



DEMCOR TOWER

239 - 10 AVENUE SE | BELTLINE SUBLEASE

Willem Thoma
Associate Vice President
403 512 8812

Adam Hayes
Principal
403 612 6134

John Engbloom
Principal
403 617 3029

AVISON
YOUNG

ELEVATE YOUR WORKDAY

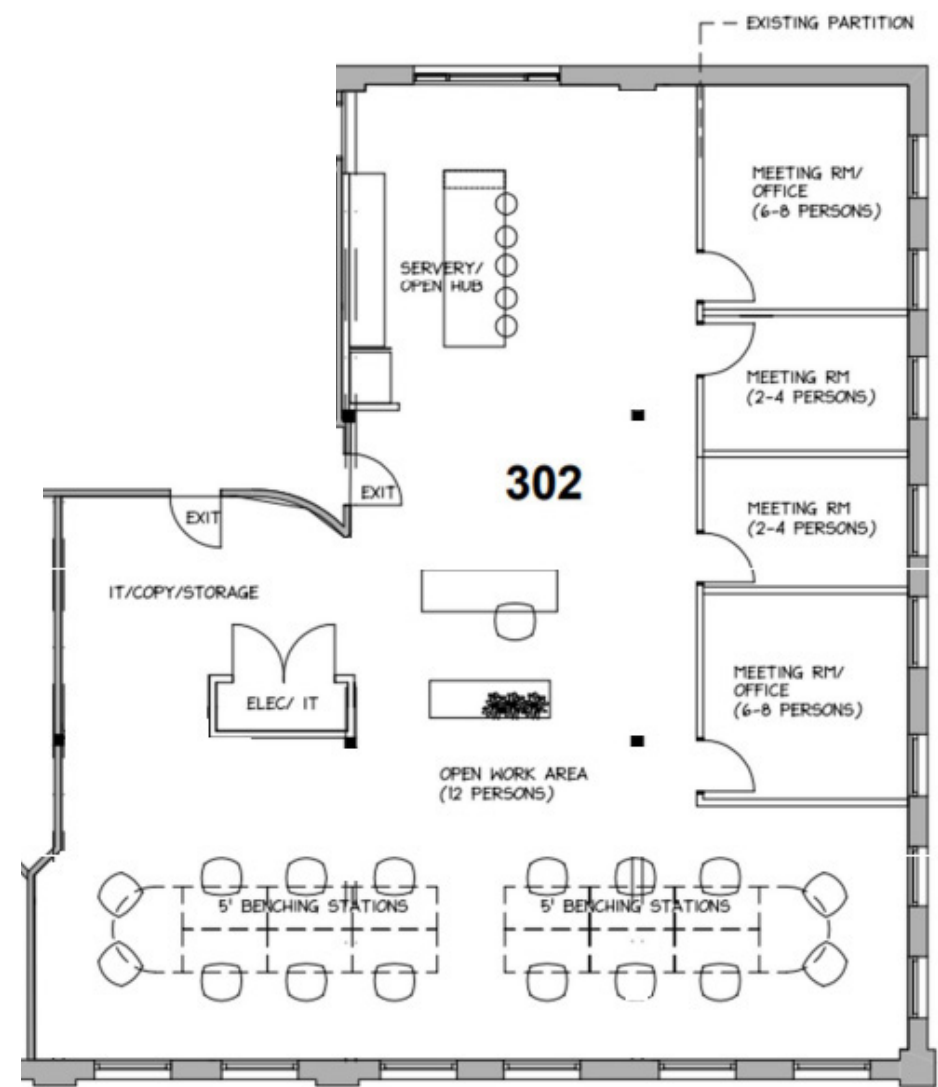
HISTORIC CHARM:	Character building with sandstone and brick walls, high ceilings, and distinct architectural details.
FOODIES PARADISE:	Close proximity to Calgary favourites like Ten Foot Henry, Native Tongues Taqueria, Park By Sidewalk Citizen & Central Taps.
MODERN UPGRADES:	Renovated to support contemporary office needs while preserving its heritage features.
EXCELLENT LOCATION:	Attractive Beltline location with immediate access to Macleod Trail - making daily errands, dining, shopping, and entertainment all within immediate proximity.

