

Wood Centre

AMENITY RICH SUBURBAN BUILDING.
EXCEPTIONAL VIEWS. CENTRAL LOCATION.

2535 3RD AVENUE SE, CALGARY AB

Epic CBRE
Investment
Services



OPPORTUNITY

Centrally located only minutes from Downtown, Wood Centre has undergone a transformation to add new amenities designed to attract, engage and inspire its occupants.

This LEED Silver and BOMA Best building features a brand new tenant fitness centre, in addition to the new tenant lounge, lobby, and upgrades to the conference centre that are now completed.

With superior access just North and East of the intersection of Deerfoot Trail and Memorial Drive, this highly accessible building will give your staff the option to drive, cycle or take transit to work.

Wood Centre rises high above the city at a prominent, central and highly visible vantage point. With unobstructed views overlooking Downtown, the Bow River Valley and with the backdrop of the Rocky Mountains, no view at Wood Centre is a bad one.



Meet Wood Centre

Building Information

BUILDING SIZE	221,228 SF
ASKING RENT	Contact agent to discuss
OP COSTS & TAXES	\$16.05 PSF (2024 estimate)
TI ALLOWANCE	Negotiable
TIMING	Immediately
SPACE AVAILABLE	Third floor: 19,856 SF Fifth floor: 8,231 SF Ratio: 1 stall per 374 SF 3rd Floor: 3 surface (on-site), 25 Surface (off-site), 25 underground 5th Floor: 1 surface (on-site), 10 Surface (off-site), 11 underground 20 visitor stalls on-site
PARKING	
BIKE PARKING	\$0 / 86 underground stalls
EV PARKING	Market Rates / 6 stalls in underground parkade



Highlights & Amenities



FITNESS
Tenant only fitness centre.



ACCESS
Direct access to Barlow, Memorial, and Deerfoot Trail.



CONFERENCE FACILITY
On-site conference facility for tenant use. Upgrades complete.



CONNECTION TO THE CORE
8 minute drive to Downtown Calgary.



TENANT LOUNGE
Exclusive tenant lounge. Construction is complete.



TRANSIT FRIENDLY
500m walk to Franklin or Max Bell LRT Station.



