

# Kipling Square/Annex

601-611 10<sup>th</sup> Avenue SW  
Calgary, AB



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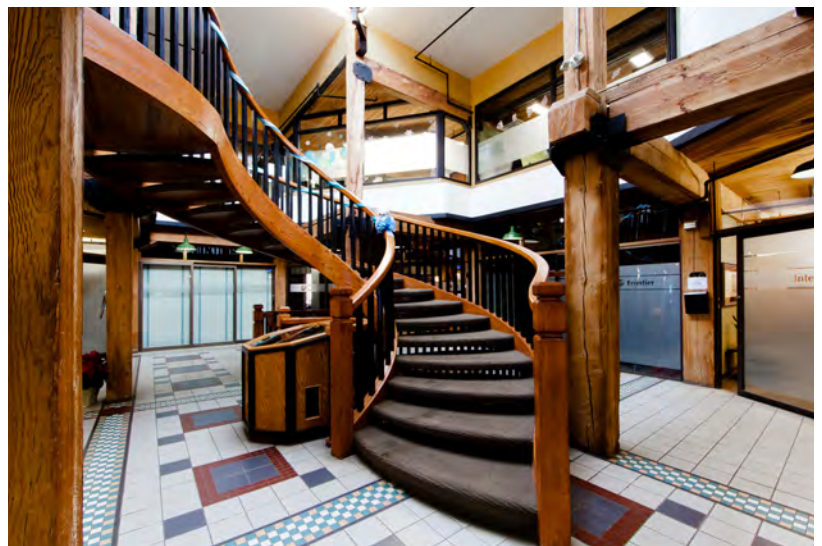
# About the Building

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.

Today, Kipling Square/ Annex's unparalleled design features offer suites with a strong sense of unique character.



# Property Highlights

<b>Year Built</b>	1905/1945
<b>Rent</b>	Market
<b>Additional Rent</b>	\$17.14 per SF
<b>Area Available</b>	Suite L001: 608 SF Suite L003: 721 SF* Suite L004: 1,684 SF* Suite L012: 2,840 SF (Annex) Suite L015: 1,299 SF Suite 105: 2,455 SF** Suite 205: 3,032 SF Suite 240: 3,369 SF Suite 300: 5,327 SF
<b>Availability</b>	Immediately *April 1 <sup>st</sup> , 2024 **June 1 <sup>st</sup> , 2024
<b>Term</b>	TBD
<b>Parking</b>	Suite 205- 1 Stall Suite 240- 1 Stall Suite 300- 1 Stall
<b>Parking Rate</b>	\$300/stall/month

- Heritage office building
- Character space within exposed brick and beam
- Suite 205 is a fully furnished show suite
- One block from Downtown via 5th Street underpass
- Walking distance to the LRT and +15



