CENTRE 10

THE BELTLINE'S BEST ADDRESS JUST GOT BETTER.



CUSHMAN & WAKEFIELD

Crestpoint REAL ESTATE INVESTMENTS LTD.

Epic Investment Services

WELCOME TO THE NEW CENTRE 10

Already considered Calgary's premier Beltline office building, Centre 10 is ready to take another leap forward under Crestpoint's ownership. Located in the heart of Calgary's vibrant Beltline district, Centre 10 is just one block from the downtown core and 200 metres from access to the Plus 15 network, offering exceptional connectivity to Calgary's business district while providing immediate access to the amenities and energy of the Beltline.

This LEED Gold, BOMA BEST Gold, and ENERGY STAR® certified building delivers a modern workplace environment designed to support employee wellness and productivity. Tenants enjoy access to premium on-site amenities including a fitness centre, secure bicycle storage, and a stunning rooftop patio with panoramic city views. The building also offers abundant underground parking, convenient transit access, and professional property management by Epic Investment Services.

With an extensive selection of restaurants, cafés, retail services, hotels, and residential developments in the immediate vicinity, Centre 10 provides businesses with an exceptional opportunity to attract and retain top talent in one of Calgary's most desirable office locations. Combining sustainability, accessibility, and best-in-class amenities, Centre 10 offers an elevated workplace experience in the centre of Calgary's urban core.









THE DETAILS

AVAILABLE SPACE	7th Floor: 38,987 sf (demisable to 24,679 sf & 14,308 sf)
LEASE RATES	Market lease rates
OPERATING COSTS	$19.14/sf
AVAILABILITY	Immediately
CONSTRUCTED	2013
BUILDING SIZE	367,897 sf
PARKING RATIO	1:507 sf
UNDERGROUND PARKING RATES	$250 - $650 per stall, per month

- Direct access from 10th Avenue SW
- Exclusive tenant only fitness centre
- Rooftop terrace (available for private bookings)
- 716 underground stalls
- Secure tenant bike storage
- 24-hour on-site security
- LEED Gold EB: O&M certified and exceeds ASHRAE 62.1 HVAC standards
- Professionally managed by Epic Investment Services

EVERYTHING YOU NEED







THE CENTRE 10 ADVANTAGE

Centre 10 offers an overall package which is designed to support employee wellness, convenience, and productivity. Tenants benefit from access to an exclusive fitness centre, secure bicycle storage, and a stunning rooftop patio with spectacular skyline views of downtown Calgary. The building also features ample underground parking, on-site retail and food service options, and direct access to the surrounding Beltline amenity base. Located across from the Plus 15 network and just steps from downtown, Centre 10 provides a highly connected workplace experience in one of Calgary's most sought-after office destinations.



NEW MOMENTUM AT CENTRE 10 POWERED BY CRESTPOINT

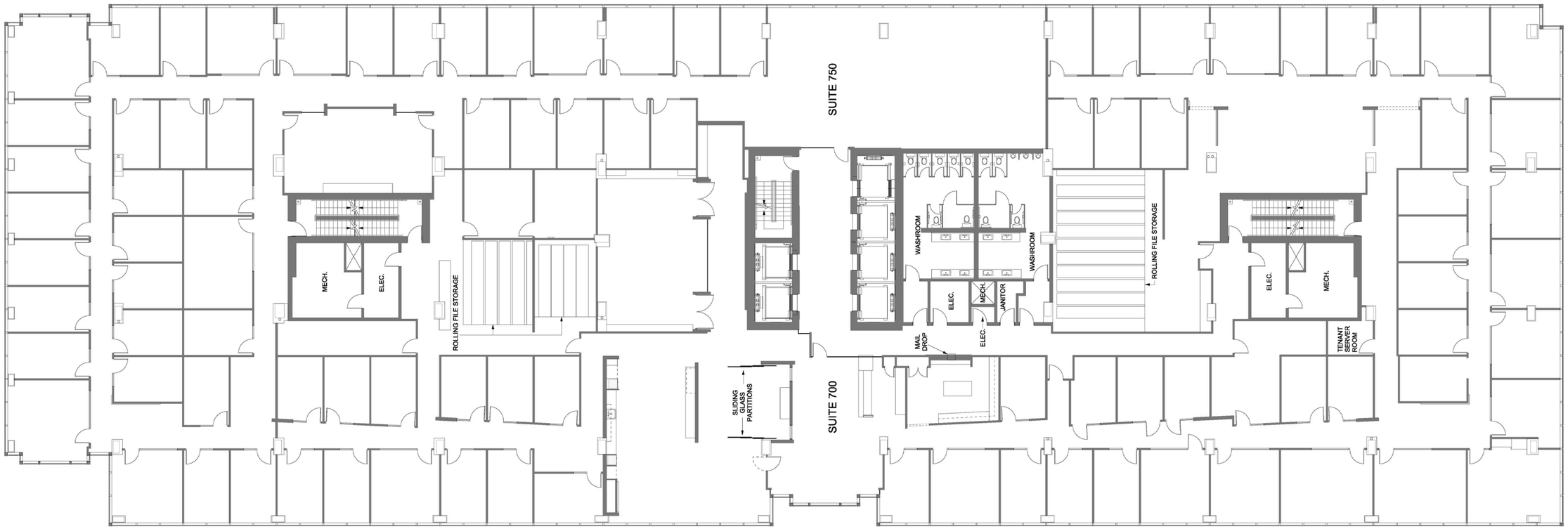
Centre 10 is now proudly owned by Crestpoint Real Estate Investments Ltd., marking the beginning of an exciting new chapter for the property. This transition introduces a highly experienced ownership group with a strong track record of success across Canada's commercial real estate landscape.