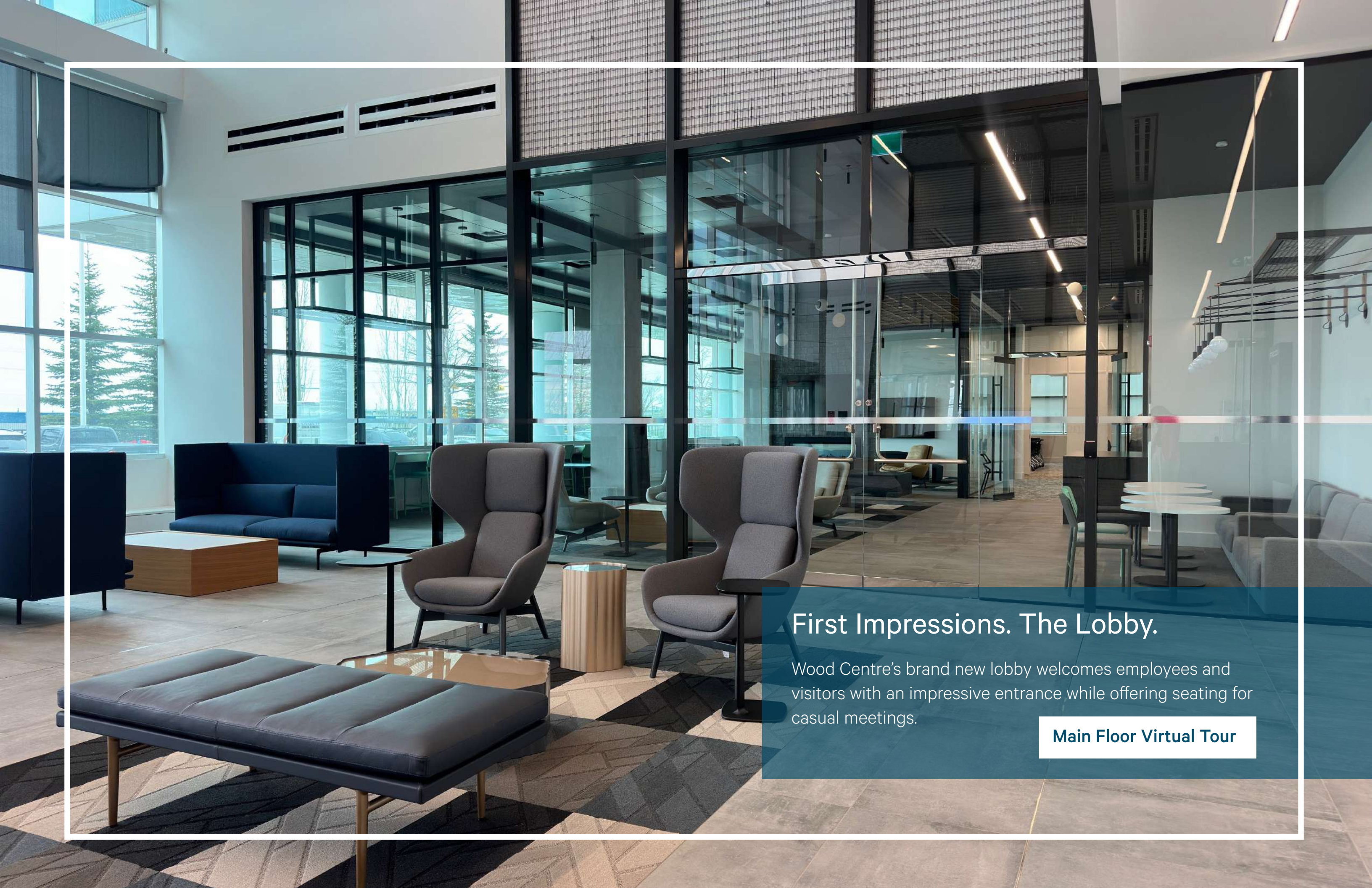
BICYCLE FRIENDLY
Secured bicycle parking and easy access to Calgary's bike path system.



PARKING
Abundant underground and surface parking with additional parking available.



