

CBRE

# Education Centre

1221 8<sup>TH</sup> STREET SW

Calgary, AB



## The Offering

CBRE's National Investment Team – Calgary (“CBRE” or the “Advisor”) on behalf of its client BIM CBE Inc. (the “Vendor”) is pleased to offer for sale a 100% freehold interest in the Education Centre (the “Property”). Education Centre is a 10-storey and 214,355 SF, Class ‘A’ office building located in the heart of Calgary’s prominent Beltline district at 1221 8<sup>th</sup> Street SW. The Property is being offered for sale on a clear title basis.

The Property offers prospective purchasers an opportunity to acquire a fully-leased, institutionally owned and managed office building, predominately occupied by the Calgary Board of Education (the “CBE”) on a long-term lease. Education Centre is situated on the southwest corner of 12<sup>th</sup> Avenue SW and 8<sup>th</sup> Street SW and is within walking distance to abundant retail amenities and provides excellent access to the Downtown Commercial Core.



## Investment Highlights

- Unique opportunity to acquire a 100% leased, Class ‘A’ office building totaling 214,355 SF with an above average parking ratio of 1 stall per 640 SF
- Anchored by the CBE on a long-term lease with a WALT of 8.6 years. The CBE owns and occupies the attached Dr. Carl Safran Centre. The complex is serviced by a high-traffic café & wine bar and a dental office on the main floor
- Strategically located in the heart of Calgary’s prominent Beltline neighbourhood with excellent access to the Downtown Commercial Core and within walking distance to abundant retail amenities

## Walk Times

17 <sup>th</sup> Avenue SW	5 minutes
8 <sup>th</sup> Street LRT Station	9 minutes
Downtown Core	12 minutes



## Property Details

<b>Municipal Address</b>	1221 8 <sup>th</sup> Street SW
<b>Property Type</b>	Beltline ‘A’ Class Office
<b>Year Built</b>	2011
<b>Site Size</b>	113 Acres (49,459 SF)
<b>Total NRA</b>	214,355 SF
<b>Land Use</b>	DC 52Z2007
<b>Storeys</b>	10
<b>Avg. Floor Plate</b>	22,800 SF
<b>Parking Stalls</b>	335 Underground Stalls* (1 Stall per 640 SF)

\*46 stalls are currently designated for CBE use for its adjacent, owned, facilities



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## Offering Process

Education Centre is being offered for sale without a list price. Prospective purchasers are invited to submit expressions of interest to purchase to CBRE on or before **12:00 noon MDT** on **Wednesday, May 18<sup>th</sup>, 2022**.

It is the intent of the Vendor to enter into the Vendor's form of Purchase and Sale Agreement for the Property, with the successful bidding entity. No offer, regardless of their form or content, will create any binding legal obligations upon the Vendor or CBRE until duly executed by the Parties.

## Contact Us

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