

# Wood Centre

AMENITY RICH SUBURBAN BUILDING.  
EXCEPTIONAL VIEWS. CENTRAL LOCATION.

2535 3RD AVENUE SE, CALGARY AB

**Epic** CBRE  
Investment  
Services



# OPPORTUNITY

Centrally located only minutes from Downtown, Wood Centre has undergone a transformation to add new amenities designed to attract, engage and inspire its occupants.

This LEED Silver and BOMA Best building features a brand new tenant fitness centre, in addition to the new tenant lounge, lobby, and upgrades to the conference centre that are now completed.

With superior access just North and East of the intersection of Deerfoot Trail and Memorial Drive, this highly accessible building will give your staff the option to drive, cycle or take transit to work.

Wood Centre rises high above the city at a prominent, central and highly visible vantage point. With unobstructed views overlooking Downtown, the Bow River Valley and with the backdrop of the Rocky Mountains, no view at Wood Centre is a bad one.



wood.

# Meet Wood Centre

## Building Information

**BUILDING SIZE** 221,228 SF

**ASKING RENT** Contact agent to discuss

**OP COSTS & TAXES** \$16.91 PSF (2025 estimate)

**TI ALLOWANCE** Negotiable

**TIMING** Immediately

**SPACE AVAILABLE**  
**Third floor:** 18,755 SF  
**Fifth floor:** 7,313 SF

**PARKING**  
Ratio: 1 stall per 374 SF  
3rd Floor: 3 surface (on-site), 25 Surface (off-site), 25 underground  
5th Floor: 1 surface (on-site), 10 Surface (off-site), 11 underground  
20 visitor stalls on-site  
Expanded parking with an additional 216 stalls available.

**BIKE PARKING** \$0 / 86 underground stalls

**EV PARKING** Market Rates / 6 stalls in underground parkade

## Highlights & Amenities



### FITNESS

Tenant only fitness centre.



### ACCESS

Direct access to Barlow, Memorial, and Deerfoot Trail.



### CONFERENCE FACILITY

On-site conference facility for tenant use. Upgrades complete.



### CONNECTION TO THE CORE

8 minute drive to Downtown Calgary.



### TENANT LOUNGE

Exclusive tenant lounge. Construction is complete.



### TRANSIT FRIENDLY

500m walk to Franklin or Max Bell LRT Station.



### BICYCLE FRIENDLY

Secured bicycle parking and easy access to Calgary's bike path system.