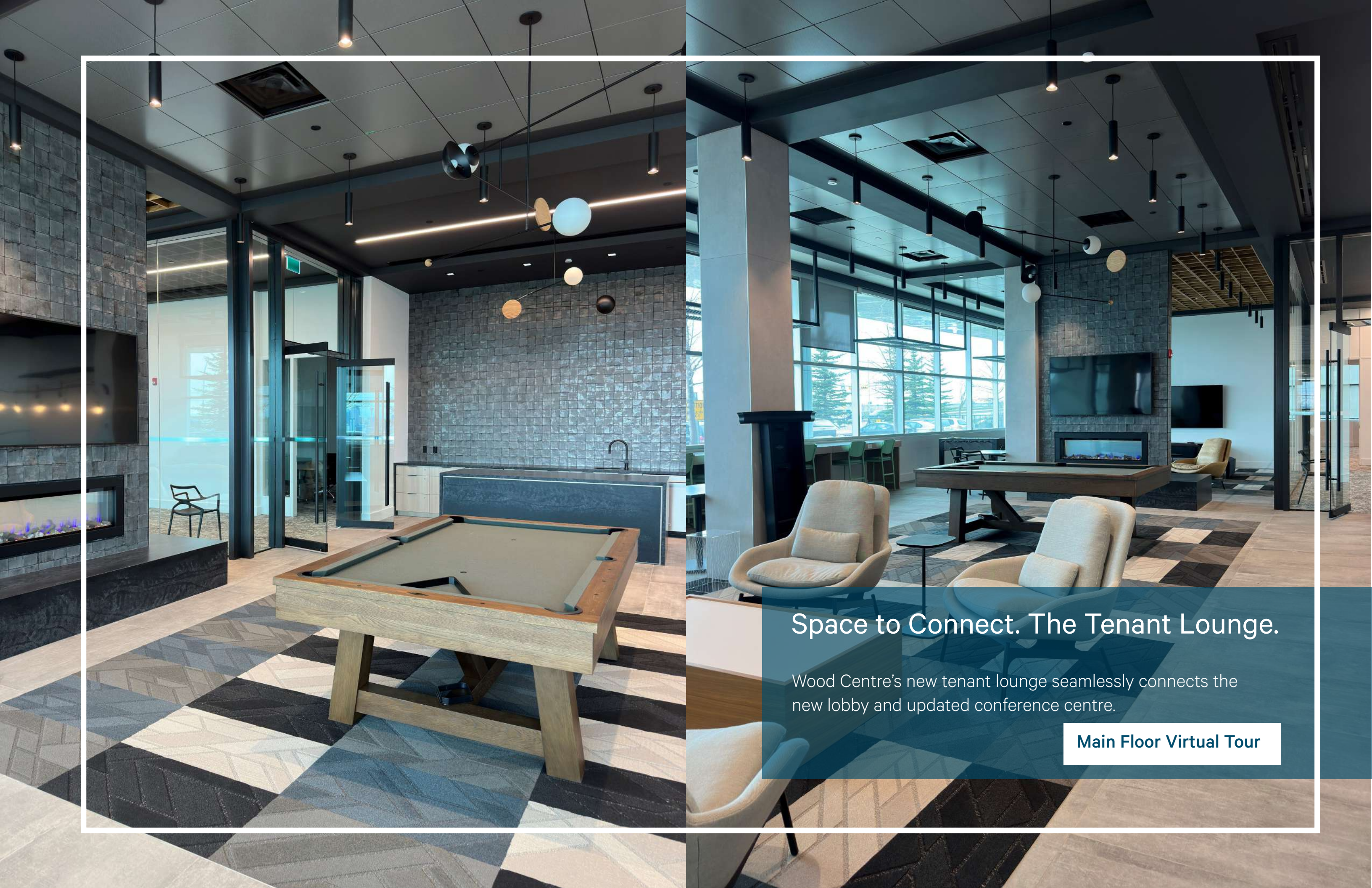
EV PARKING
6 electrical vehicle parking stalls available at market rates.



First Impressions. The Lobby.

Wood Centre's brand new lobby welcomes employees and visitors with an impressive entrance while offering seating for casual meetings.

