

Woodstone Building

1207-1215
13th Street SE
Calgary, AB



About the Building

PAGE 2

Property Highlights

PAGE 3

Floor Plan

PAGE 4

Local Amenities

PAGE 5 & 6

ALLIED CBRE

About the Building

Construction was completed at Woodstone Building in 1916 in the typical Edwardian commercial style for industrial buildings. This site encapsulates the businesses it housed over its lifetime. Those trends range from lumber planning to manufacturing to warehousing.

Woodstone Building changed hands from Seablo-Fraser Contracting Co. to the Hudson's Bay Company to serve as a warehousing option for the opening of their new 8th Avenue store at the same time as operating as a mill under local subsidiary.

In 1925, once Hudson's Bay had converted the building to a furniture warehouse operation, the exterior of Woodstone Building had been improved upon. Such improvements including moving window placements and a full body pressed tin brick veneer.

Today, Woodstone Building is associated with the dynamic industrial history of Inglewood/Ramsay and operates as an office building.



Property Highlights

Rent	Market
Additional Rent	\$12.33 SF
Area Available	Suite 210: 2,935 SF
Availability	March 1, 2023
Term	TBD
Year Built	1916
Parking	Unreserved Surface

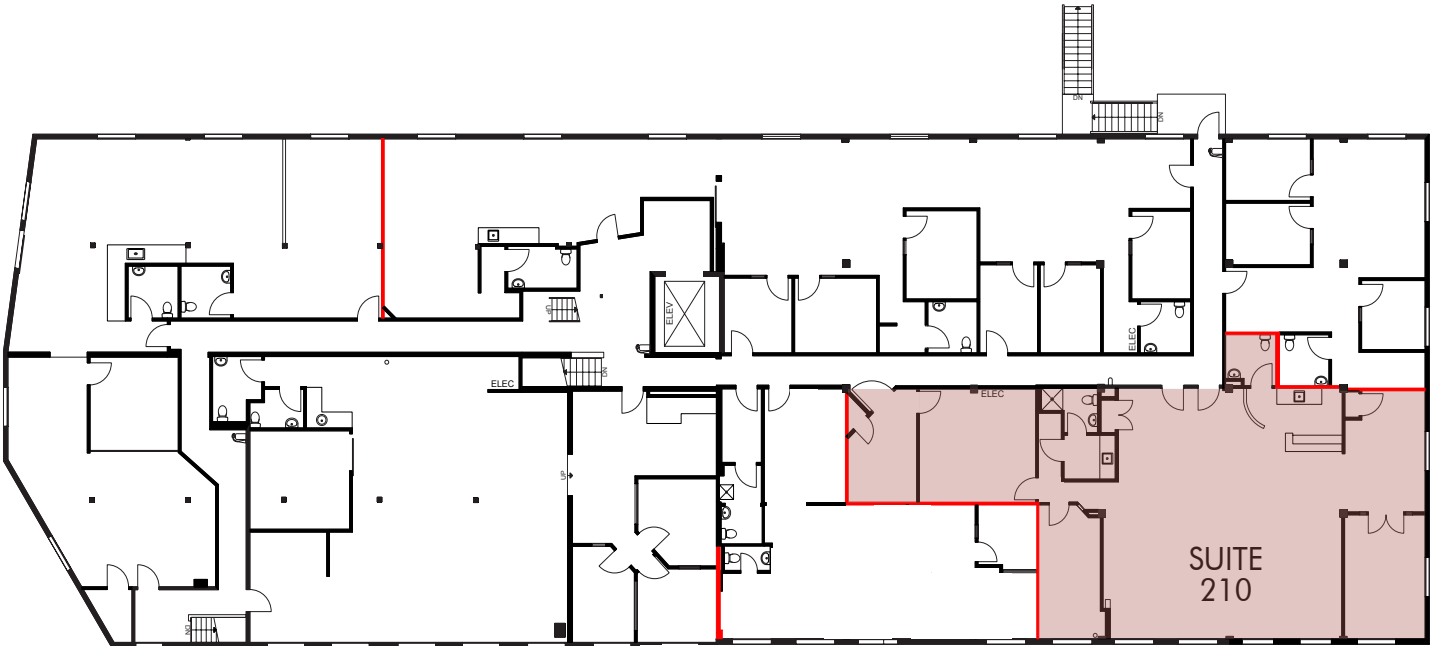
- Character office building located in Inglewood, walking distance to the 9th Avenue retail corridor
- Character space with original exposed wood beams throughout
- Free surface parking and street parking in the area
- Two minute walk from bus routes #1 & #411