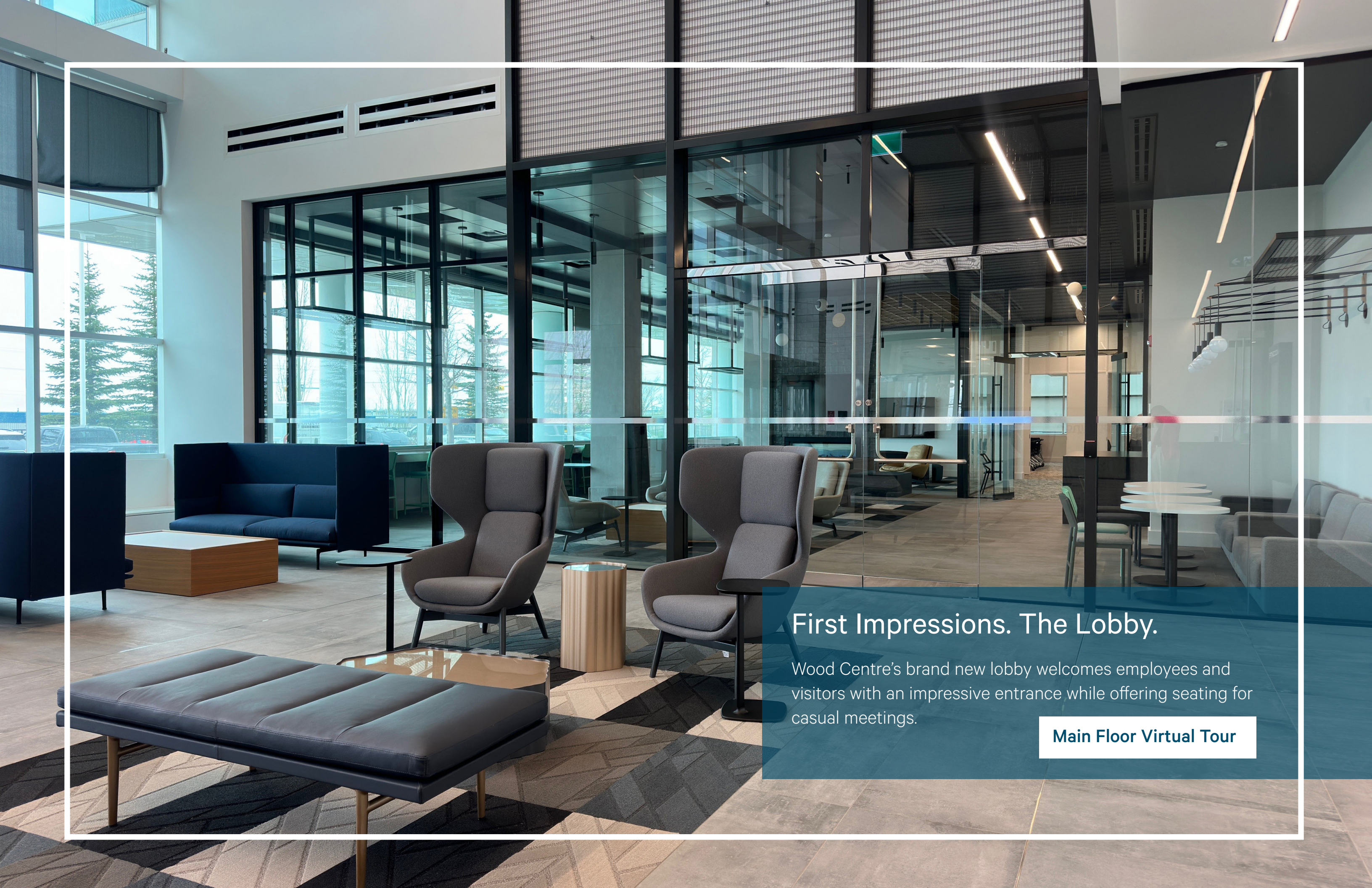
### PARKING

Abundant underground and surface parking with additional parking available.