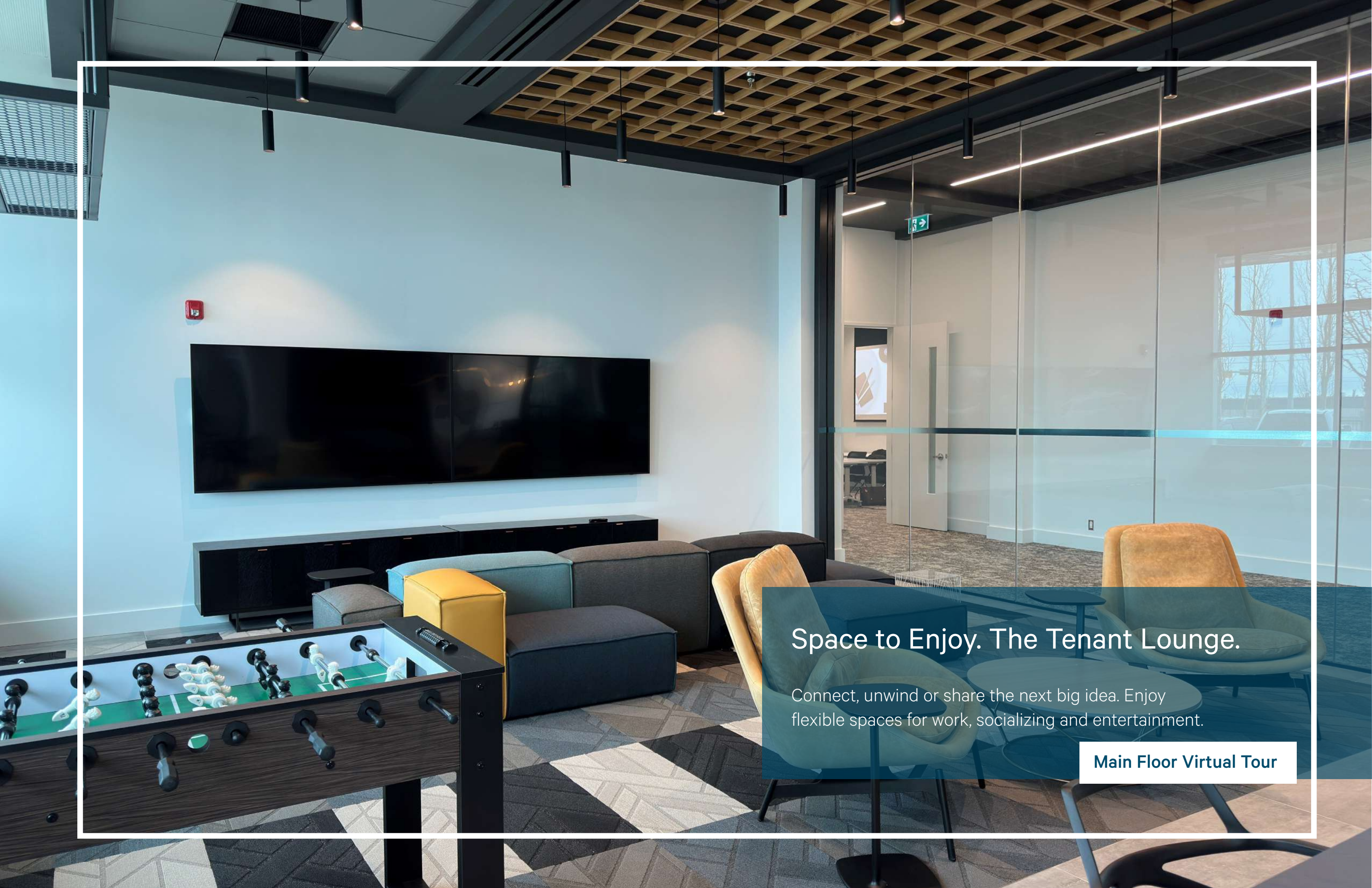
[Main Floor Virtual Tour](#)



Space to Connect. The Tenant Lounge.

Wood Centre's new tenant lounge seamlessly connects the new lobby and updated conference centre.

[Main Floor Virtual Tour](#)

A modern, well-lit tenant lounge. In the foreground, a wooden foosball table is partially visible. Behind it, a modular sofa with grey, blue, and yellow sections sits on a patterned rug. A large black TV is mounted on the light blue wall. To the right, a glass-walled office area is visible, with a yellow armchair and a small round table in front of it. The ceiling features a grid of wooden acoustic tiles and several pendant lights.

Space to Enjoy. The Tenant Lounge.

Connect, unwind or share the next big idea. Enjoy flexible spaces for work, socializing and entertainment.

[Main Floor Virtual Tour](#)

1.



Building Features

1. Renovated Floor Lobbies
2. Tenant Lounge
3. Conference Centre
4. Renovated Main Lobby
5. Made Foods
6. New Fitness Centre and End of Trip Facilities

2.



4.



3.



5.



6.

