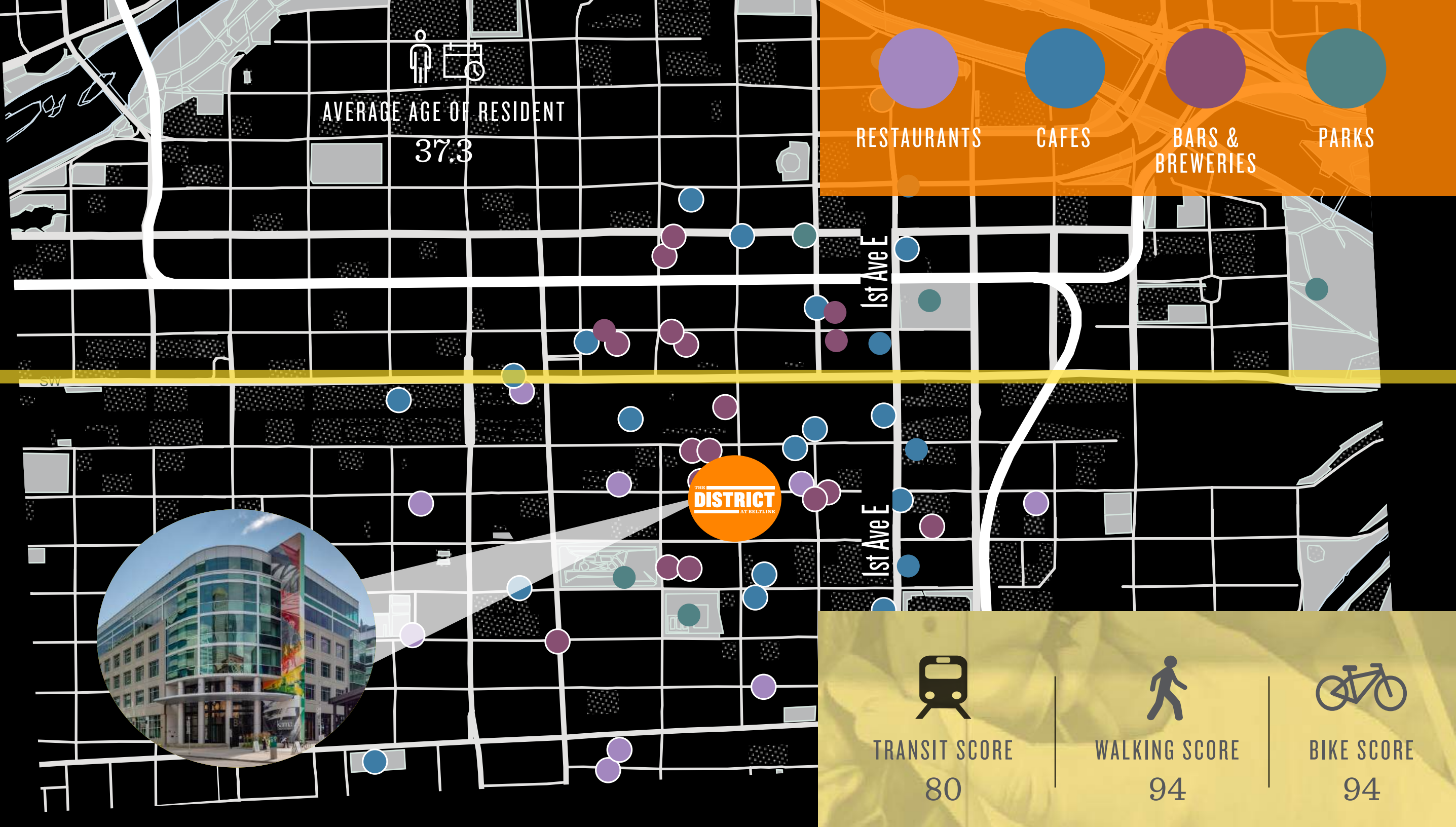
The Beltline is one of Calgary’s most densely populated neighbourhoods, filled with entrepreneurs, young professionals and artists, who like to play just as hard as they work. The area has culminated a diverse mix of people seeking live entertainment, game bars and delicious craft beer.



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.