# Floor Plan

Suite L001

608 SF

Suite L015

1,299 SF

 VIRTUAL TOUR

Suite L003

721 SF

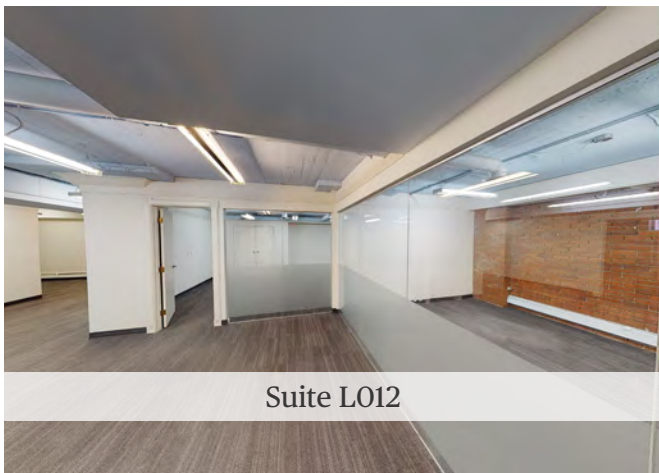
Suite L004

1,684 SF

Suite L012

2,840 SF

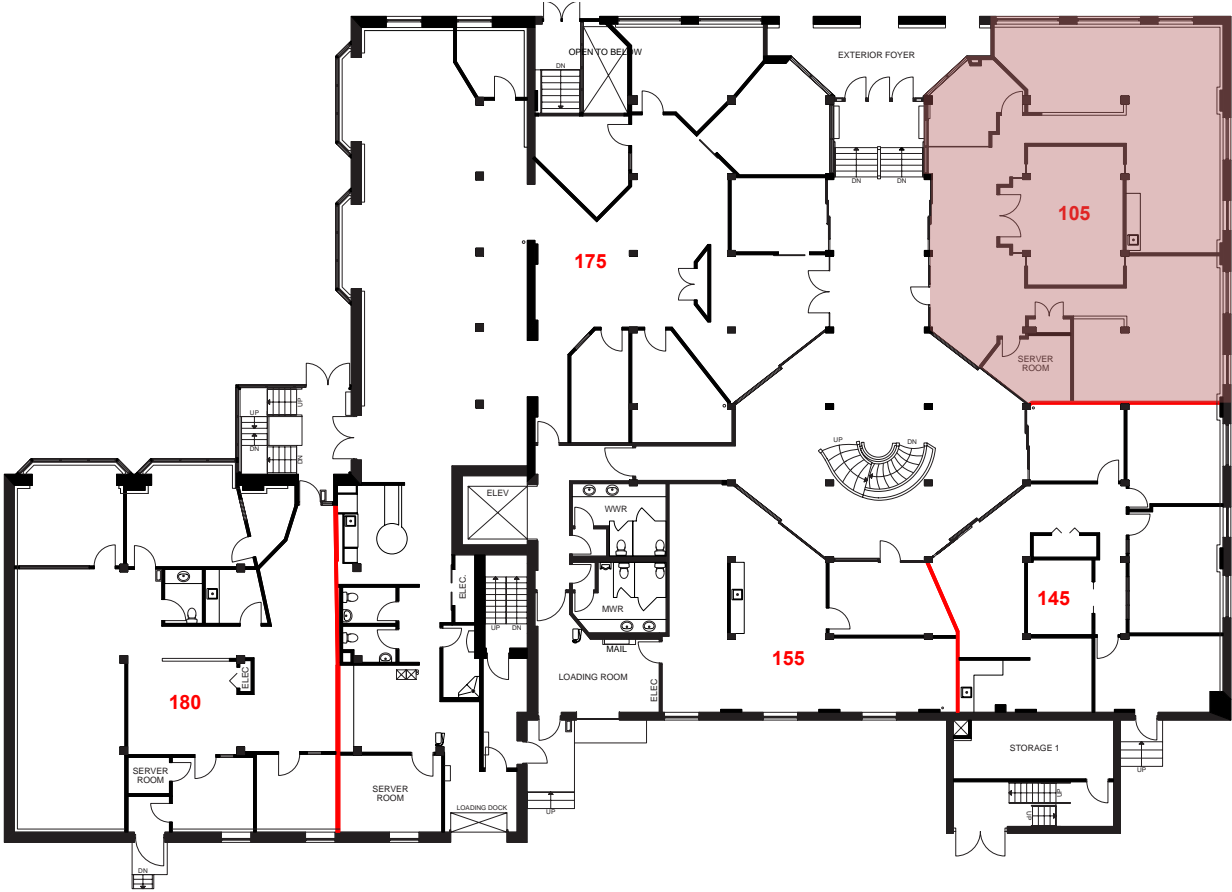
 VIRTUAL TOUR



# Floor Plan

## Suite 105

2,455 SF



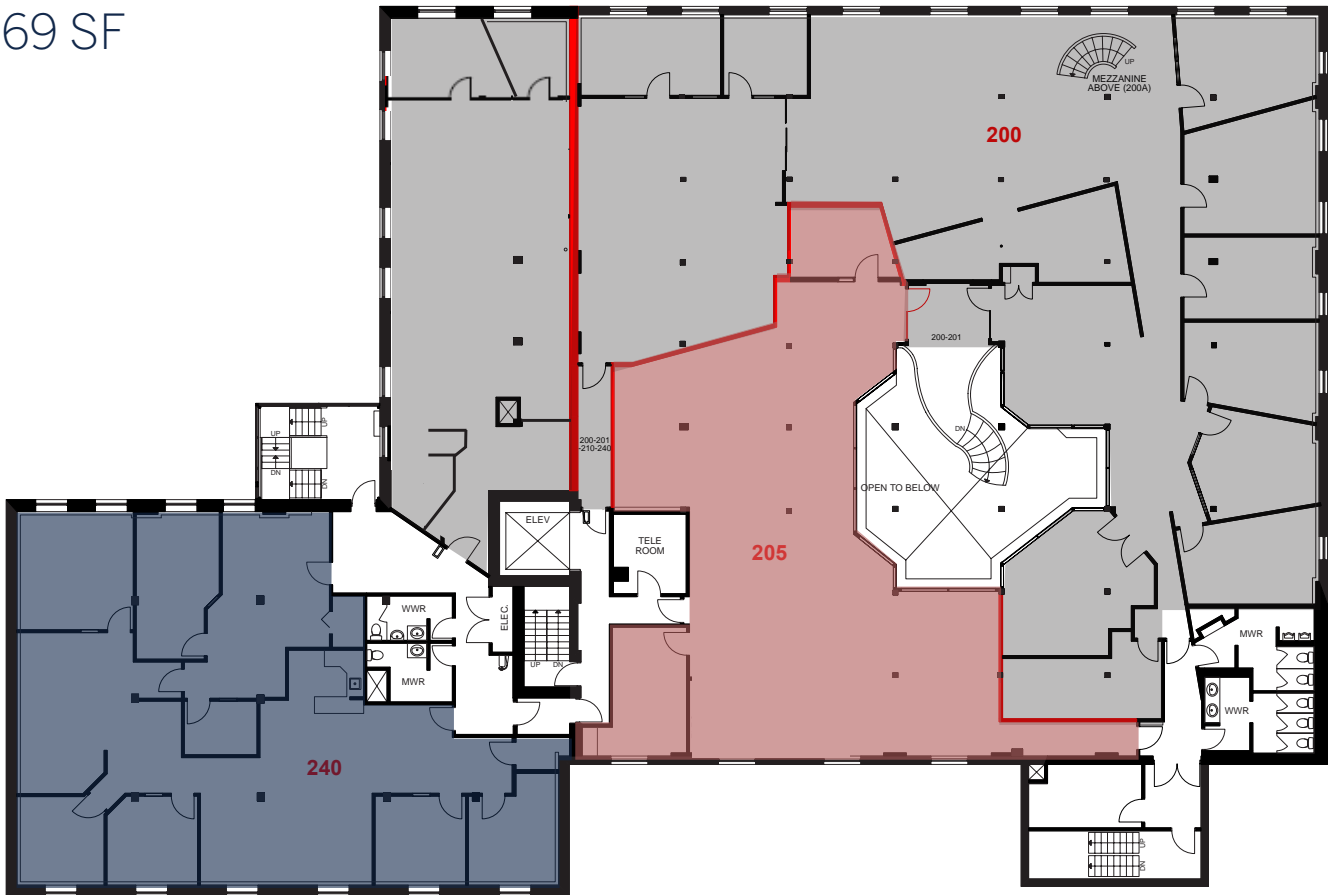
# Floor Plan

Suite 205  VIRTUAL TOUR

