



The rendering/design concept

FOR **LEASE**

NEW COMMERCIAL
DEVELOPMENT IN INGLEWOOD

Brewery District
Bottling Plant – Phase 1
(Ground Floor Retail)

TOTAL AVAILABLE
SPACE IN
PHASE 1
26,287 sf

LOCAL
EXPERTISE
MATTERS

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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REAL ESTATE INC.

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- Located in the heart of Inglewood, the Brewery District continues to contribute to the character of one of Calgary's oldest neighbourhoods.
- The Brewery District will become a multi-use destination comparable to Granville Island in Vancouver or the Distillery District in Toronto based on the building's rare industrial character. In the future, this multi-functional development will fulfill the neighbourhood's practical as well as cultural and entertainment needs. It will offer a variety of retail services, restaurants and office space.
- The initial phase of the Brewery District development will be centered around the Bottling Plant (Phase 1), making the industrial qualities unique to this building the inspiration for the architectural design for the entire Brewery District.



The rendering/design concept

DEMOGRAPHICS

POPULATION

2011		
1 KM RING	3 KM RING	
3,298	48,480	
2016 PROJECTED		
1 KM RING	3 KM RING	
3,709	58,840	

AVERAGE HOUSEHOLD INCOME

2011		
1 KM RING	3 KM RING	
\$99,578	\$82,208	
2016 PROJECTED		
1 KM RING	3 KM RING	
\$119,299	\$95,727	

PROPERTY INFORMATION

LOCATION:

Corner of 9th Avenue SE and 15th Street SE

REDEVELOPMENT SITE:

10 Acres

AVAILABLE FOR LEASE:

From **1,274** sq. ft. to **13,607** sq. ft.

TOTAL AVAILABLE SPACE IN PHASE 1: **26,287** Sq. Ft.

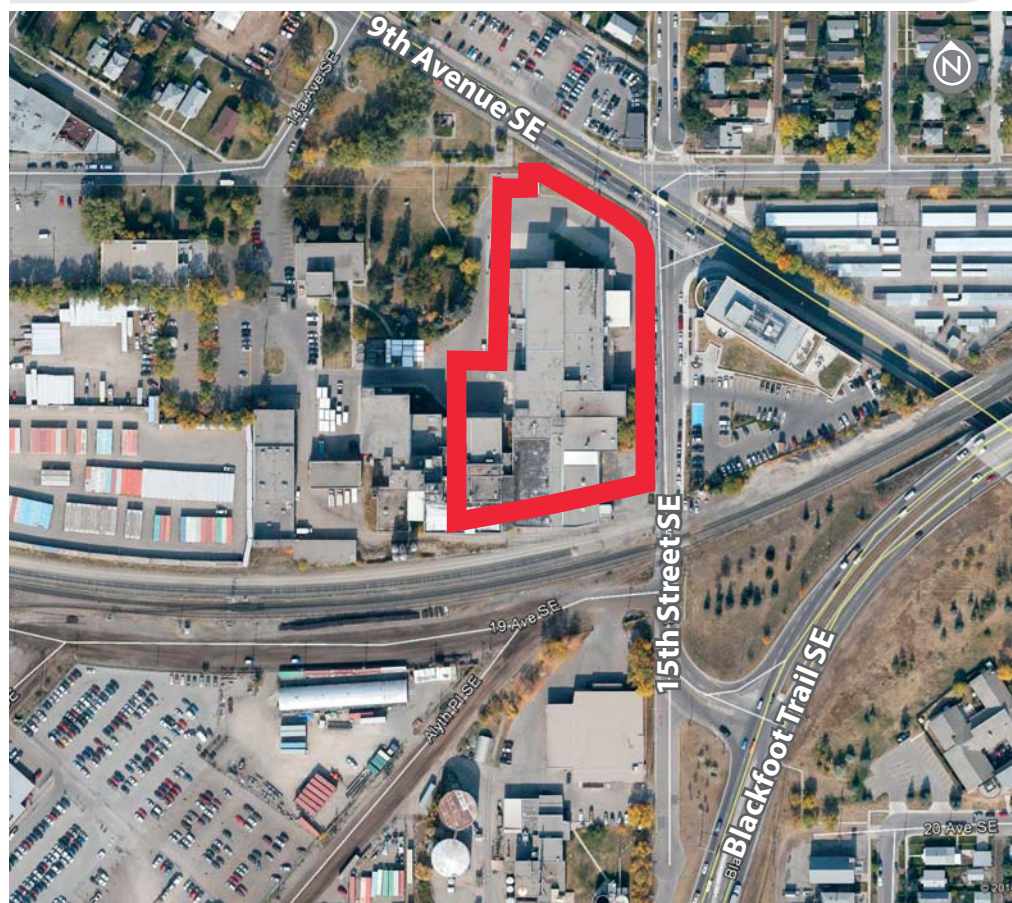
AVAILABLE: Fall 2015

CEILING HEIGHT: Up to 16 ft.