### EV PARKING

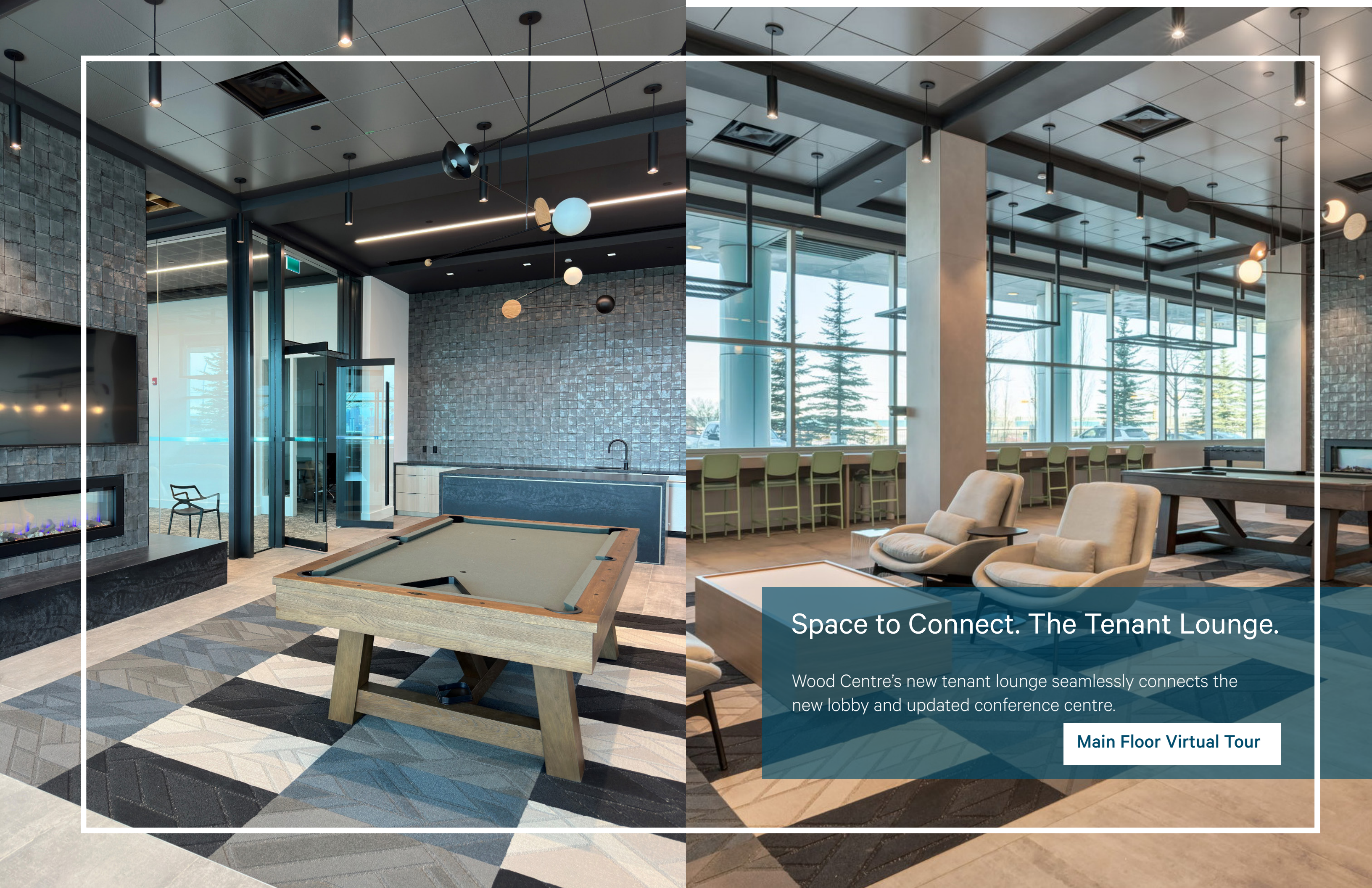
6 electrical vehicle parking stalls available at market rates.



## First Impressions. The Lobby.

Wood Centre's brand new lobby welcomes employees and visitors with an impressive entrance while offering seating for casual meetings.

[Main Floor Virtual Tour](#)



## Space to Connect. The Tenant Lounge.

Wood Centre's new tenant lounge seamlessly connects the new lobby and updated conference centre.

[Main Floor Virtual Tour](#)



## Space to Enjoy. The Tenant Lounge.

Connect, unwind or share the next big idea. Enjoy flexible spaces for work, socializing and entertainment.

[Main Floor Virtual Tour](#)

1.



## Building Features

1. Renovated Floor Lobbies
2. Tenant Lounge
3. Conference Centre
4. Renovated Main Lobby
5. Made Foods
6. New Fitness Centre and End of Trip Facilities

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4.



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5.



6.



