

For Lease

SECOND FLOOR OFFICES
CAN BE LEASED AS INDIVIDUAL OFFICES


GREAT BELTLINE LOCATION!

1324 11 AVENUE SW
CALGARY, ALBERTA



BUILDING INFORMATION


Zoning
CC-X


Building Size
29,700 Sq Ft


Year Built
1981


Floors
3


Parking
Available

HIGHLIGHTS

- Well laid out second and third floor office space available immediately. Located just off 14th Street SW, walking distance to 17 Avenue with easy access onto Bow Trail and Crowchild Trail.
- Office space is fully built out with offices, kitchen, reception & board room
- The building is serviced by one elevator to all three floors
- Restaurant and gym located on the main floor
- Walking distance to Sunalta LRT station

PROPERTY DESCRIPTION

Base Rent: Market

Op Costs & Taxes: \$15.25 psf est 2022

Size: Unit 201: 3,000 sq. ft.*
Unit 202: 1,500 sq. ft.*
*Offices can be combined or rented individually
3rd Floor - 600 & 750 sq. ft.

Typical Floor Size: 10,900 sq. ft.

Term: Negotiable

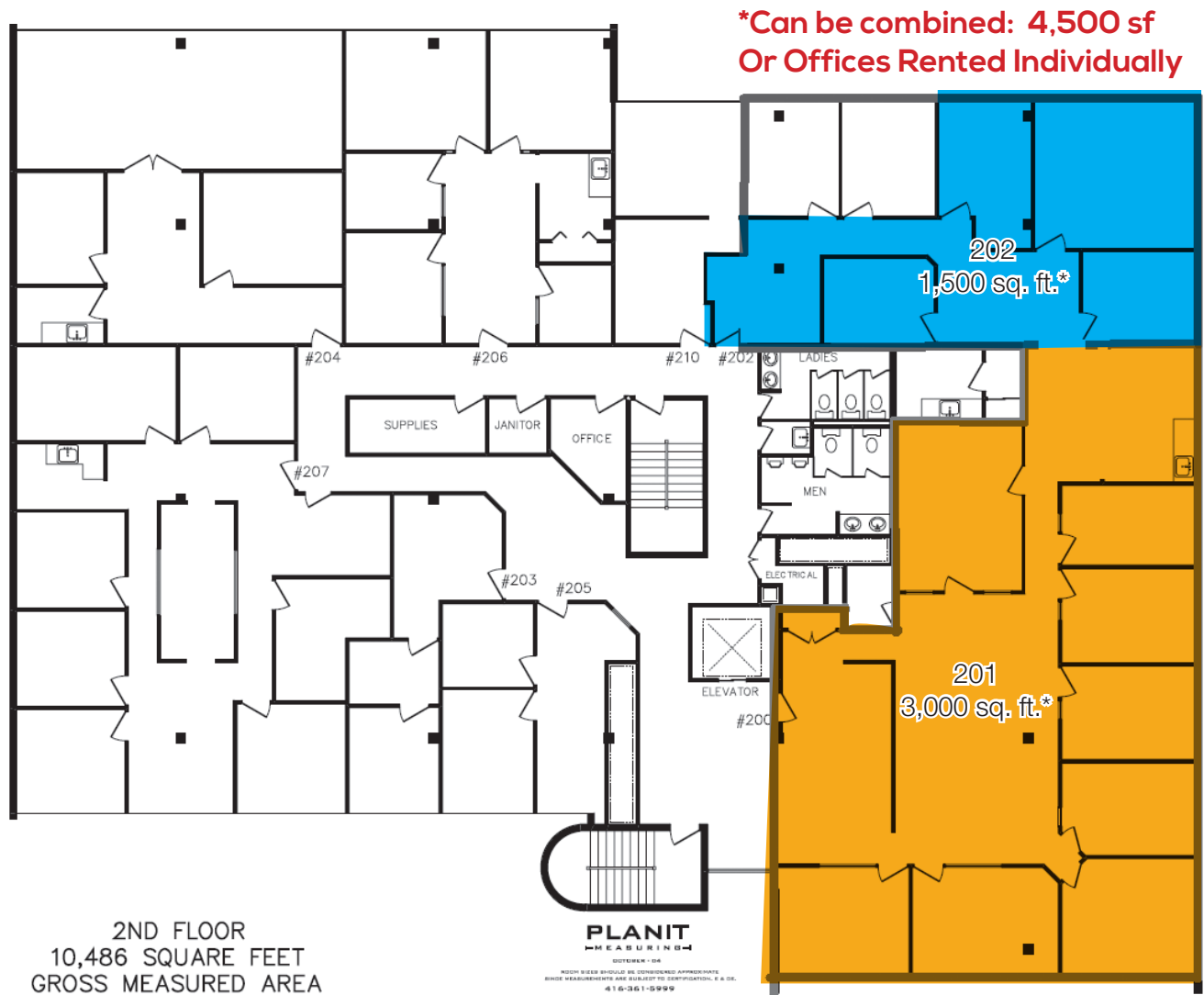
Available: Immediately

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
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AvenueCommercial.com