Crestpoint is a leading Canadian commercial real estate investment manager and a member of the Connor, Clark & Lunn Financial Group, one of the country's largest independently owned asset management platforms. Crestpoint specializes in direct ownership of high-quality office, industrial, retail, and multi-residential properties across Canada.

Under Crestpoint's stewardship, Centre 10 will continue to build on its position as a premier Class A office destination in Calgary, with a focus on enhancing the tenant experience and optimizing building performance. Crestpoint's hands-on approach to ownership ensures a commitment to supporting the evolving needs of tenants.

FLOOR PLAN

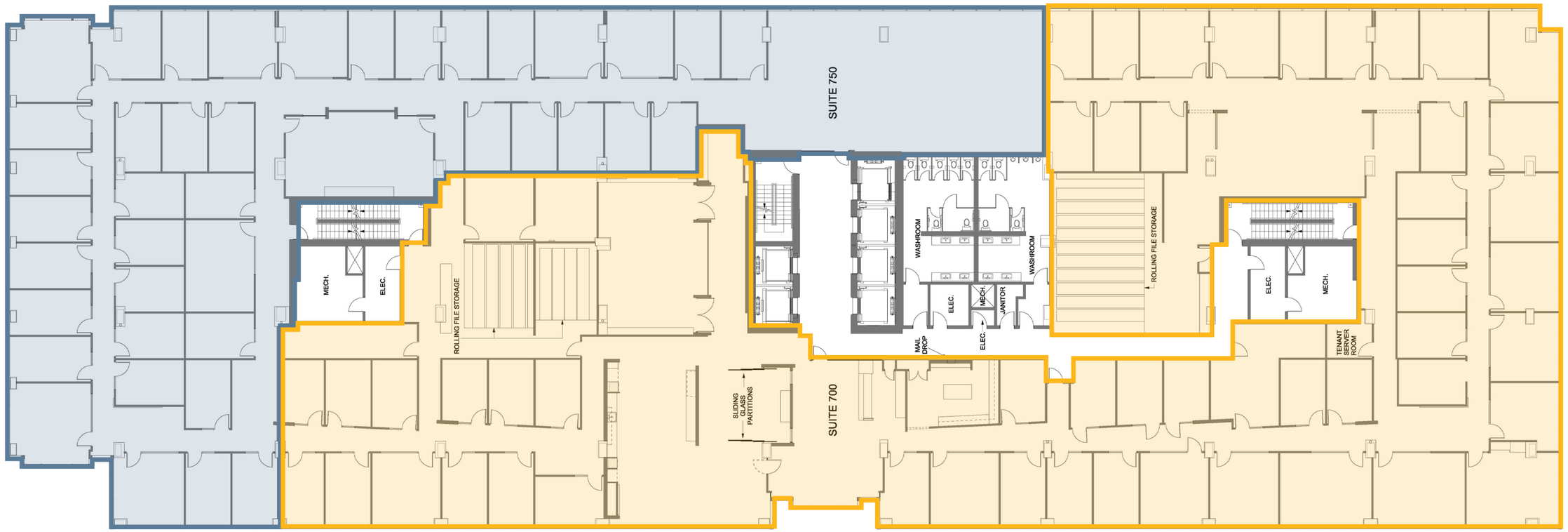
7th Floor: 38,987 sf



FLOOR PLAN

7th Floor Demising Options:
Suite 700: 24,679 sf
Suite 750: 14,308 sf

Suite 750



Suite 700

CENTRE 10

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Epic Investment Services

For more information, contact:

David Lees
Executive Vice President
Office Sales & Leasing
403 261 1102
david.lees@cushwake.com

Adam Ramsay
Executive Vice President
Office Sales & Leasing
403 261 1103
adam.ramsay@cushwake.com

Trent Peterson
Vice President
Office Sales & Leasing
403 261 1101
trent.peterson@cushwake.com

Avery Hutcheson
Associate
Office Sales & Leasing
587 897 2869
avery.hutcheson@cushwake.com

Cushman & Wakefield ULC | 2400, 250 6 Ave SW, Calgary, AB T2P 3H7 | cushmanwakefield.com

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