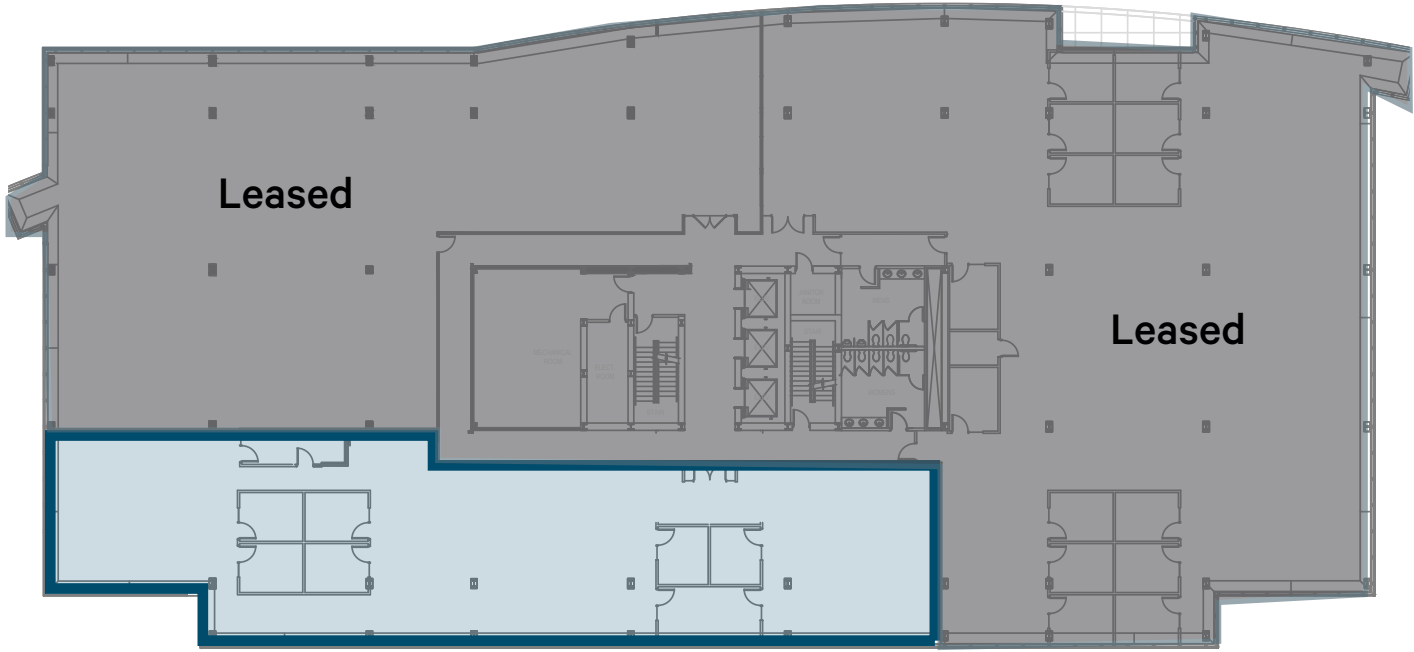
# Floor Plans

## Third Floor: 18,755 SF

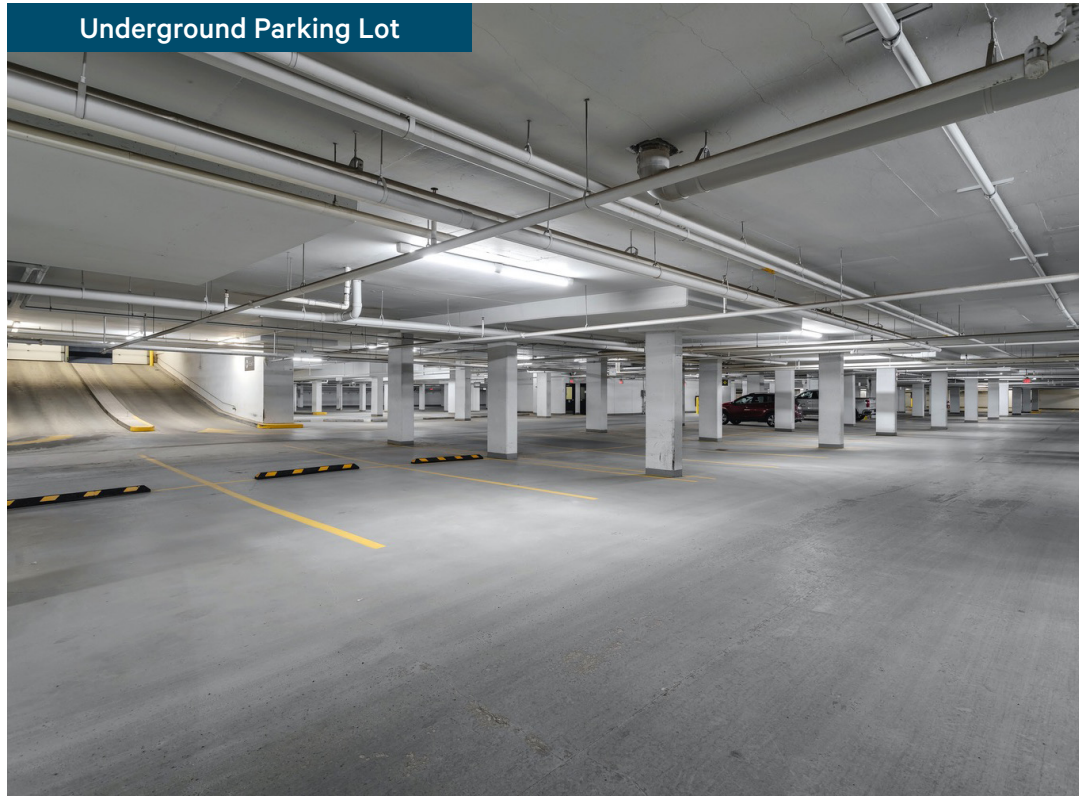


## Fifth Floor: 7,313 SF

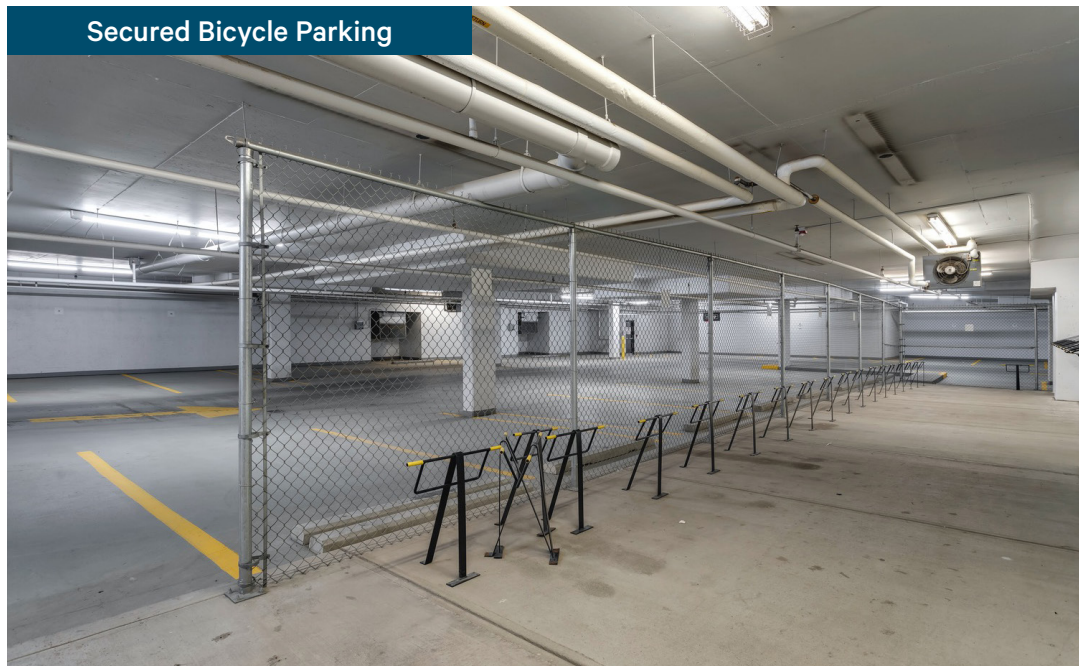
Conditionally Leased



