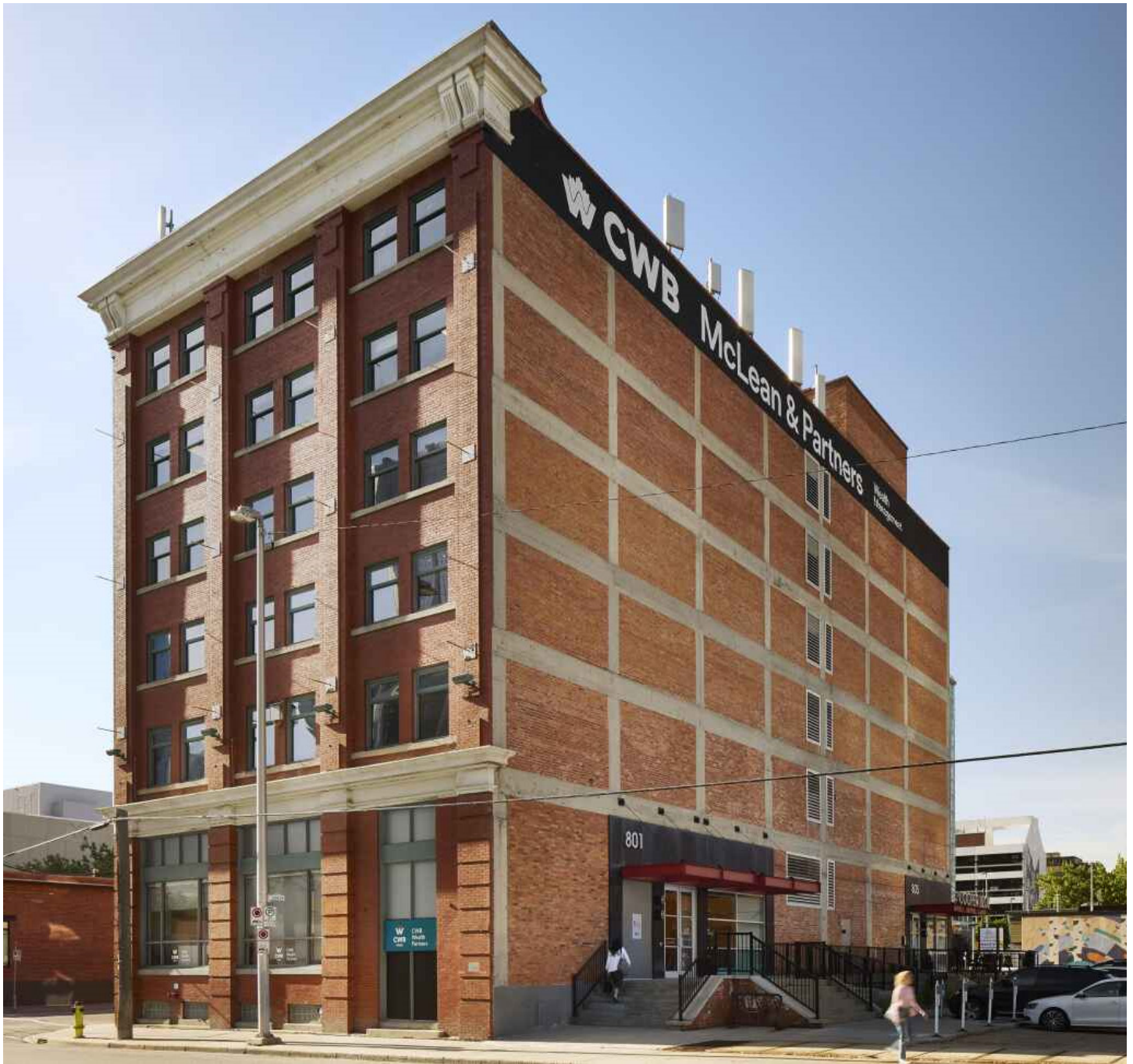


Cooper Blok

809 10th Avenue SW
Calgary, AB



Property
Highlights

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Floor
Plans

PAGE 5 - 8

Local
Amenities

PAGE 9

ALLIED

CBRE

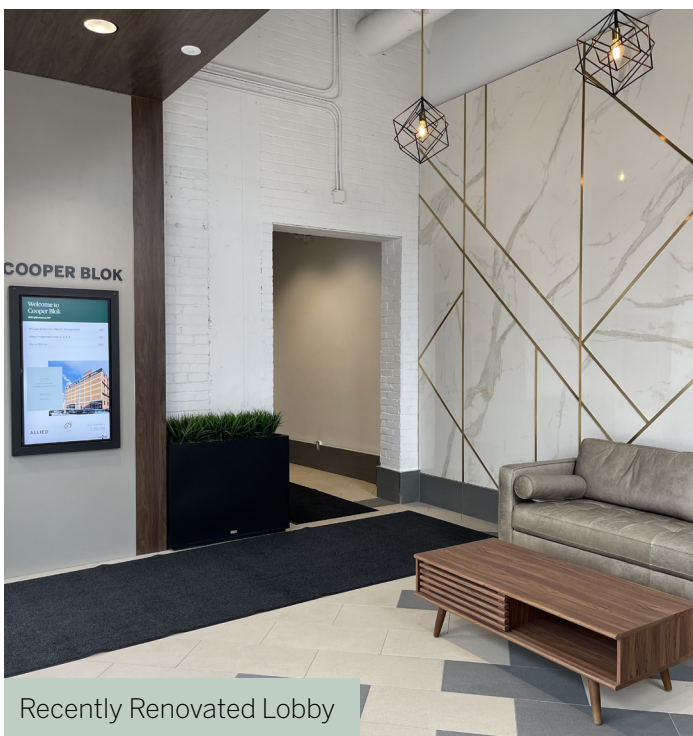
Property Highlights

NET RENT	Market
ADDITIONAL RENT	\$17.81 PSF (2025)
TERM	TBD
PARKING	4 Surface Stalls/Suite
PARKING RATE	\$250/Stall/Month
YEAR BUILT	1920

AVAILABILITIES

Suites	Size (SF)	DATE AVAILABLE
Suite 200	5,204	30 Days' Notice
Suite 300	5,287	Immediately
Suite 400	5,278	Immediately
Suite 600	5,289	Immediately

- Refurbished character building
- 5 minute walk to Downtown and 4 blocks to LRT station
- Full floor opportunity
- Within walking distance to numerous amenities, including Wayne's Bagels, Sucre Patisserie & Cafe, Posto Pizzeria and Bonterra Trattoria



Recently Renovated Lobby



New Fitness Facility



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 Loughheed Block.

