

Kipling Square/Annex

601-611 10th Avenue SW
Calgary, AB



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About the Building

Municipal Heritage Designation A:

Kipling Square was constructed in 1914 for the Simington Company and updated in 1945 to serve as a retail location for Western Grocers. The utilitarian design of the building was offset by the dramatic cut stone doorways and flat-arched window heads which brought a liveliness to the building.

Between 1979 and 1980, Kipling Square was renovated by Paul Tarjan & Associates, one of Calgary's architectural firms that sparked the trend for refurbishing Calgary's warehouse district. Tarjan & Associates added the Annex to the building which not only increased the usable space, but offered a unique glass-walled feature that added an unexpected and elevated design to Kipling Square.



Property Highlights

NET RENT	Market
ADDITIONAL RENT	\$16.15 PSF (2025)
TERM	TBD
PARKING	\$300/month/stall
PARKING RATIO	1 stall per 3,031 SF
YEAR BUILT	1905/1945

- Heritage office building
- Character space within exposed brick and beam
- One block from Downtown via 5th Street underpass
- Walking distance to the LRT and +15

AVAILABILITIES

SUITES	SIZE (SF)	DATE AVAILABLE	PARKING
Suite L001	608	Immediately	0 stalls allocated
Suite L002	4,161	30 Days Notice	1 stall allocated
Suite L004	1,684	Immediately	0 stalls allocated
Suite L011	1,878	June 1, 2026	0 stalls allocated
Suite L012	2,840	Immediately	0 stalls allocated
Suite L015	1,299	Immediately	0 stalls allocated
Suite 180	2,635	30 Days Notice	0 stalls allocated
Suite 240	3,369	Immediately	1 stall allocated
Suite 300	5,327	Immediately	1 stall allocated



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 Lougheed Block.