Underground Parking Lot



Secured Bicycle Parking



141

Surface Stalls

234

Underground Stalls

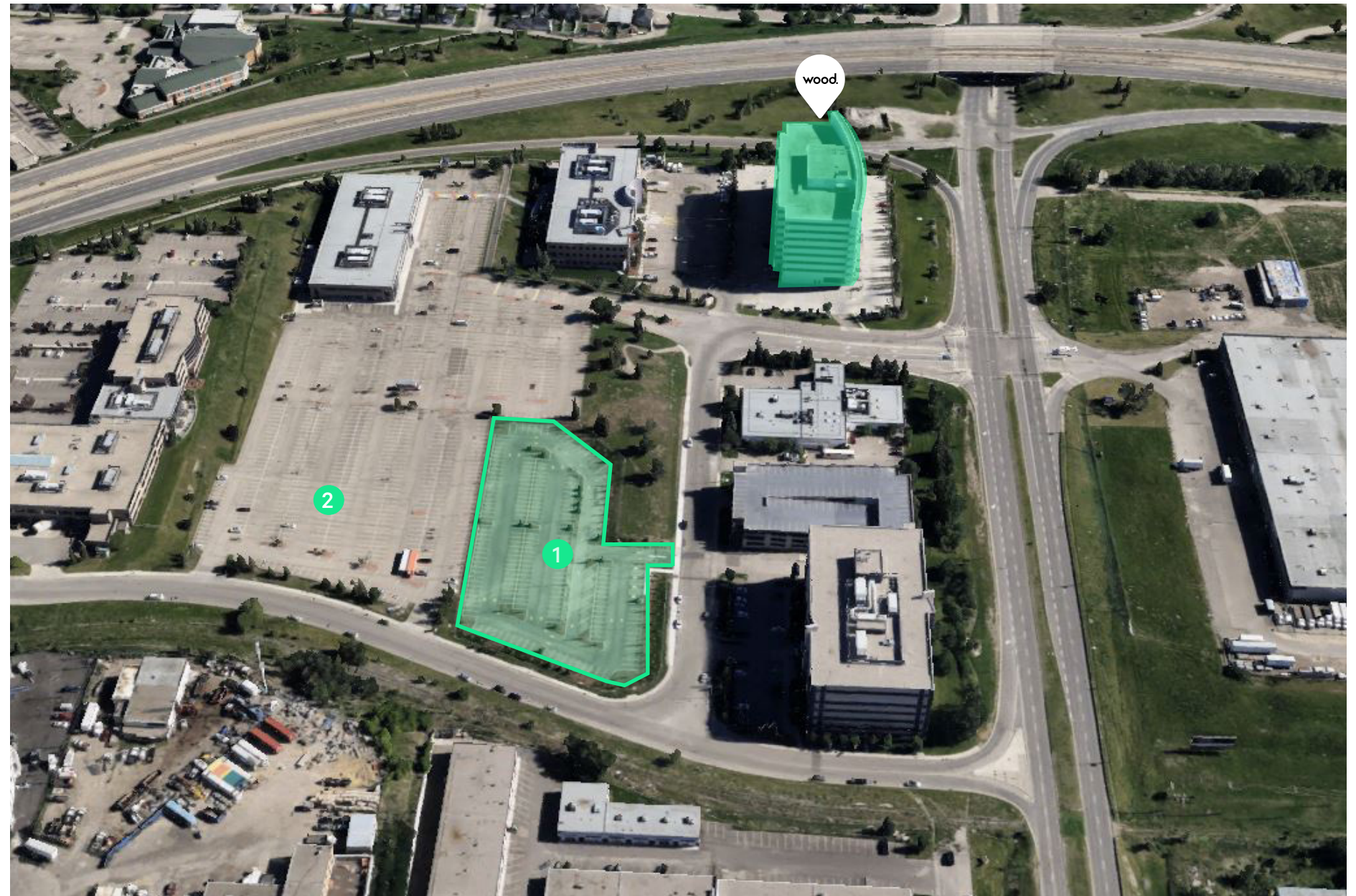
212

Additional Off-Site  
150 m / 2 min walk

3<sup>rd</sup> Party Parking  
200 m / 3 min walk

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2



# You're Connected to Calgary.

Wood Centre offers connections to restaurants & cafes, and is a 8 minute drive to Downtown Calgary.

