

Demcor Tower

239 10th Avenue SE
Calgary, AB



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About the Building

The Demcor Tower was built in 1906 by the well-known agricultural equipment and automobile sales agency- Tudhope Anderson Co. Building. They then occupied the space from 1906 to 1921.

Considered the oldest extant warehouse in Calgary, it was one of twenty-three wholesale implements and machinery warehouses promoted by civic boosters in 1909.

Among the first recycled warehouse buildings, the structure is recognizable for its adaptive re-use in the early 1980s. As the distribution of goods throughout the West depended upon the railway, the pattern of wholesale development in Calgary was determined by the location of the C.P.R freight yards.



Property Highlights

NET RENT	Market
ADDITIONAL RENT	\$16.24 PSF (2024)
TERM	TBD
PARKING RATE	UNDERGROUND: \$325 / STALL/ MONTH SURFACE: \$250/ STALL/ MONTH
PARKING RATIO	1 STALL PER 829 SF
YEAR BUILT	1906

AVAILABILITIES			
SUITES	SIZE (SF)	DATE AVAILABLE	PARKING
Suite 300	3,815	Immediately	4 stalls allocated



Located in the Beltline



5 minute walk from downtown



Character building



Walking distance to Victoria Park / Stampede LRT Station



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.



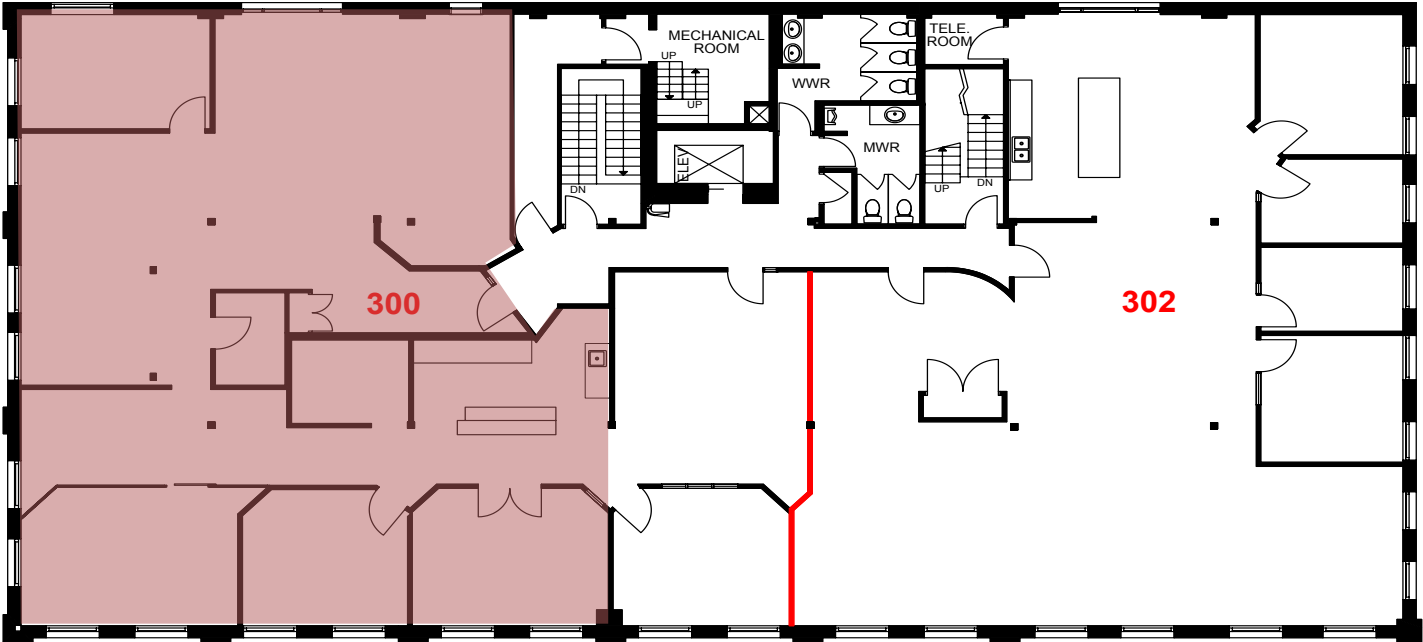
New Conference Centre



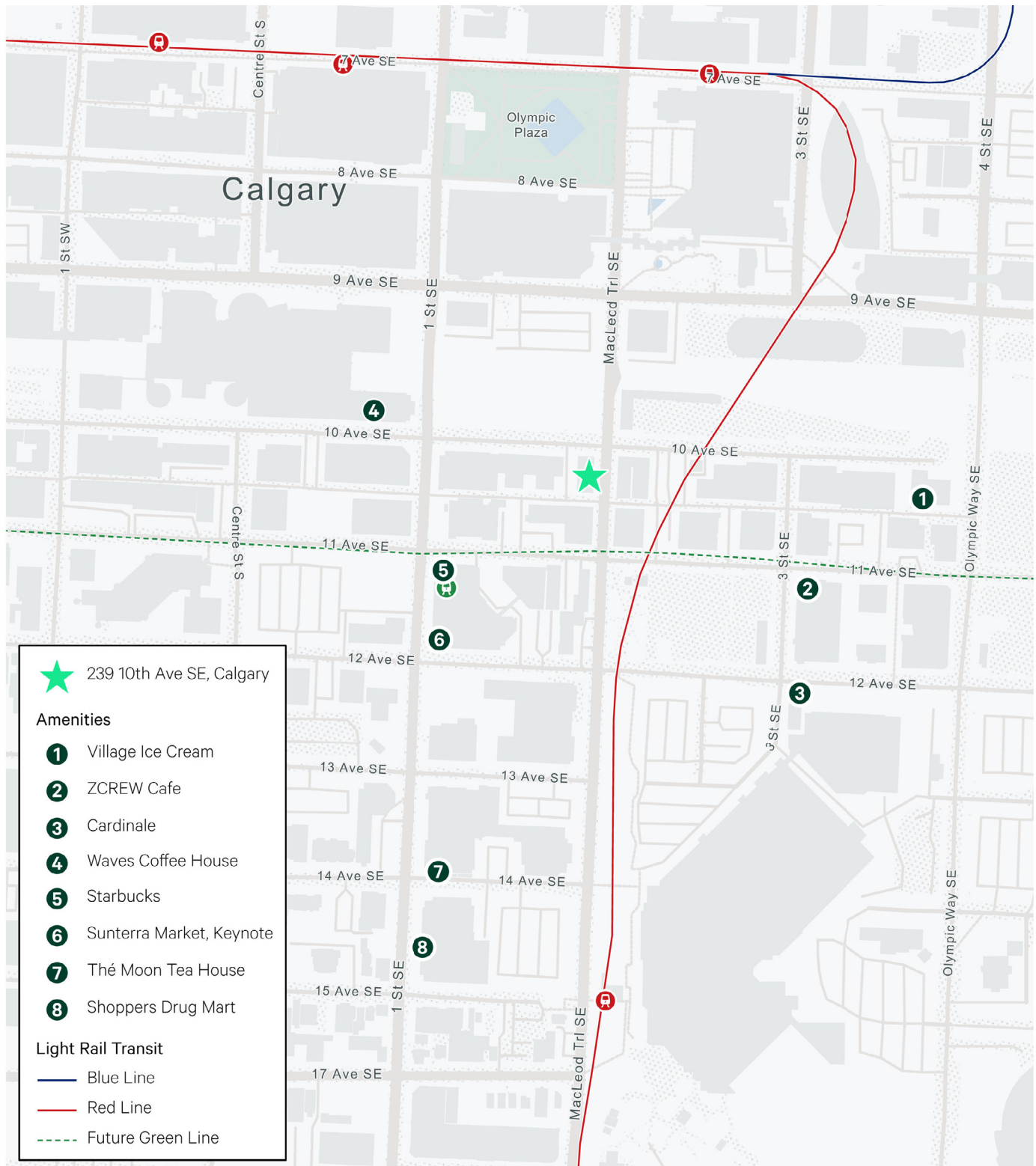
Suite 300

VIRTUAL TOUR

3,815 SF



Local Amenities



Demcor Tower

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