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

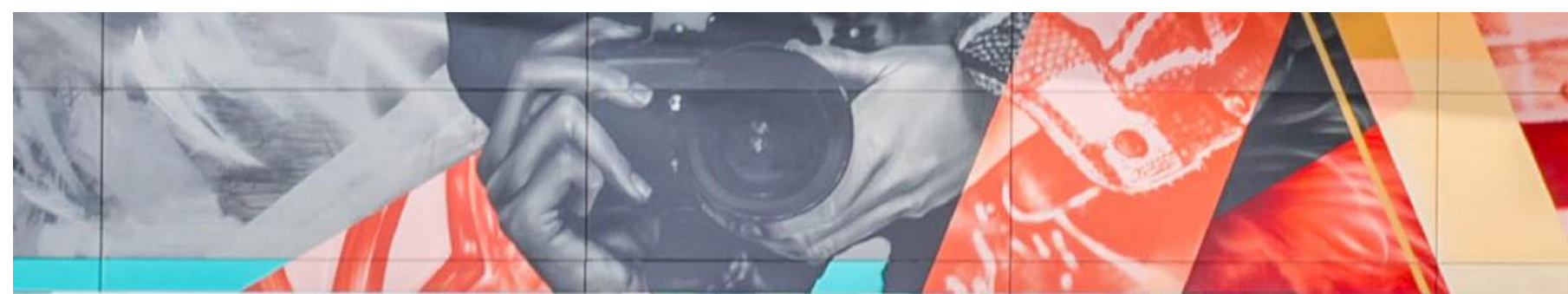
The District at Beltline knows that designing workplaces that actually work for today's modern workforce requires more than office ping pong tables and nap rooms.

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

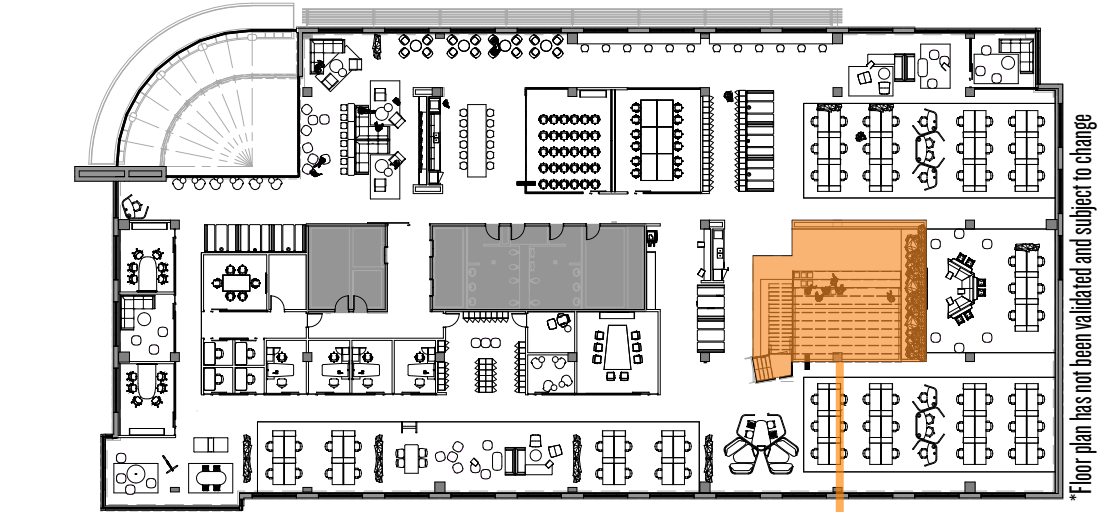
The murals at The District were created by the famous Canadian Artist, Fluke. One of the pioneering forces in contemporary Canadian mural art, Fluke has his roots in the early Montreal street art scene. He developed as an artist in graffiti art, eventually progressing from street art into mural art. 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.



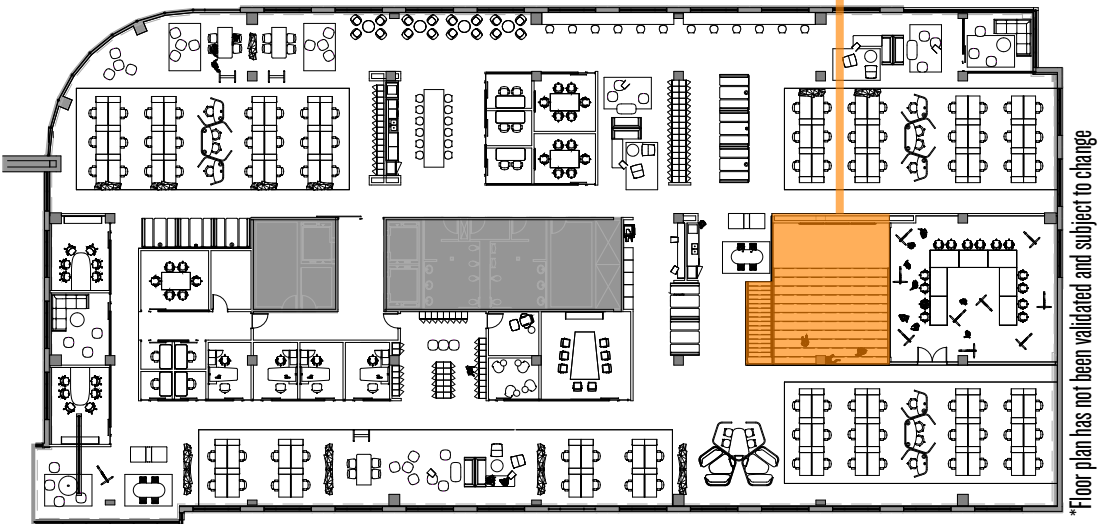
FLOORPLANS // BUILDING B *Sample floor plans