New Conference Centre



Suite L001

608 SF

Suite L002

4,161 SF

Suite L004

1,684 SF

Suite L011

1,878 SF

Suite L012

2,840 SF

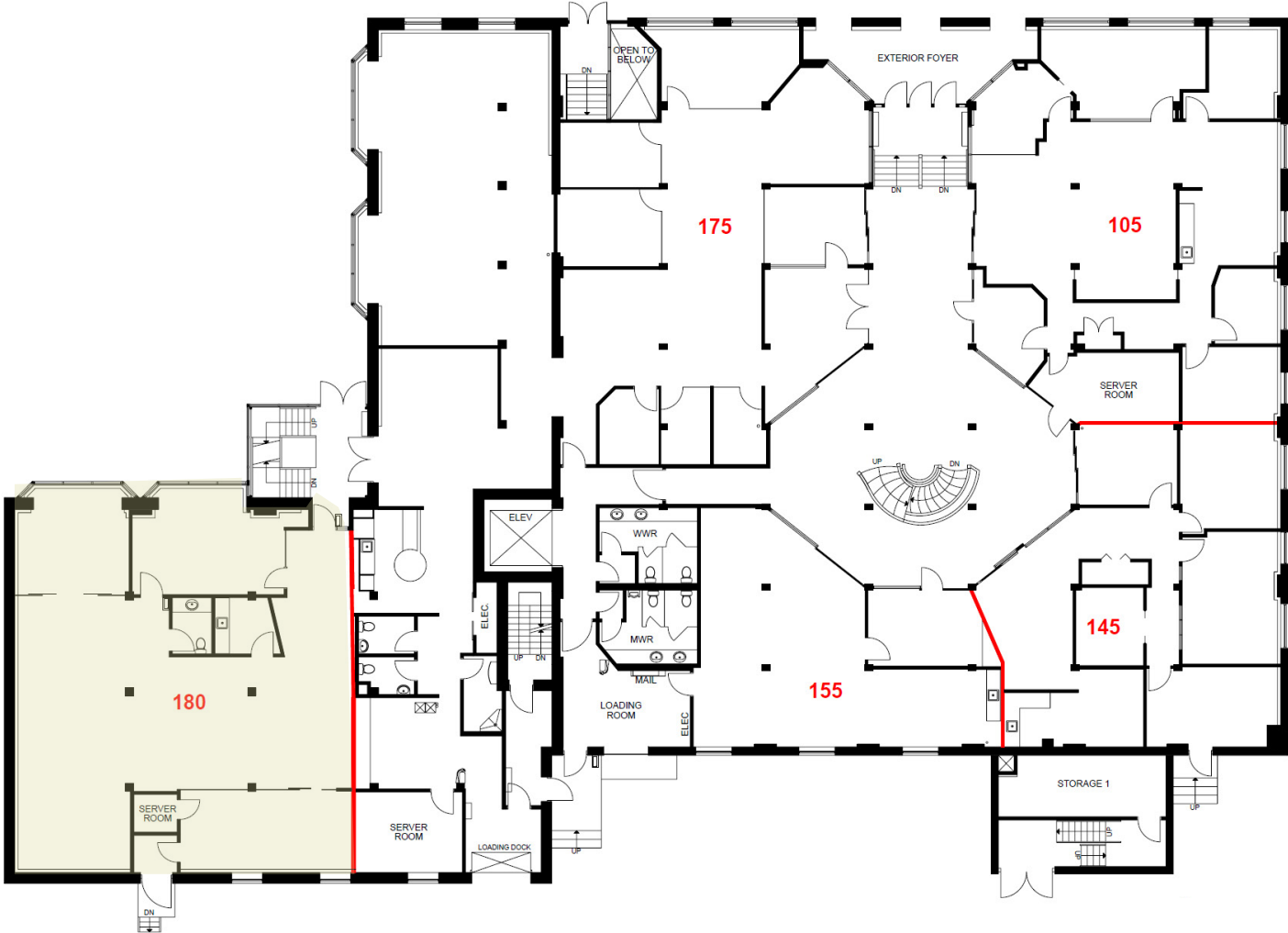
Suite L015

1,299 SF



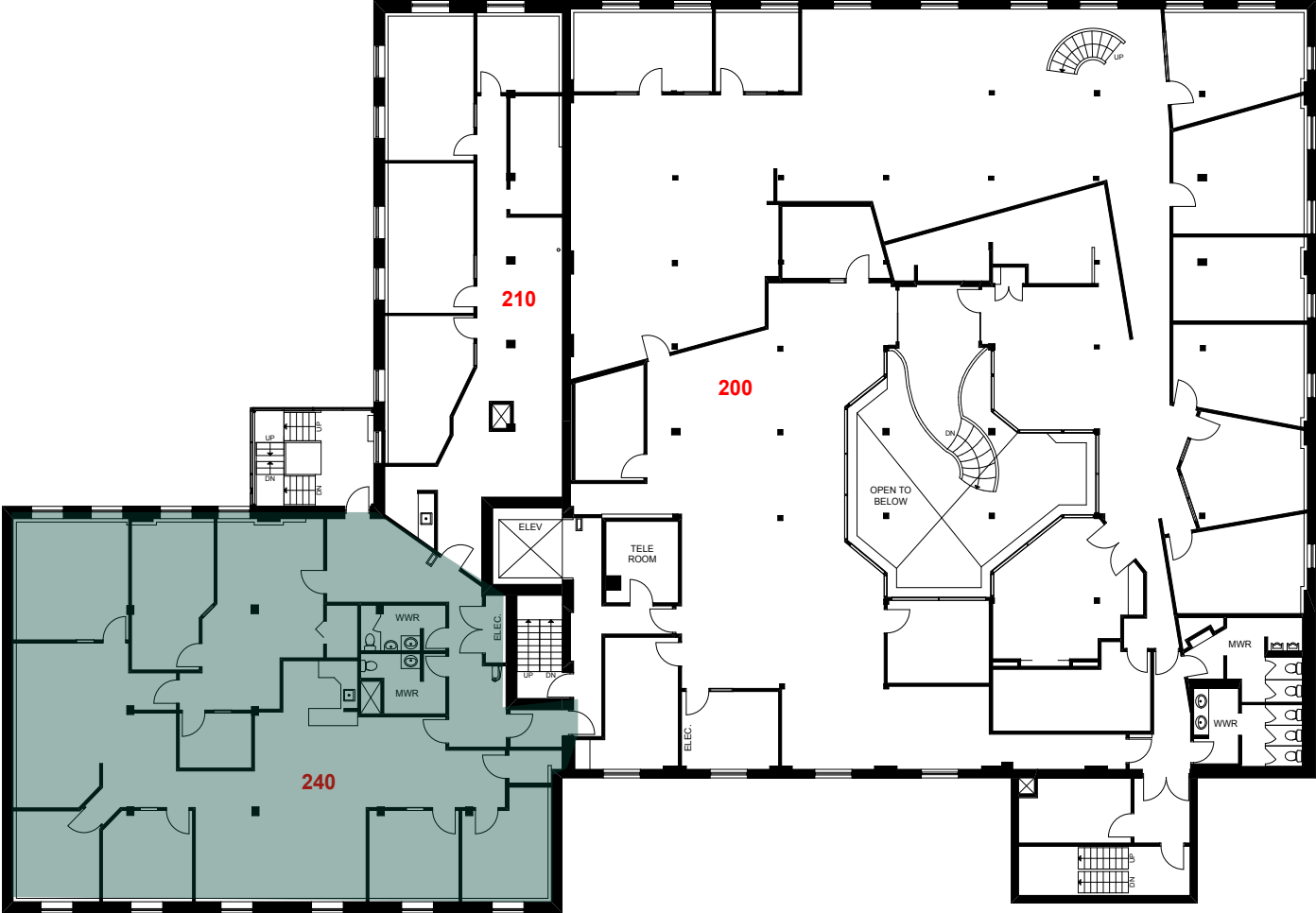
Suite 180

2,635 SF



