

Welcome to

THE

DISTRICT

AT BELTLINE

CBRE



**WHERE IDEAS
CONVERGE
TO CREATE
*the new.***





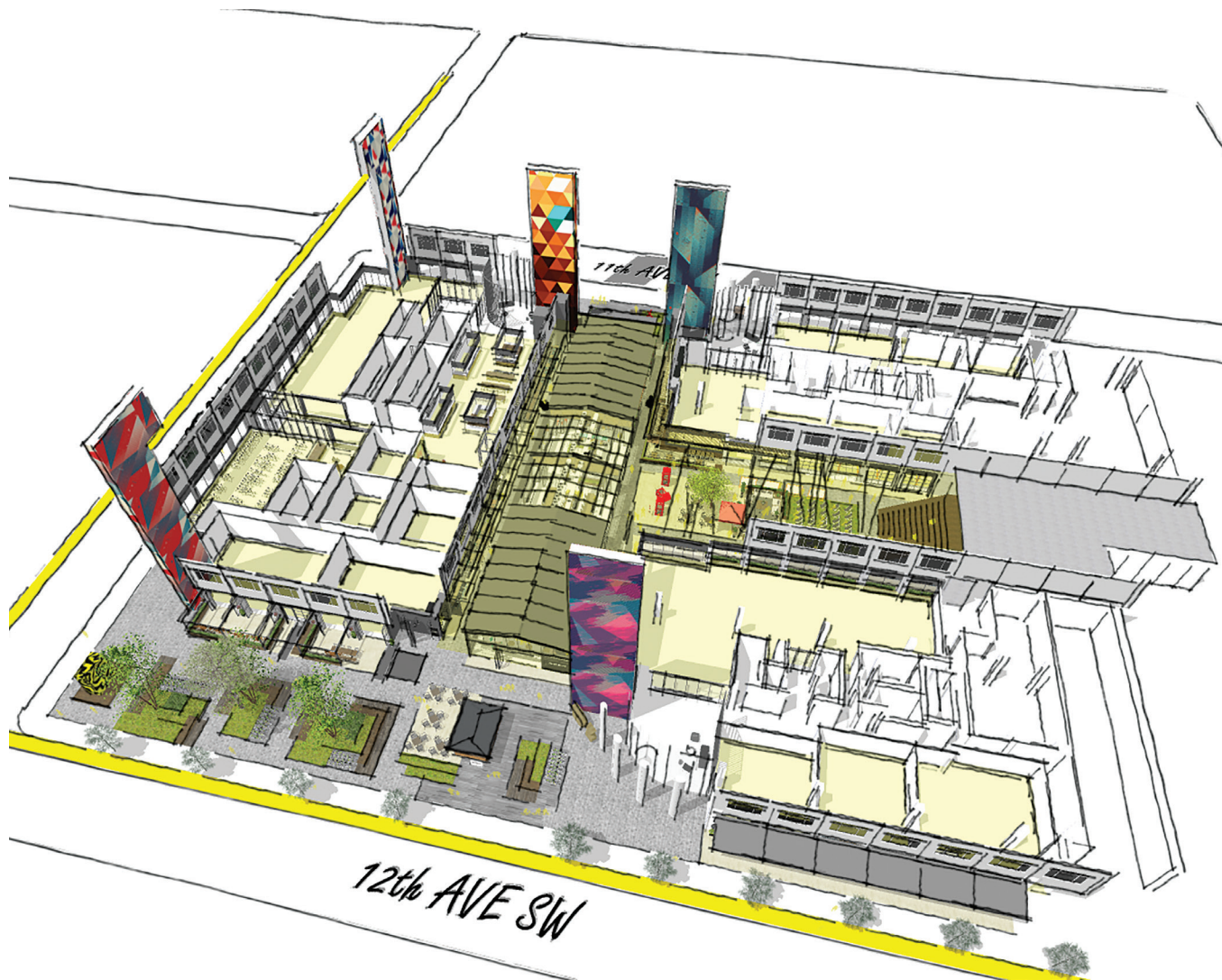
MAKING A STATEMENT

EVERY CITY HAS A “DISTRICT”. The place that locals tell you about. The place that you find when researching your upcoming trip on influencer sites and travel blogs. Think Borough Market, Fulton Market, Chelsea Market, and Gastown.

These districts are places to go to show off the best of a city, meet a friend or celebrate a special occasion. They are vibrant, engaging and offer evolving, changing and exciting new experiences to explore. You don't just go once, you go often.

Our ability to rebrand this site gives us a unique and powerful opportunity to make a statement in Calgary. We can plant our flag as “the” spot to be. No matter whether you are a nearby resident, a start-up maven, a culture-focused company or a purveyor of cool retail experiences, The District at Beltline will speak your language. It will compel you to engage with the offering. It will create shareable moments. It will inspire curiosity. The District at Beltline will showcase the new standard for consumer experience that will be fun, all year round and at any time of day.

Welcome to The District at Beltline.



Site Overview

The Buildings

There are three office buildings on the site consisting of nearly 350,000 sq.ft. of tech-ready culture-focused space with plans to re-imagine the street level by decanting the existing office-only use and repositioning the main level to engage the community and office tenants alike. Three buildings with varying floorplates offer maximum flexibility for fast growth and future planning.