3,032 SF

Suite 240  VIRTUAL TOUR

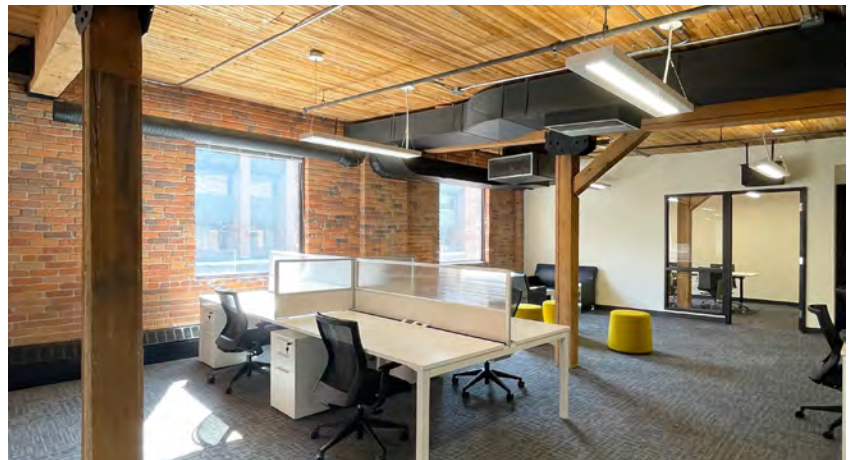
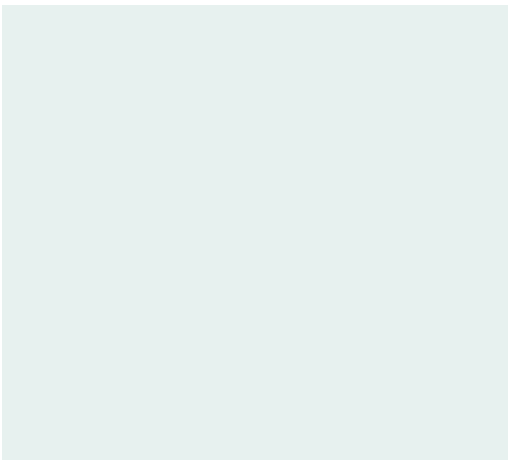
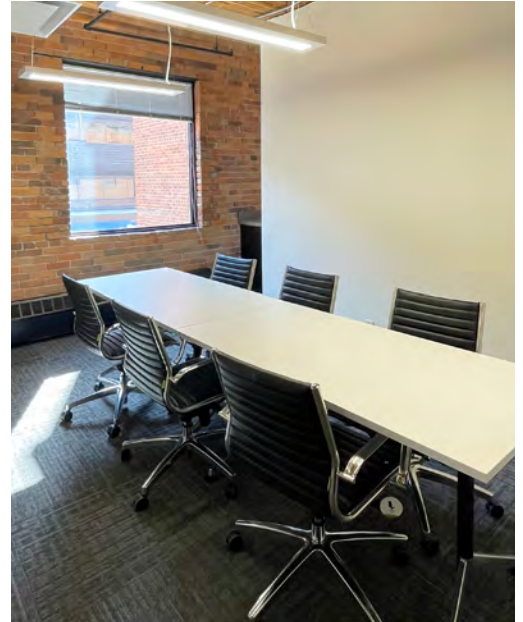
3,369 SF