Suite 240

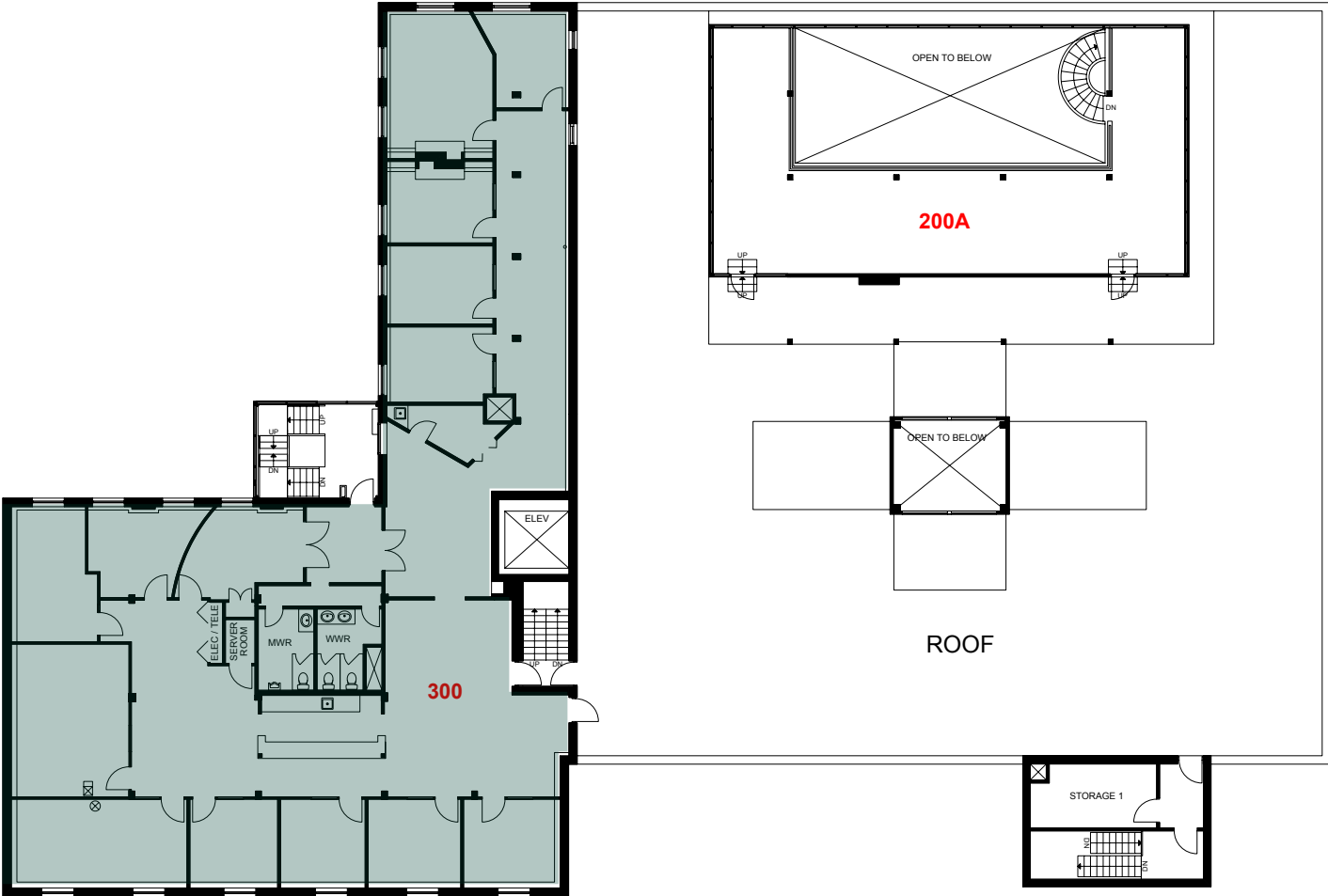
3,369 SF



Suite 300

5,327 SF

 VIRTUAL TOUR



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 |
| | 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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