PARKING:

Abundant surface parking in Phase 1 (Approximately 110 Stalls)

LEASE RATE: Market



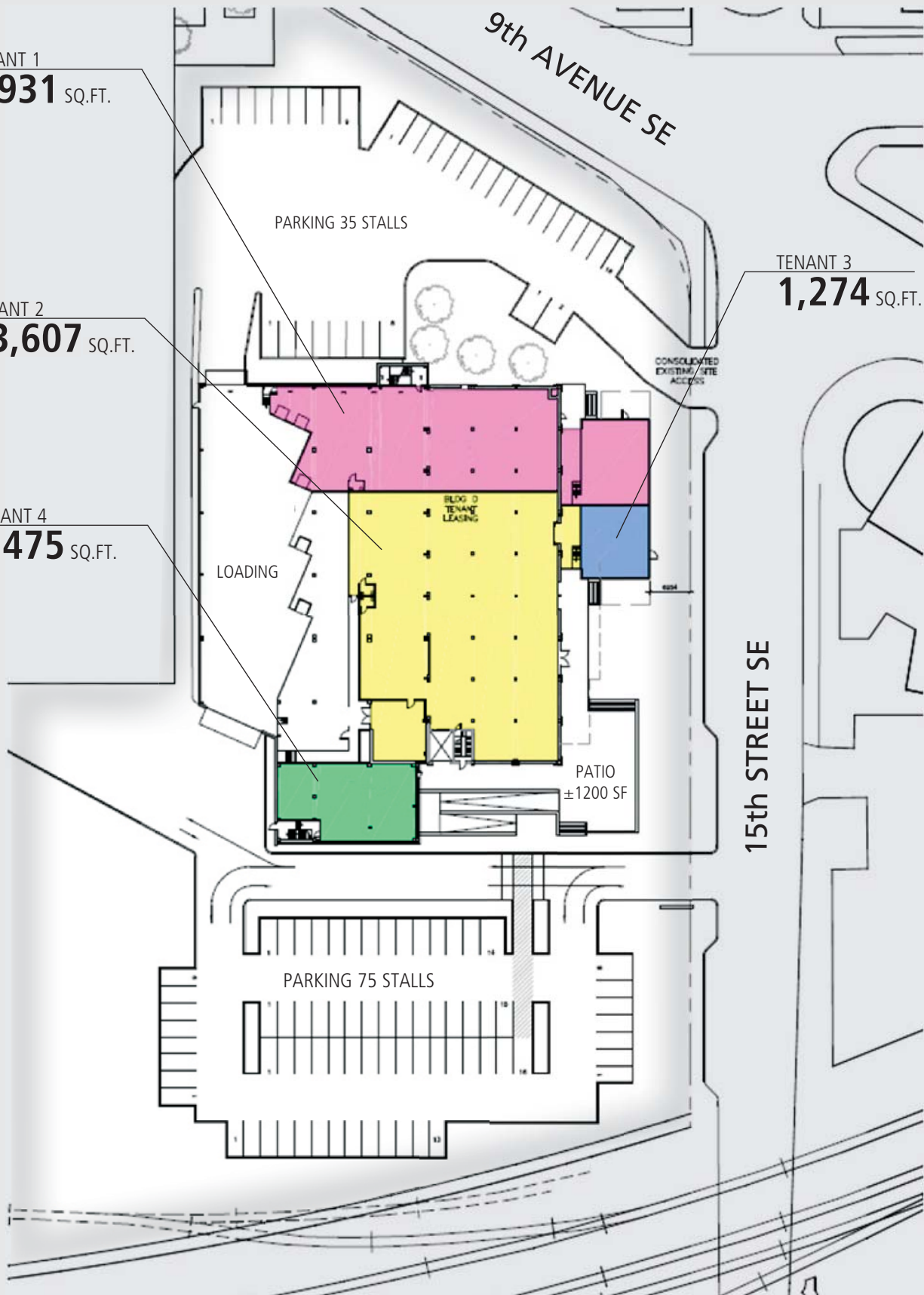


TENANT 1
8,931 SQ.FT.