The uniqueness of the site is as special as the companies that occupy it and the visitors that experience it. Having a true “campus” environment in the urbanity of Calgary’s vibrant Beltline allows for the collision of community, retail experience and office workers all in one central hub.



The Market Shed

To put form to the idea of creating a new hub for the Beltline, we've dreamed up the concept of constructing a covered, conditioned shed to stand where the courtyard now sits. The Market Shed will offer an opportunity for a space to gather, eat your lunch, meet with friends or casual business colleagues or even host events.

The Market Shed will offer indoor/outdoor experience bleeding into our very own designed outdoor space that will further offer areas for discovery, community and programming for the District and Beltline residents alike.





A CONNECTED COMMUNITY

Located on 11th and 12th Avenue SW, off of 2nd street SW, The District at Beltline sits within the heart of the Beltline, Calgary. The Beltline has the 2nd highest population of any neighbourhood in Calgary, and with nearly 4,000 new residential units planned or already under construction, it only continues to grow. With 63% of Beltline residents being between the ages of 20-39 years old, this is the perfect location to seamlessly blend work, life and entertainment together and recruit and retain the next generation of office talent.

A COLOURFUL NEIGHBOURHOOD

5 of Canada's Top 100
Restaurants are in the
Beltline.
– Canada's 100 Best

EAT

1. The Beltliner
2. Native Tongues Taqueria
3. Ten Foot Henry
4. A1 Café
5. Foreign Concept
6. D.O.P.
7. Orchard Restaurant
8. Rodney's Oyster House

PLAY

9. National on 10th
10. Craft Beer Market
11. Proof Cocktail Bar
12. St. James Corner
Restaurant & Irish Pub
13. Last Best Brewing
& Distilling
14. Broken City
15. Greta Bar
16. SHELTER Cocktail Bar

SWEAT

17. HotShop Hot Yoga
18. Anytime Fitness
19. Beltline Aquatic &
Fitness Centre
20. F45 Training
21. Passage Studios
22. Undrcard Boxing Studio

STAY

23. Hotel Arts
24. Fairfield Inn & Suites
by Marriott
25. Residence Inn
by Marriott

GETTING AROUND

26. 12th Ave Cycle Lane
27. 2nd St Cycle Lane

PUBLIC SPACES

30. Central Memorial Park
31. Hospital & Walk-in Clinic
32. Public Park & Playground
33. City Tennis Courts

A COMMUNITY EXPERIENCE, TO EXPERIENCE COMMUNITY





Flexibility & Autonomy

Throughout our developments across North America, we have developed the core belief, that real estate should be about more than space, it should be about the experience that we can provide for your workforce and customers.

The District is uniquely positioned to offer incredible flexibility in the floor-plan design with a variety of space configurations, modern building systems, bright open ceilings and large continuous windows to suit every user's desire to craft the unique experience they want for their employees or customers.





Community & Togetherness

Our philosophy is built on the idea of convergence of people, places and ideas. With a focus on creating spaces that allow for spontaneous programming and curated events, we will always be seeking to promote discovery and new experiences for all its tenants and customers.

On our site, you will experience concerts, TED-style talks, pop-up art installations and surprising new activities all the time.





Diversity & New Experiences

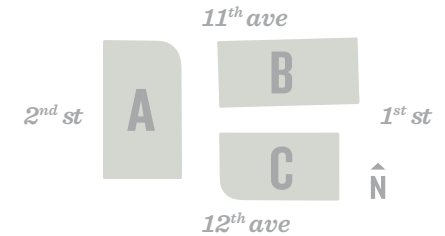
We know that designing workplaces that actually work for today's modern workforce requires more than office pingpong tables and nap rooms.

That's why The District is designed with flexible lifestyles in mind and allows those coming to "the office" the ability to stay directly connected with a vibrant and active community.

Users can expect a dedicated bike storage facility with equipment and end-of-trip facilities, a tenant only gym and a variety of some of Calgary's best cocktail joints, coffee rituals, foodie stops and many more instagrammable moments.



CURRENT AVAILABILITIES AT THE DISTRICT



Food Hall

The District at Beltline Food Hall will feature an eclectic mix of the best local Alberta restaurants. With a diverse collection of offerings, these six restaurants will be a foodies dream stop. Located in the heart of The District at Beltline with an open passageway to the Marketshed and courtyard area, the food hall will be a central feature to the District and a refreshing addition to the surrounding Beltline community.

Retail

Building	Unit	Sq. Ft.	Rent	Op Cost	Comments	Contact
C	1	4,237	Market	TBV		John Moss, CBRE +1 403 750 0507 john.moss@cbre.com

Office

Building	Unit	Sq. Ft.	Rent	Op Cost	Comments	Contact
B	200	22,699*	Market	\$15.43	Suites are connected via internal staircase *Available Oct 1, 2022	John Fisher, CBRE +1 403 750 0505 john.fisher@cbre.com
B	300	24,069	Market	\$15.43		
C	400	7,833	Market	\$15.30		

THE
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BE A PART OF THE
unexpected.

CBRE

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