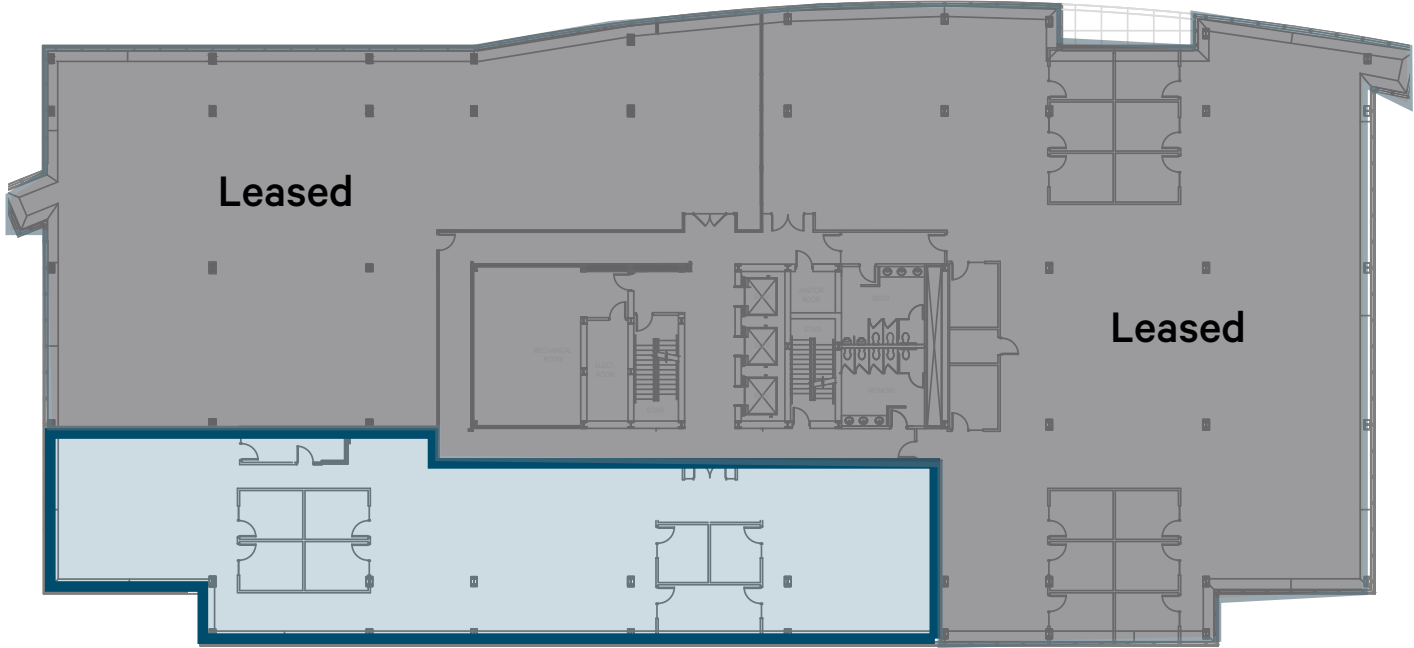


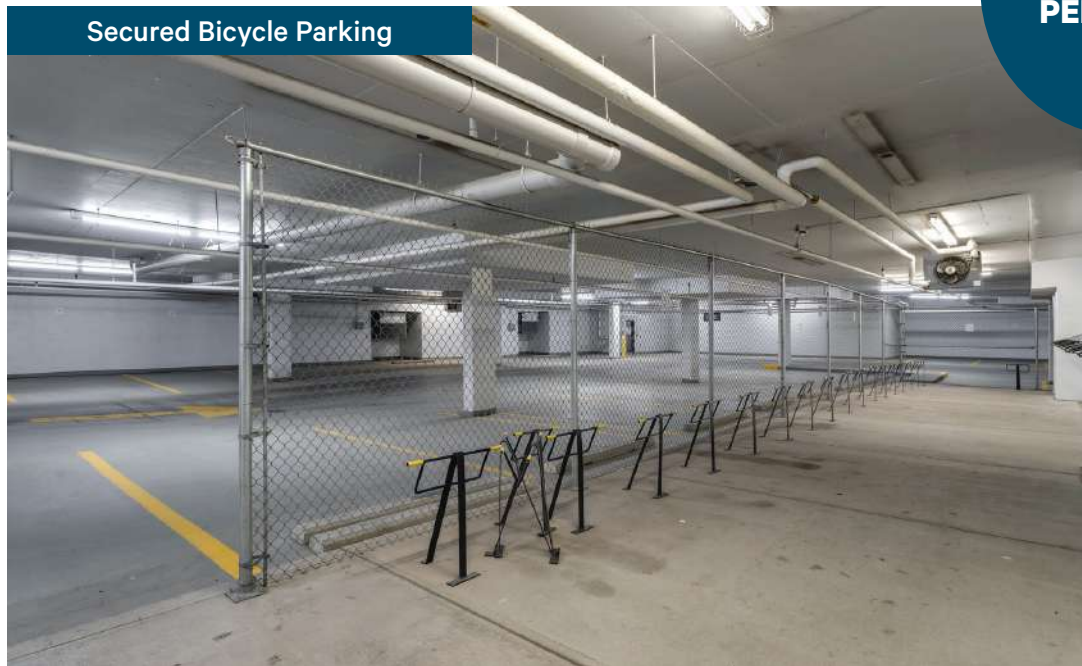