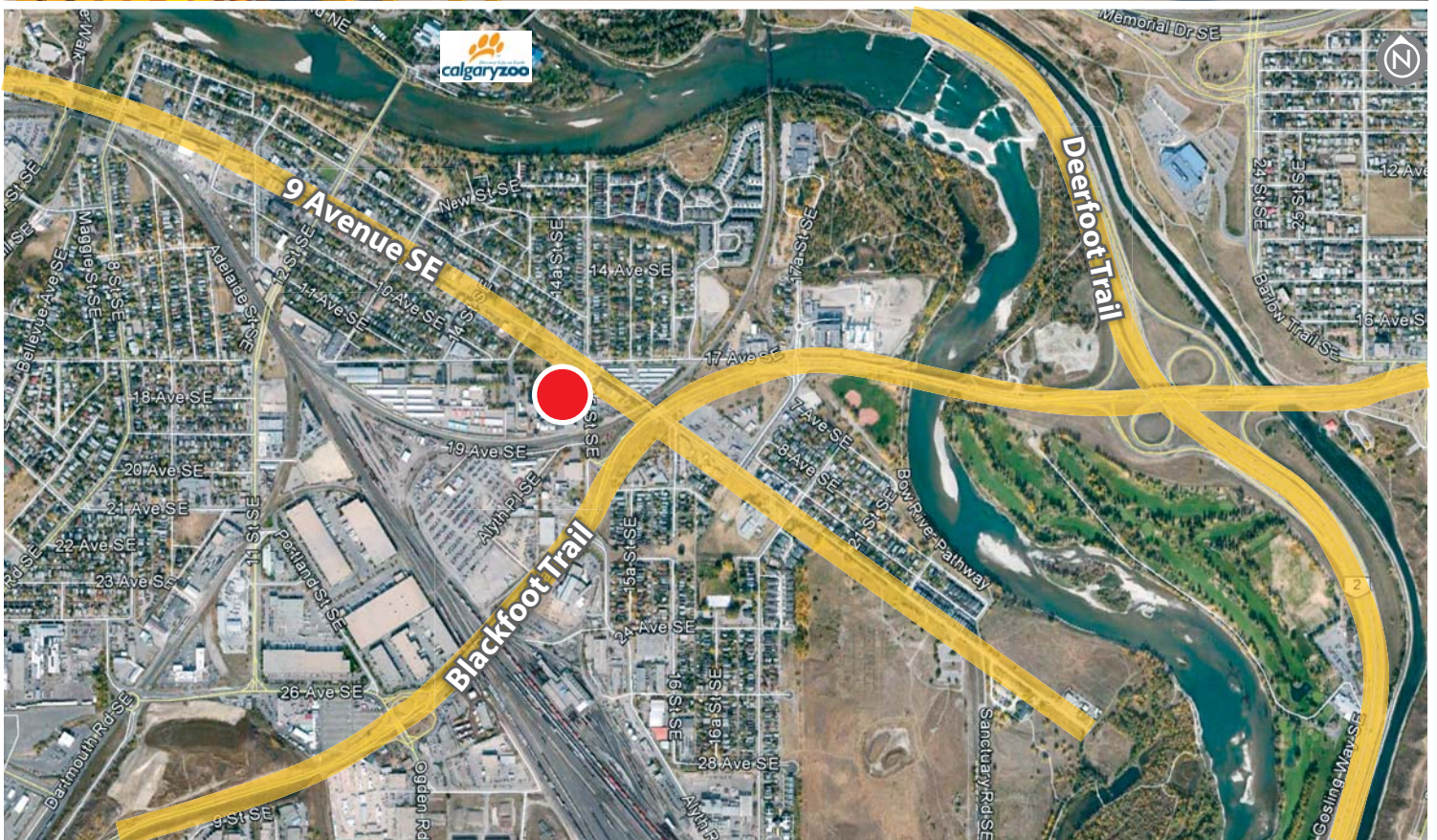
TENANT 2
13,607 SQ.FT.

TENANT 4
2,475 SQ.FT.

TENANT 3
1,274 SQ.FT.



BREWERY DISTRICT
BOTTLING PLANT – PHASE 1 (GROUND FLOOR RETAIL)



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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