BUILDING & OFFICE PARTICULARS

YEAR BUILT:	1906	RATES:	Market sublease rates
RENTABLE AREA:	3,000 sf	SUBLEASE EXPIRY:	February 27, 2029
ADDITIONAL RENT:	\$16.36/sf (est. 2025)	AVAILABILITY:	Immediately
FLOORS:	3	FLOORPLATE:	6,816 sf
MANAGEMENT/ LANDLORD	Allied Properties REIT	GROSS BUILDING LEASABLE AREA:	25,551 sf



SUITE 302 | 3,000 SF



2 Offices	2 Meeting rooms	Kitchen	Copy/Storage room
Open area	Benching Stations	IT room	Plug & Play

**Recently completed, well improved show suite with furniture included*





AMENITIES

**Subtenant is permitted free access into Vintage Tower (322 - 11 Ave SW) amenities*

PARKING:

1:829 sf | 1 Surface stall at \$250/stall/month
2 Underground stalls at \$325/stall/month

NEW FITNESS FACILITY:

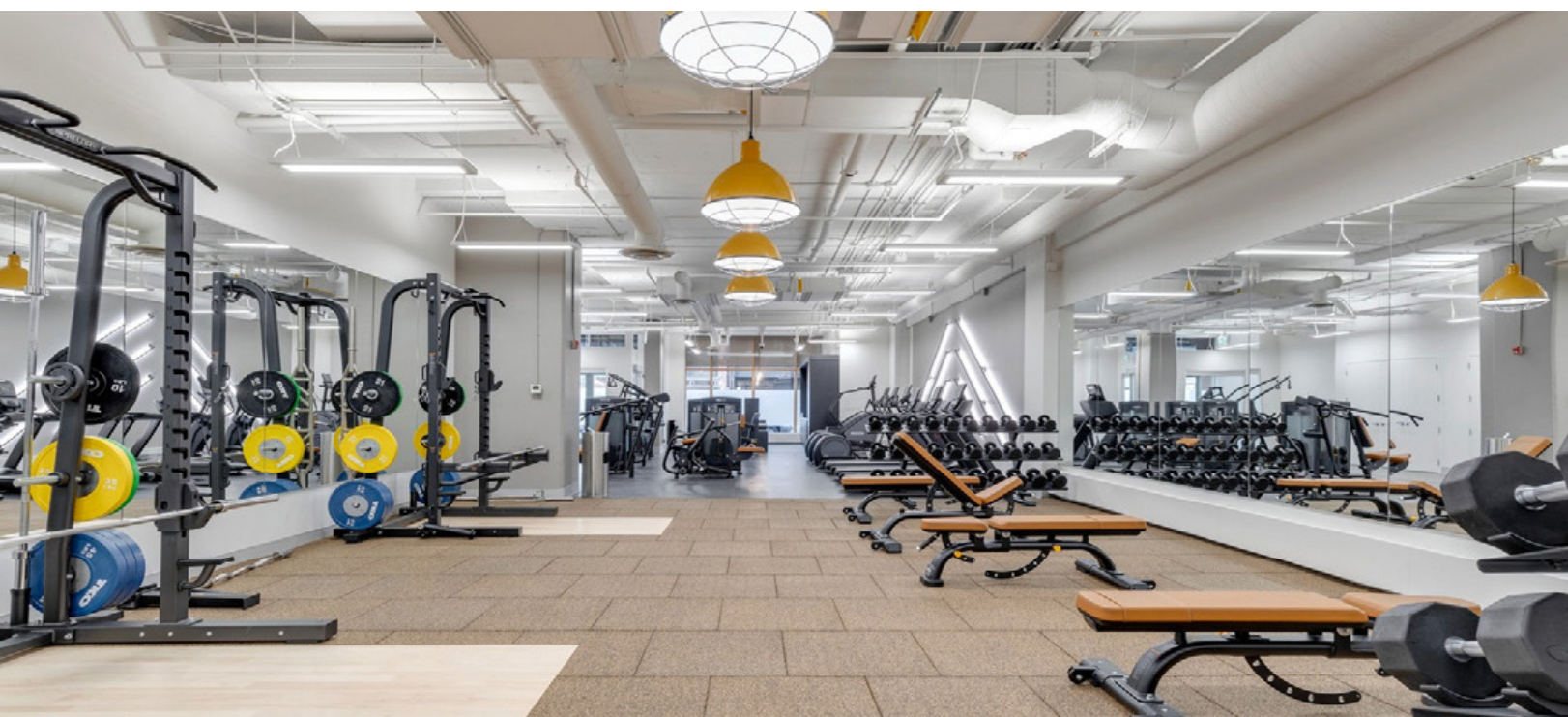
Located in Vintage Towers; features fitness machinery, free weights, lockers, changerooms, and showers.

CONFERENCE CENTRE:

Newly built conference centre with boardrooms, meeting rooms, and lounge area.

BUS AND TRANSIT:

Walking distance to Victoria Park/Stampede LRT Station.