Floor Plan

Suite 210

2,935 SF



Local Amenities



RESTAURANTS

1. The Dandelion Cafe
2. The Deane House
3. Scarpetta Italian Eatery
4. Bite Grocery Eatery
5. Bea's Cafe
6. Gravity Espresso & Wine Bar
7. The Hose and Hound
8. Starbucks
9. The Nash
10. Madison's 1212
11. Gorilla Whale
12. Without Papers Pizza
13. Delightful Donuts & Cafe
14. The Eden
15. Inglewood Pizza

16. Ironwood Stage & Grill
17. Rouge
18. Spolumbo's
19. Well Juicery
20. Minh Chau
21. Rosso Coffee Roasters
22. Jugo Juice
23. The Fine Diner Bistro
24. The Blues Can

FITNESS

25. Junction 9 Yoga and Pilates
26. Inglewood Lawn Bowling Club
27. The Sweat Science Boxing
28. Barre Body Studio

BREWERIES

29. Revival Brewcade
30. High Line Brewing
31. Cold Garden
32. The Dandy Brewing Co
33. Pedal Pub

ARTS & CULTURE

34. The Kinkonauts
35. Galleria Inglewood
36. Esker Foundation
37. Inglewood Fine Arts
38. The Edge Gallery
39. Viviane Art

SHOPPING

40. Bricks Wine Company

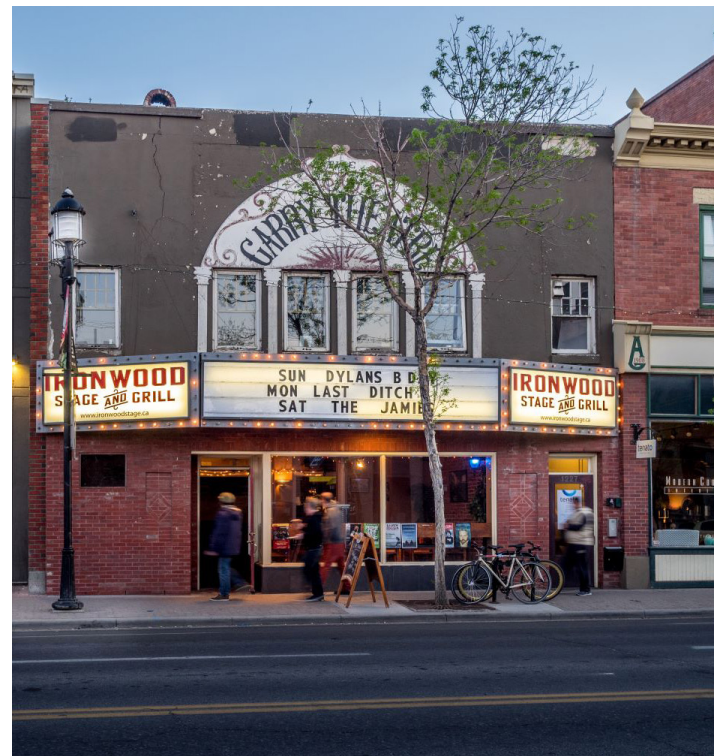
41. Espy Experience
42. The Livery Shop
43. Switching Gear YYC
44. Guildhall
45. Lemoncello
46. Inglewood Doggy Salon
47. Tea Trader
48. Adorn Boutique
49. The Next Page
50. Purr Fine Clothing
51. Plant
52. The Shoe Closet
53. OutLash Beauty Boutique
54. Willow Natural Foods
55. Lae Belle Arti



Local Area

Inglewood

The iconic **Woodstone Building** was once an industrial warehouse. Located in Inglewood, it is Calgary's oldest community. Situated east of downtown at the convergence of the Bow and Elbow rivers. Its historic buildings host a variety of cafes, restaurants, shops, live music venues and festivals. Residents are drawn to Inglewood's historical charm and lively atmosphere.



Contact Us



ALLIED

CBRE

STUART WATSON
Senior Vice President
stuart.watson@cbre.com
403 750 0540

KATIE SAPIEHA
Vice President
katie.sapieha@cbre.com
403 750 0529

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.