Demcor Tower

239 10th Avenue SE Calgary, AB



About the Building PAGE 2 Property Highlights PAGE 3 - 5 Floor Plans page 6 - 7 Local Amenities Page 8





About the Building

The Demcor Tower was built in 1906 by the wellknown 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

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

Suite 300	3,815	Immediately	4 stalls allocated

$\underline{\bigcirc}$	Located in the Beltline
	5 minute walk from downtown
	Character building
	Walking distanc to Victoria Park / Stampede L RT

Station

nce

RT

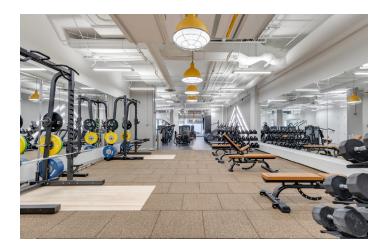


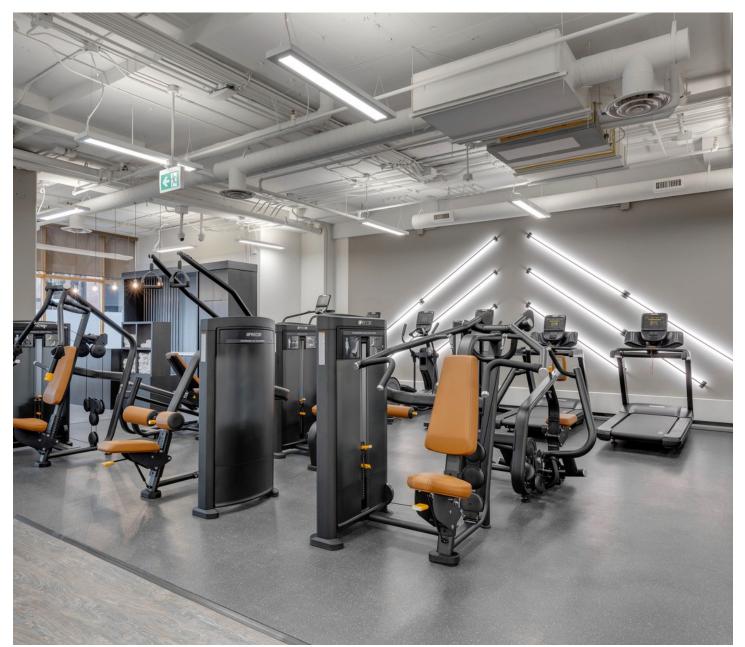
New Fitness Facility

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.

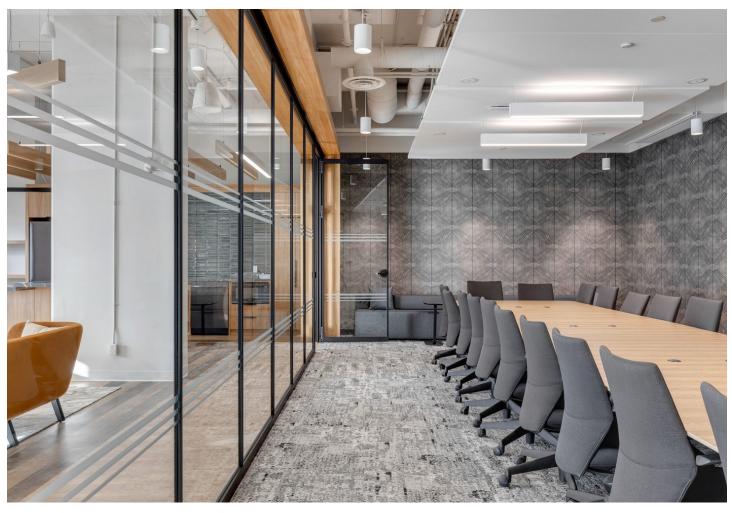
The newly built fitness facility in the Vintage Towers now welcomes tenants to enjoy the endless options of fitness machinery, free weights, lockers, changerooms, showers and much more.

*Subject to landlord approval and excludes Woodstone, Local Motive and Lougheed Block.





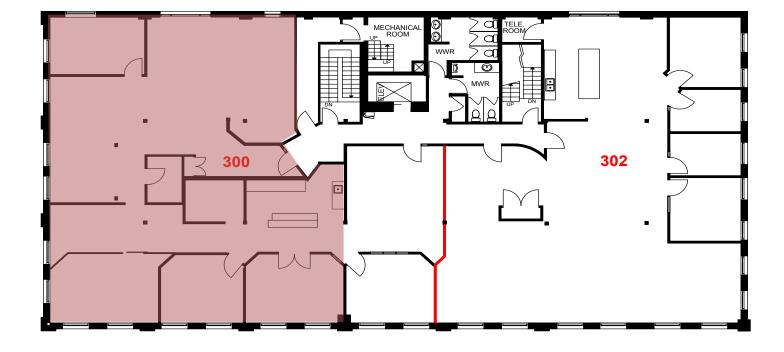
New Conference Centre





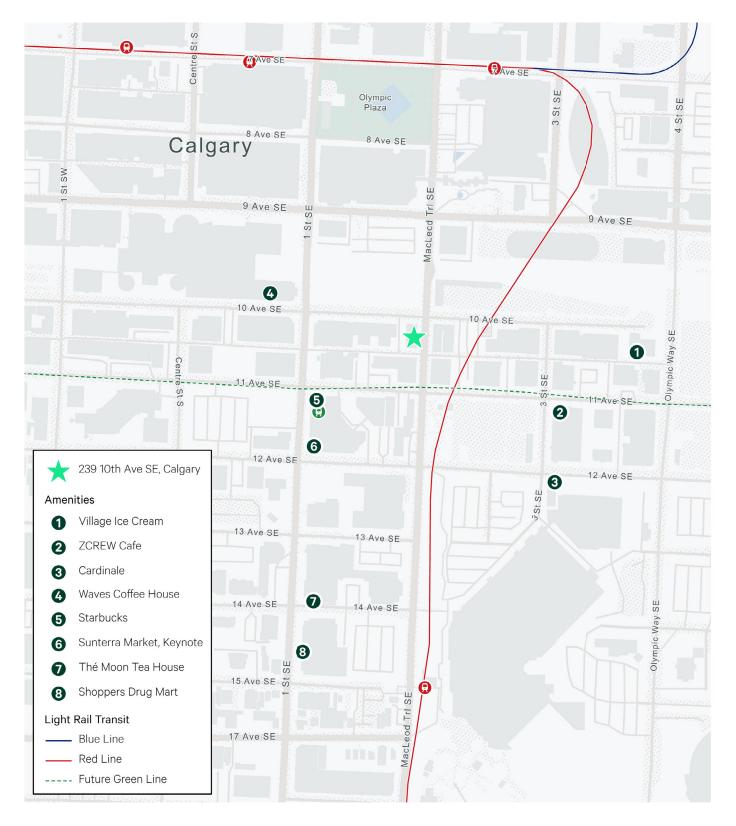


Suite 300 VIRTUAL TOUR 3,815 SF



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Local Amenities





Demcor Tower



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