THE HEART OF BELTLINE



Legend

PARKS & LANDMARKS

- 1 Central Library
- 2 Studio Bell
- 3 Calgary Tower

DINING & COFFEE

- 1 Ten Foot Henry
- 2 Village Ice Cream
- 3 Z Crew
- 4 Cardinale
- 5 Waves Coffee House
- 6 The Moon Teahouse
- 7 Teatro

SHOPPING

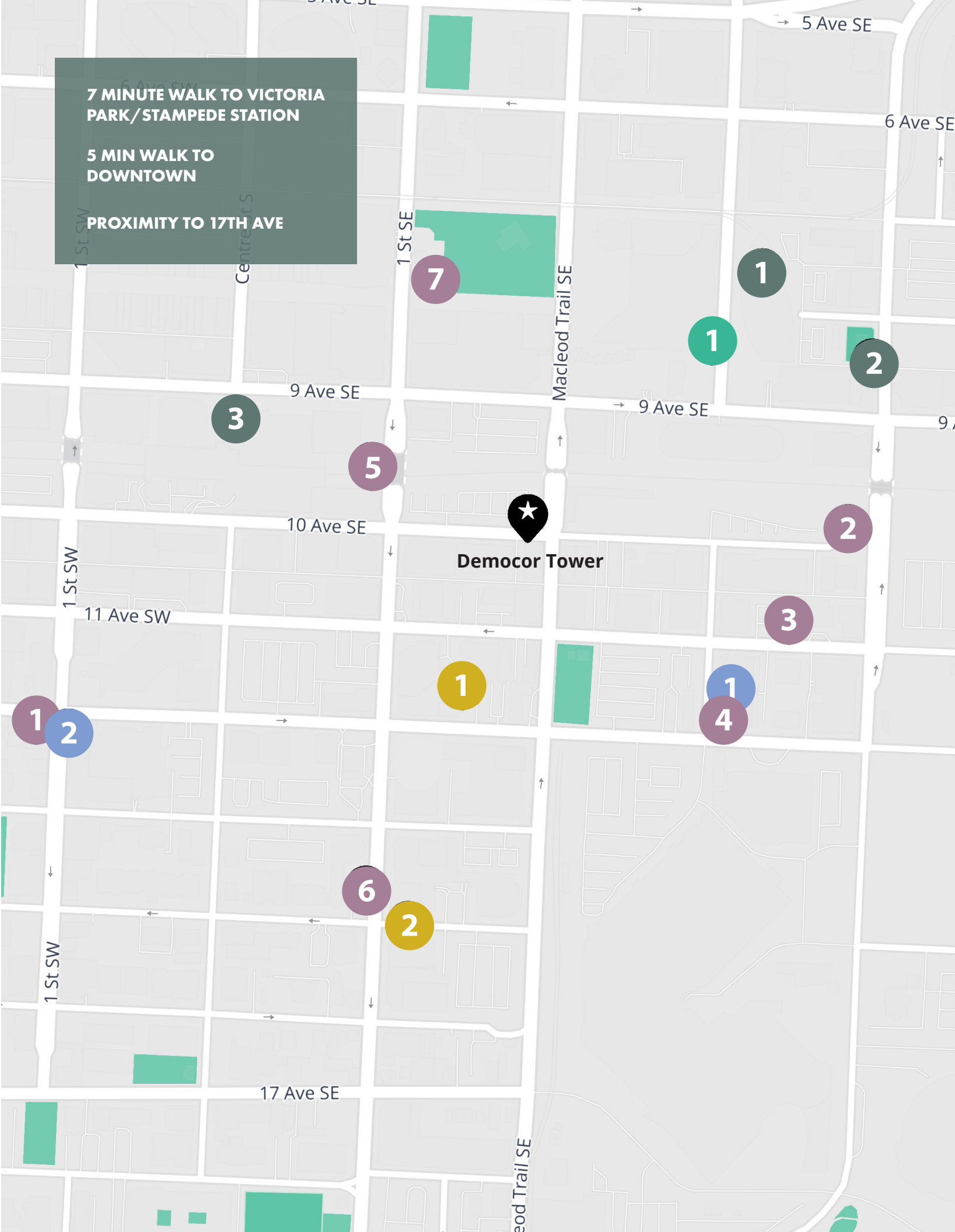
- 1 Sunterra Market
- 2 Shoppers Drug Mart

RECREATION

- 1 The Method Group
- 2 Anytime Fitness

CHILDCARE

- 1 Ace Child Development Centre



LET'S CONNECT

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willem.thoma@avisonyoung.com

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Principal

403 612 6134

adam.hayes@avisonyoung.com



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Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

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