# Fully Furnished Show Suite

Suite 205  VIRTUAL TOUR

3,032 SF



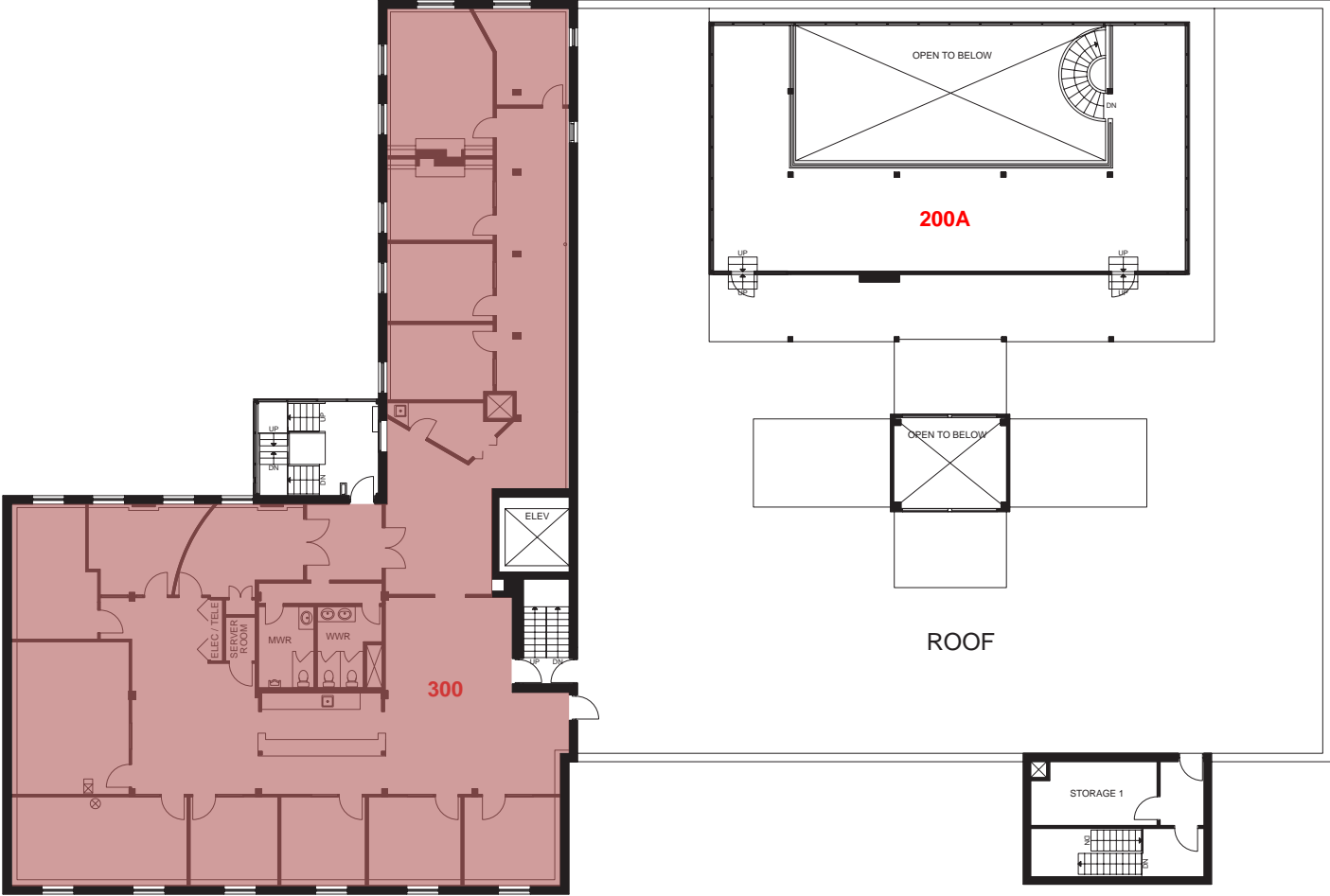
## Fully Furnished Show Suite

- New furniture
- Brick and beam character space
- 17 cubicle stations
- 1 furnished private office
- 1 meeting room
- 1 kitchenette
- 3 kitchenette seating tables
- Current capacity: 18 employees