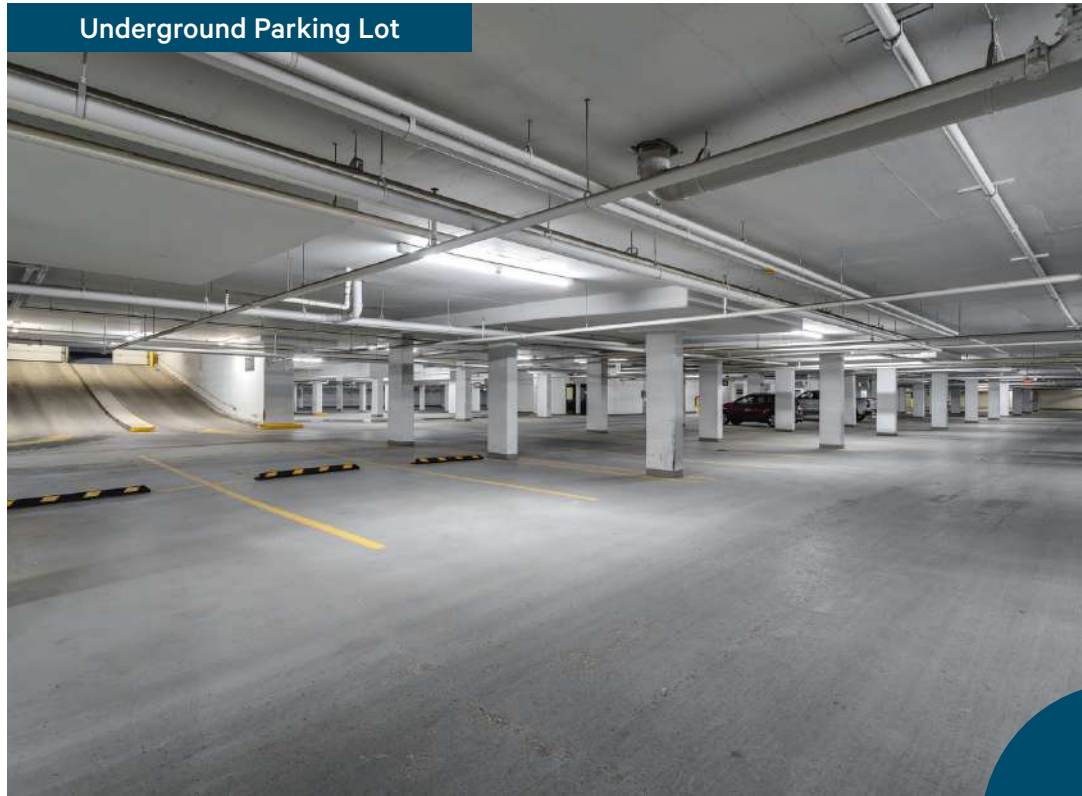
Floor Plans

