

# Cooper Blok

809 10<sup>th</sup> Avenue SW  
Calgary, AB



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**STUART WATSON**

Senior Vice President

[stuart.watson@cbre.com](mailto:stuart.watson@cbre.com)

403 750 0540

**KATIE SAPIEHA**

Vice President

[katie.sapieha@cbre.com](mailto:katie.sapieha@cbre.com)

403 750 0529

**MACKENZIE ALLEN**

Sales Representative

[mackenzie.allen@cbre.com](mailto:mackenzie.allen@cbre.com)

403 303 3608

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# Property Highlights

The Cooper Blok building was constructed in 1912 for its original owner, Calgary Paint and Glass Co. Ltd. In 1918, the building was acquired by the Canadian Army, and for 50 years was used as a munitions building. In recent years, the best known occupants were The Albertan Newspaper, who used it for storage and the Canadian Art Galleries. In 1995 the building underwent an extensive renovation and restoration and was officially opened by Mayor Al Bueer on May 15, 1996 as The Cooperblok. Then home to Contemporary Office Interiors, the building was dedicated to Kenneth Cooper, their mentor.

<b>Rent</b>	Market
<b>Additional Rent</b>	\$18.53 per SF
<b>Area Available</b>	400: 5,278 SF
<b>Term</b>	TBD
<b>Parking</b>	5 surface stalls
	\$250/ stall
<b>Year Built</b>	1920

- Refurbished character building
- 5 minute walk to Downtown and four blocks to LRT station
- Full floor opportunity
- Brand new carpet, paint and LED lighting
- Within walking distance to numerous amenities, including Wayne's Bagels, Sucre Cafe & Bakery, Posto Pizzeria and Bonterra