# Floor Plan

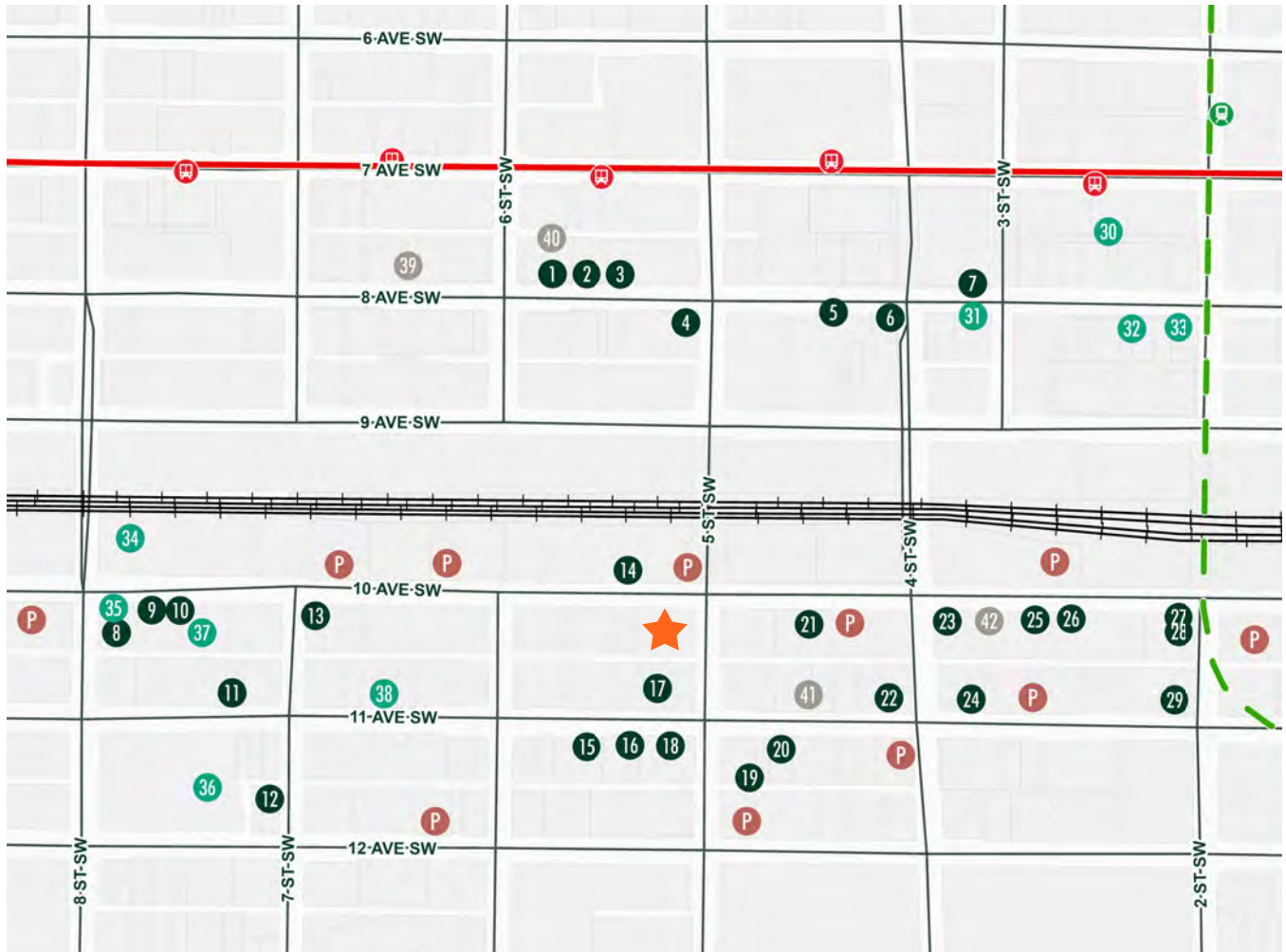
## Suite 300

5,327 SF





# Local Amenities



## RESTAURANTS

1. Common Bond
2. Escoba Wine Bar
3. UNTITLED Champagne Lounge
4. State & Main
5. Cucina
6. Barcelona Tavern
7. Hy's Steakhouse
8. Bonterra Trattoria
9. Wayne's Bagels
10. Holy Grill
11. Inner City Brewing
12. Vegan Street
13. Bridgette Bar
14. Orchard Restaurant
15. REGRUB - Beltline
16. Broken City
17. Milano Coffee

18. Last Best Brewing & Distilling
19. Canadian Pizza Unlimited
20. Singapore Sam's
21. Pampa Brazilian Steakhouse
22. Tim Horton's
23. Rodney's Oyster House
24. Starbucks
25. CRAFT Beer Market
26. National on 10th
27. Briggs Kitchen & Bar
28. Japanese Village
29. Vintage Chophouse

## SHOPPING AND SERVICES

30. The CORE
31. HSBC Bank
32. RBC Royal Bank
33. CIBC

34. MEC Calgary
35. 7-Eleven
36. Safeway
37. Atmosphere Calgary
38. Metrovino Fine Wines

## FITNESS

39. Anytime Fitness
40. Freedom Fit Pass
41. Passage Studios
42. UNDRCARD Boxing Studio

## PARKING LOCATIONS

-  Parking Lot



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