Third Floor: 19,856 SF



Fifth Floor: 8,231 SF





1 STALL
PER 374 SF

141
Surface Stalls

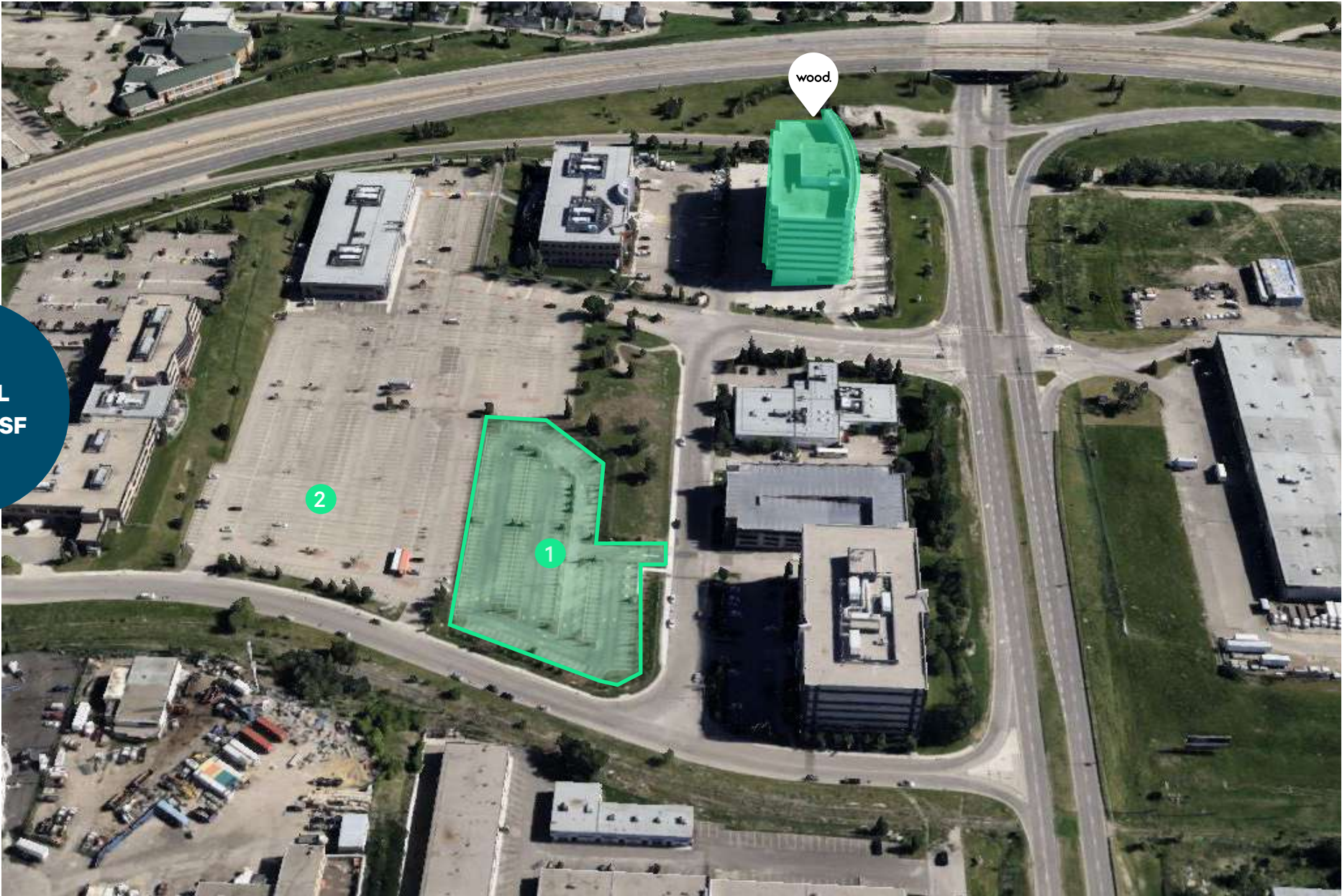
234
Underground Stalls

212
Additional Off-Site
150 m / 2 min walk

3rd Party Parking
200 m / 3 min walk

1

2



You're Connected to Calgary.

Wood Centre offers connections to restaurants & cafes, and is a 8 minute drive to Downtown Calgary.