Suite 200 and Suite 300 can be leased separately or combined for a total of 47,114 SF

Interconnected
Stairwell



SUITE 200
23,046 SF

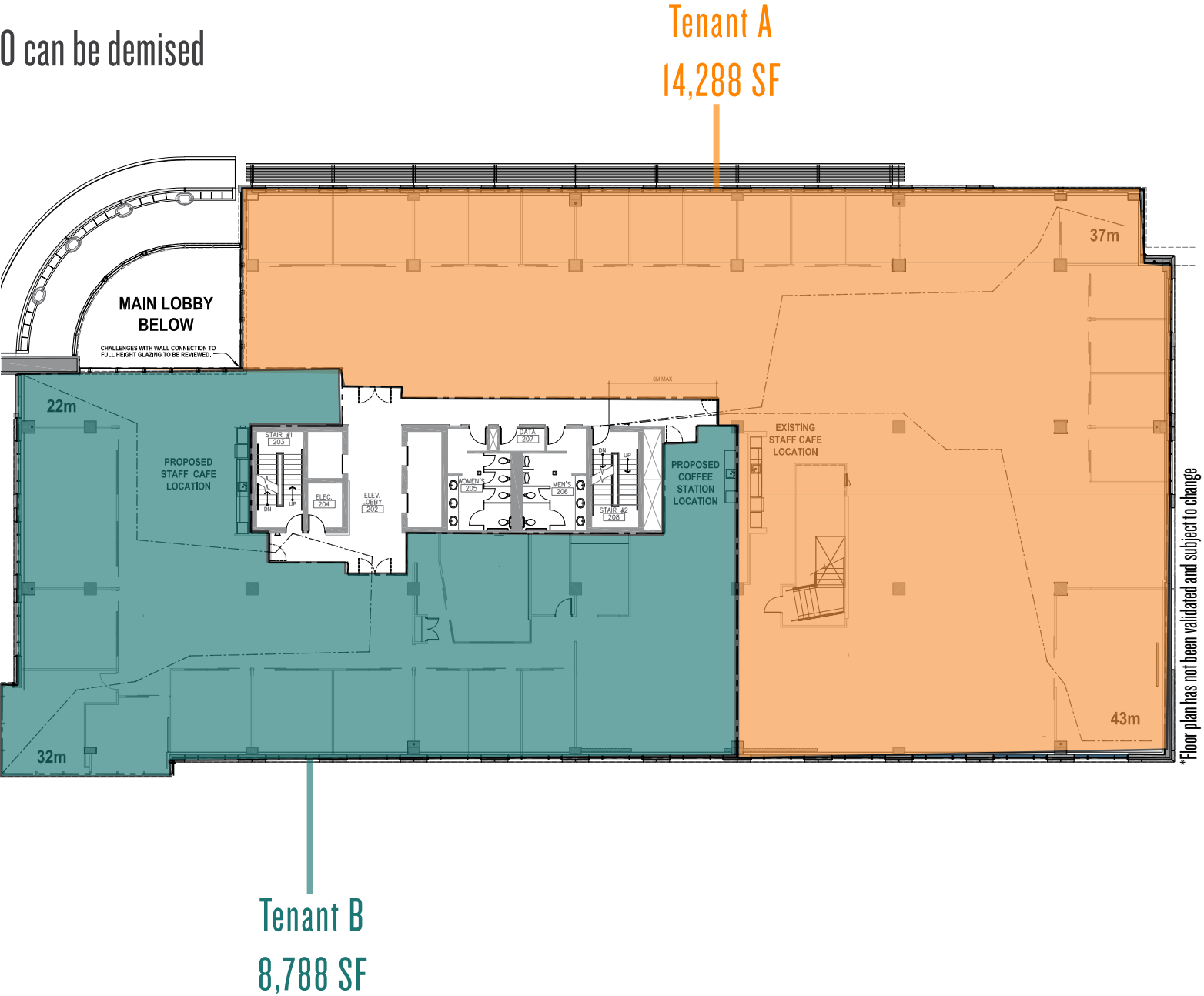


SUITE 300
24,068 SF



FLOORPLANS // BUILDING B *Sample floor plans

Suite 200 can be demised



FLOORPLANS // BUILDING C

Contiguous to 19,694 SF for a full floor opportunity

SUITE 300

SUITE 320

SUITE 320 | 8,372 SF ✨
Available Immediately
Fully furnished,
move-in ready space

- Boardroom
- 5 Offices/Meeting Rooms
- 2 Open Team Collaboration Areas
- 1 Cafe/Work Lounge

SUITE 300 | 11,322 SF ✨
Available on 60 Days Notice
Move-in ready space

- 2 Boardrooms
- 6 Offices
- 2 Meeting Rooms
- 4 Storage/Server Rooms

*Floor plan has not been validated and subject to change



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