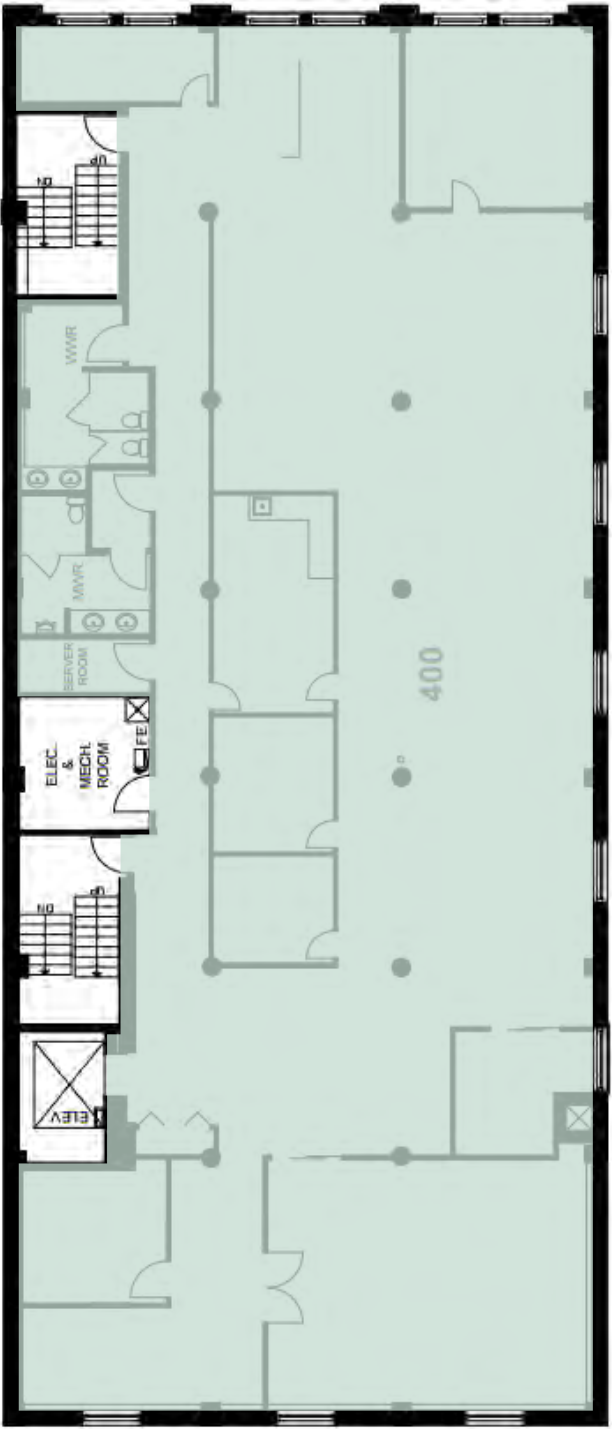


Lobby Renovation Rendering



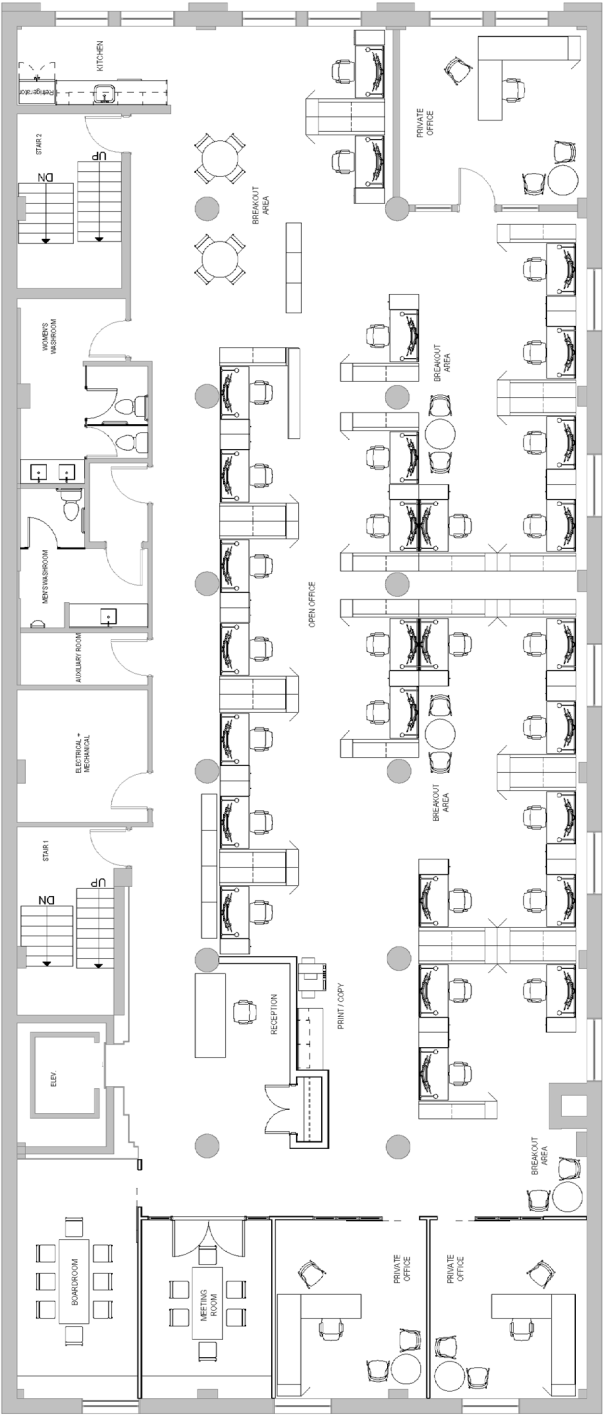
# Floorplan Suite 400

5,278 SF



# Show Suite Plan Suite 400

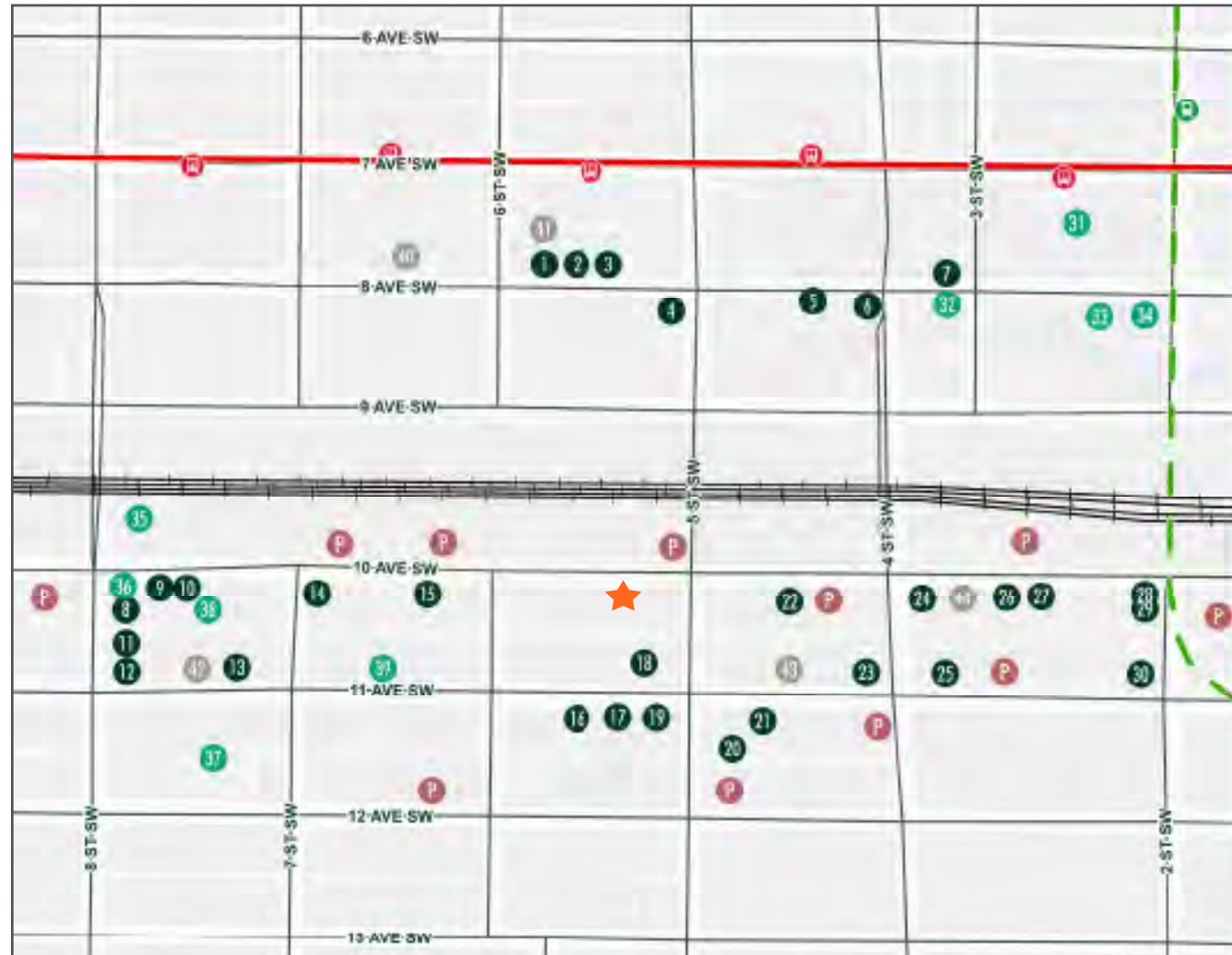
UNDER CONSTRUCTION



\*Furniture not included



# Local Amenities



## RESTAURANTS

- |                              |                                    |
|------------------------------|------------------------------------|
| 1. Common Bond               | 18. Milano Coffee                  |
| 2. Escoba Wine Bar           | 19. Last Best Brewing & Distilling |
| 3. UNTITLED Champagne Lounge | 20. Canadian Pizza Unlimited       |
| 4. State & Main              | 21. Singapore Sam's                |
| 5. Cucina                    | 22. Pampa Brazilian Steakhouse     |
| 6. Barcelona Tavern          | 23. Tim Horton's                   |
| 7. Hy's Steakhouse           | 24. Rodney's Oyster House          |
| 8. Bonterra Trattoria        | 25. Starbucks                      |
| 9. Wayne's Bagels            | 26. CRAFT Beer Market              |
| 10. Holy Grill               | 27. National on 10th               |
| 11. Beer Revolution Beltline | 28. Briggs Kitchen & Bar           |
| 12. Brewsters                | 29. Japanese Village               |
| 13. Inner City Brewing       | 30. Vintage Chophouse              |
| 14. Bridgette Bar            |                                    |
| 15. Spirit West              |                                    |
| 16. REGRUB - Beltline        |                                    |
| 17. Broken City              |                                    |

## SHOPPING AND SERVICES

- 31. The CORE
- 32. HSBC Bank
- 33. RBC Royal Bank

- 34. CIBC
- 35. MEC Calgary
- 36. 7-Eleven
- 37. Safeway
- 38. Atmosphere Calgary
- 39. Metrovino Fine Wines

## FITNESS

- 40. Anytime Fitness
- 41. Freedom Fit Pass
- 42. Square1 Fitness
- 43. Passage Studios
- 44. UNDRCARD Boxing Studio

## PARKING LOCATIONS

- Parking Lot



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Senior Vice President  
stuart.watson@cbre.com  
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