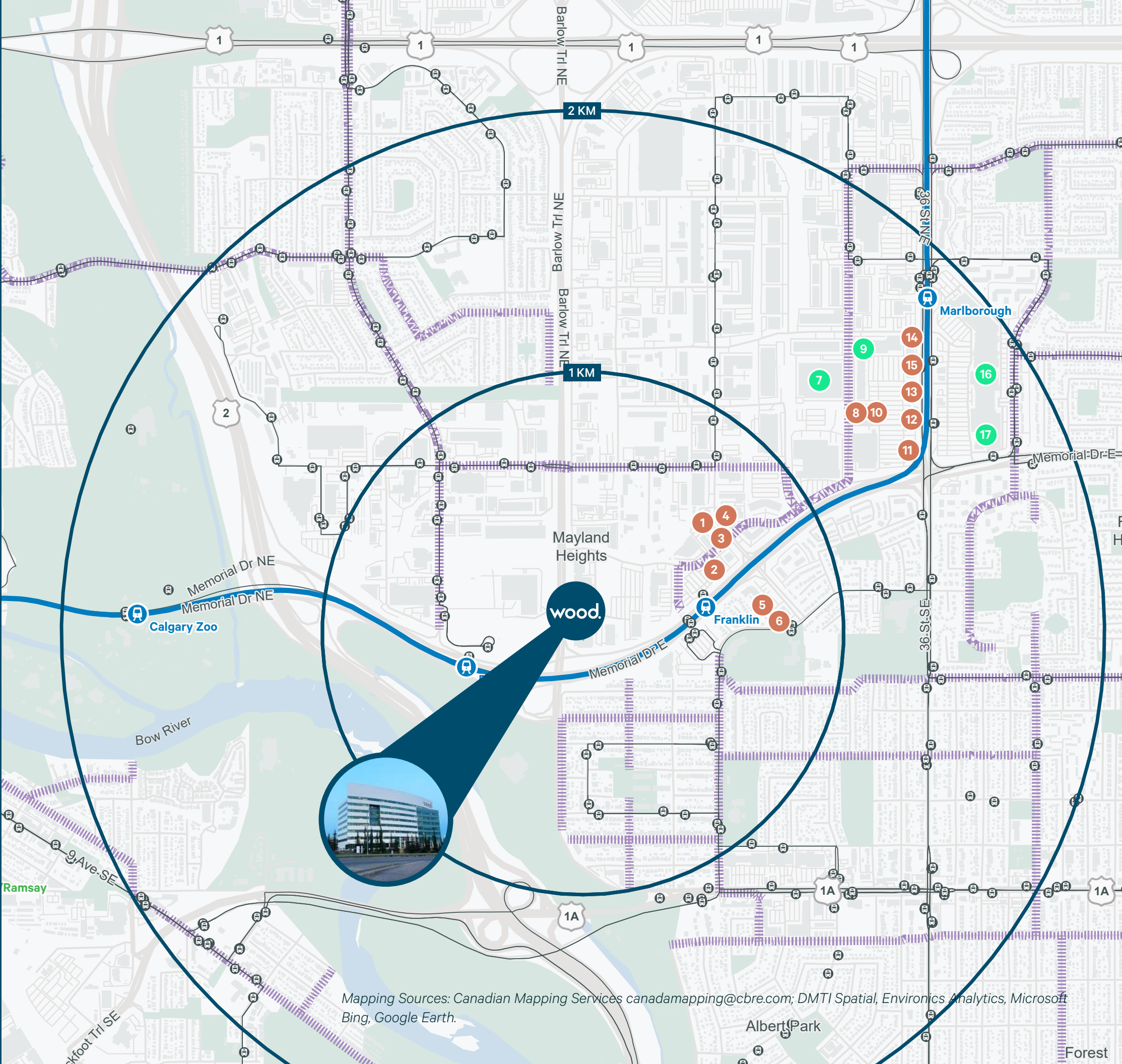
The building is also located in close proximity to the Bow River pathway and has LRT and bus access. Further, Memorial Drive and Deerrfoot Trail are easily accessible offering convenient options for drivers and transit commuters alike.

FOOD AMENITIES

- 1 Subway
- 2 Boston Pizza
- 3 Safari Grill
- 4 Ginger Beef Bistro House
- 5 Vern's Pizza
- 6 New Dynasty Restaurant & Bar
- 8 Starbucks
- 10 Safeway
- 11 Olive Garden
- 12 Red Lobster
- 13 The Canadian Brewhouse
- 14 Tim Horton's
- 15 Wendy's

LIFESTYLE AMENITIES

- 7 Athletic Development Centre
- 9 Gold's Gym
- 16 Marlborough Mall
- 17 Walmart



Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

Wood Centre

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