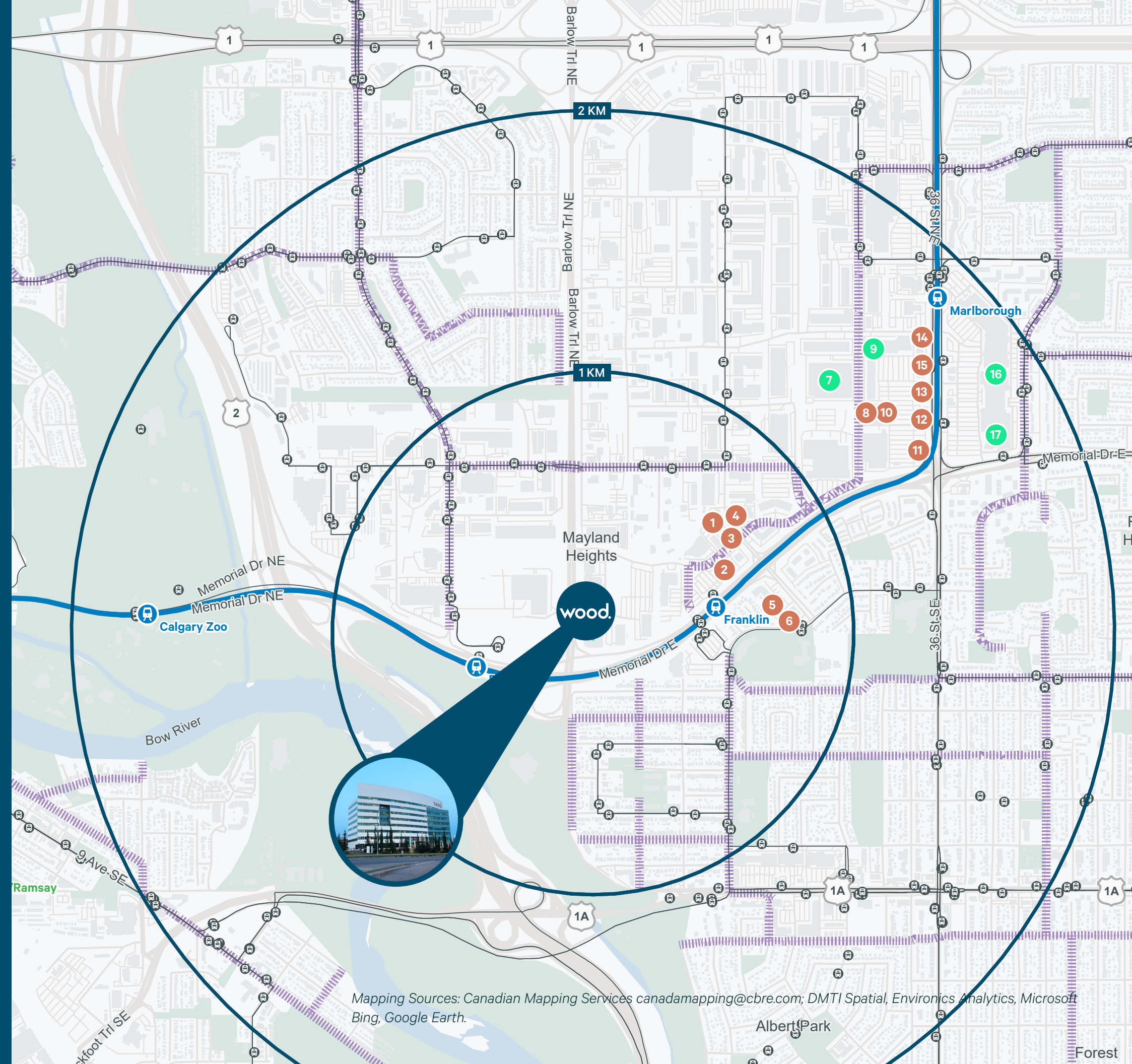
The building is also located in close proximity to the Bow River pathway and has LRT and bus access. Further, Memorial Drive and Deerrfoot Trail are easily accessible offering convenient options for drivers and transit commuters alike.

## FOOD AMENITIES

- 1 Subway
- 2 Boston Pizza
- 3 Safari Grill
- 4 Ginger Beef Bistro House
- 5 Vern's Pizza
- 6 New Dynasty Restaurant & Bar
- 8 Starbucks
- 10 Safeway
- 11 Olive Garden
- 12 Red Lobster
- 13 The Canadian Brewhouse
- 14 Tim Horton's
- 15 Wendy's

## LIFESTYLE AMENITIES

- 7 Athletic Development Centre
- 9 Gold's Gym
- 16 Marlborough Mall
- 17 Walmart



Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

# Wood Centre

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