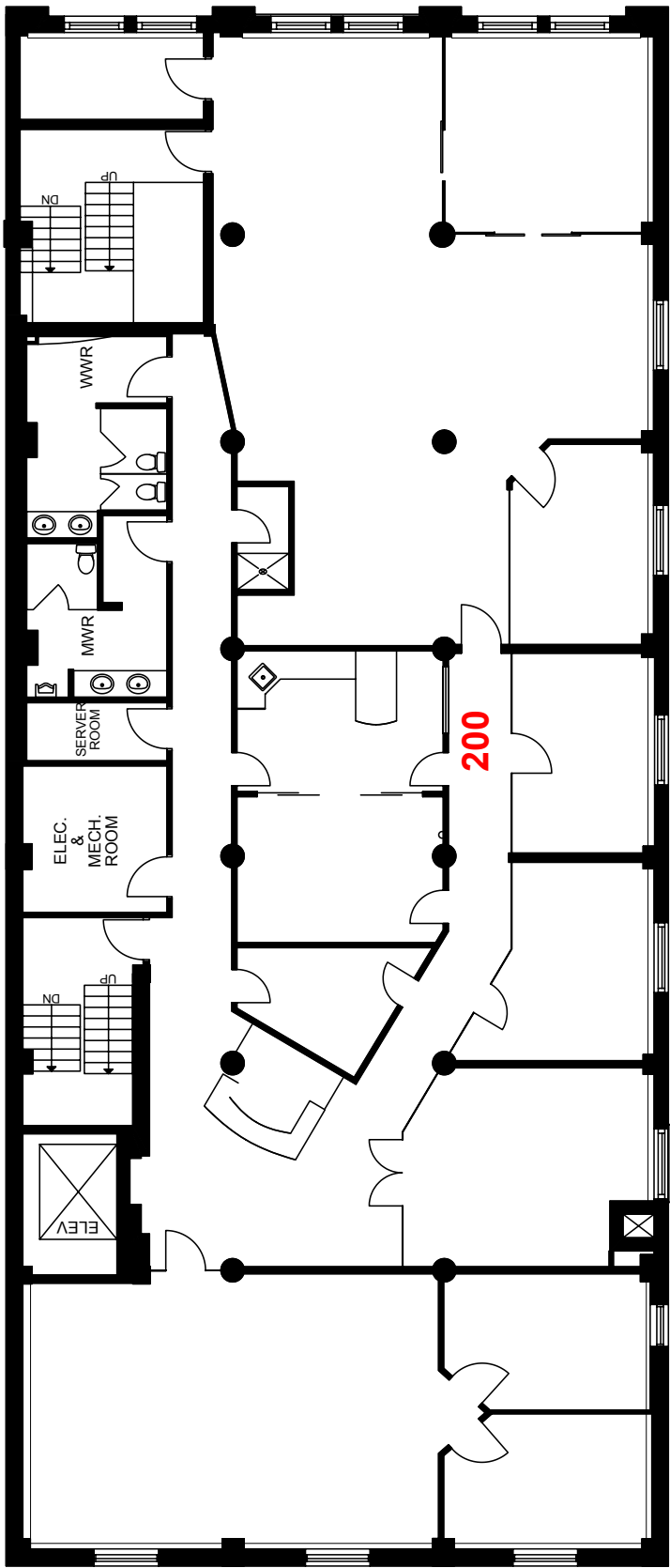


New Conference Centre



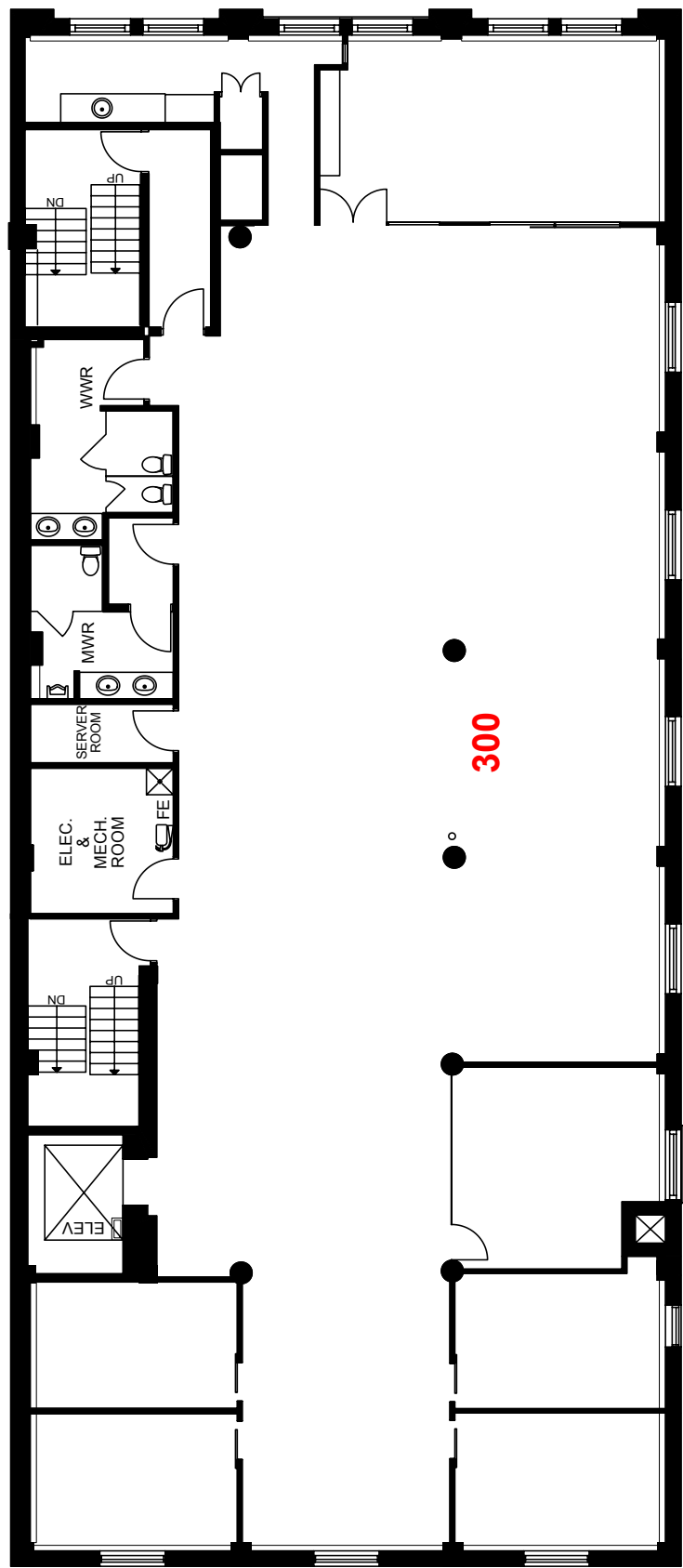
Suite 200

5,204 SF



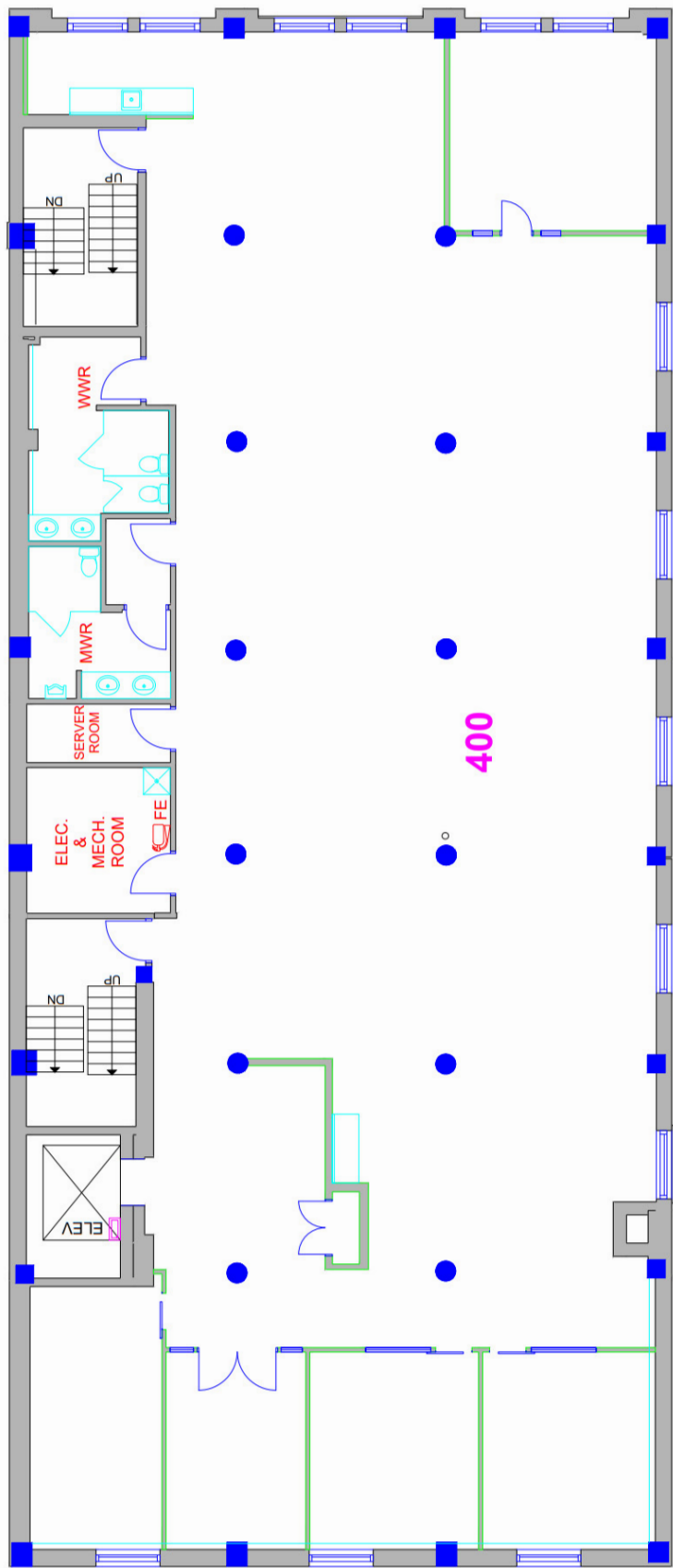
Suite 300

5,287 SF



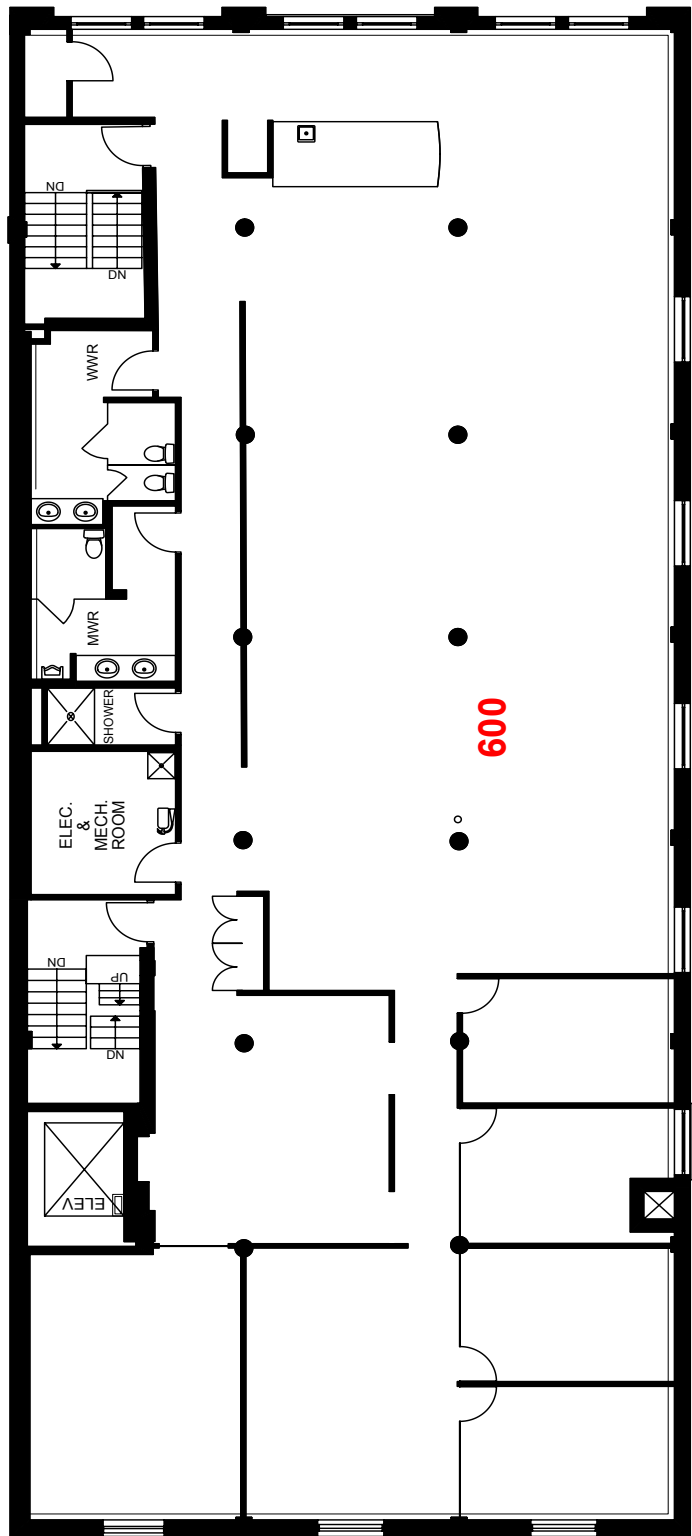
Suite 400

5,278 SF



Suite 600

5,289 SF



Photos

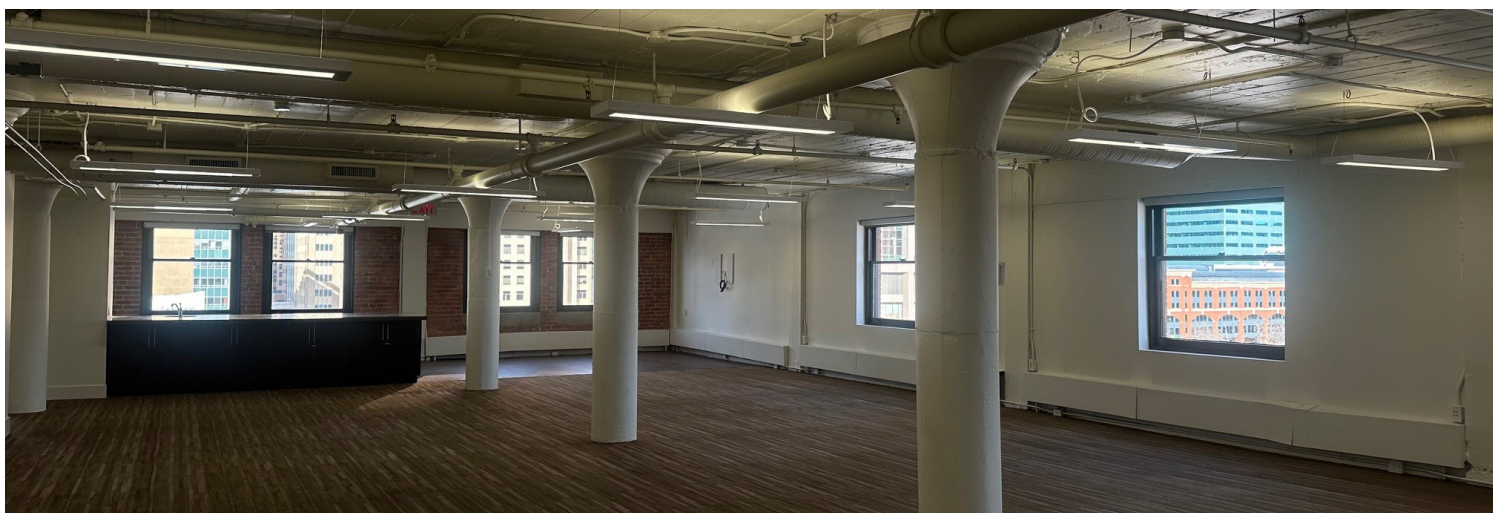
Suite 200



Suite 400



Suite 300



Suite 600



Local Amenities



RESTAURANTS

- | | |
|-----------------------------------|------------------------------------|
| 1. Maru Sushi | 18. Orchard |
| 2. UNTITLED Champagne Lounge | 19. REGRUB - Beltline |
| 3. The Derrick Gin Mill & Kitchen | 20. Layali Café |
| 4. Mister M | 21. Modern Love |
| 5. Cucina | 22. Last Best Brewing & Distilling |
| 6. Barcelona Tavern | 23. Milano Coffee |
| 7. Hy's Steakhouse | 24. Canadian Pizza Unlimited |
| 8. Cactus Club | 25. Shawarma House Calgary |
| 9. The Office Restaurant & Bar | 26. strEATS |
| 10. Barbarella Bar | 27. Singapore Sam's |
| 11. Major Tom | 28. Tim Hortons |
| 12. Bonterra Trattoria | 29. Rodney's Oyster House |
| 13. Wayne's Bagels | 30. Thai Sai-On |
| 14. Holy Grill | 31. CRAFT Beer Market |
| 15. An An Kitchen & Bar | 32. National on 10th |
| 16. Bridgette Bar | 33. Japanese Village |
| 17. Noble Pie | 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. Metrovino 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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