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2ND FLOOR PLAN

1324 11 Avenue SW, Calgary, Alberta



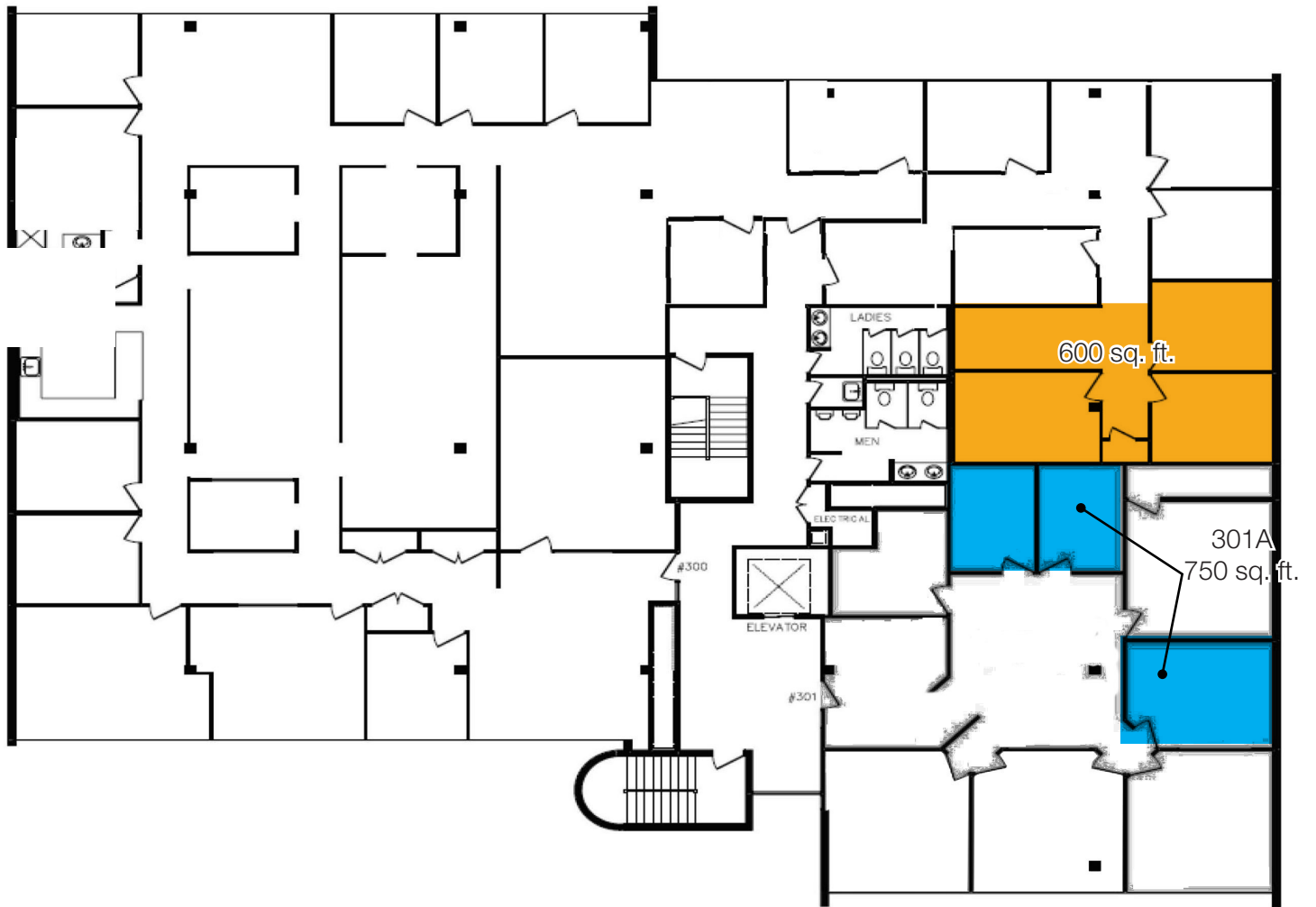
2ND FLOOR PHOTOS

1324 11 Avenue SW, Calgary, Alberta



3RD FLOOR PLAN

1324 11 Avenue SW, Calgary, Alberta



600 sf Office Unit



3RD FLOOR PHOTOS

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Suite 301A - 750 sq. ft. total (can be leased as individual offices)



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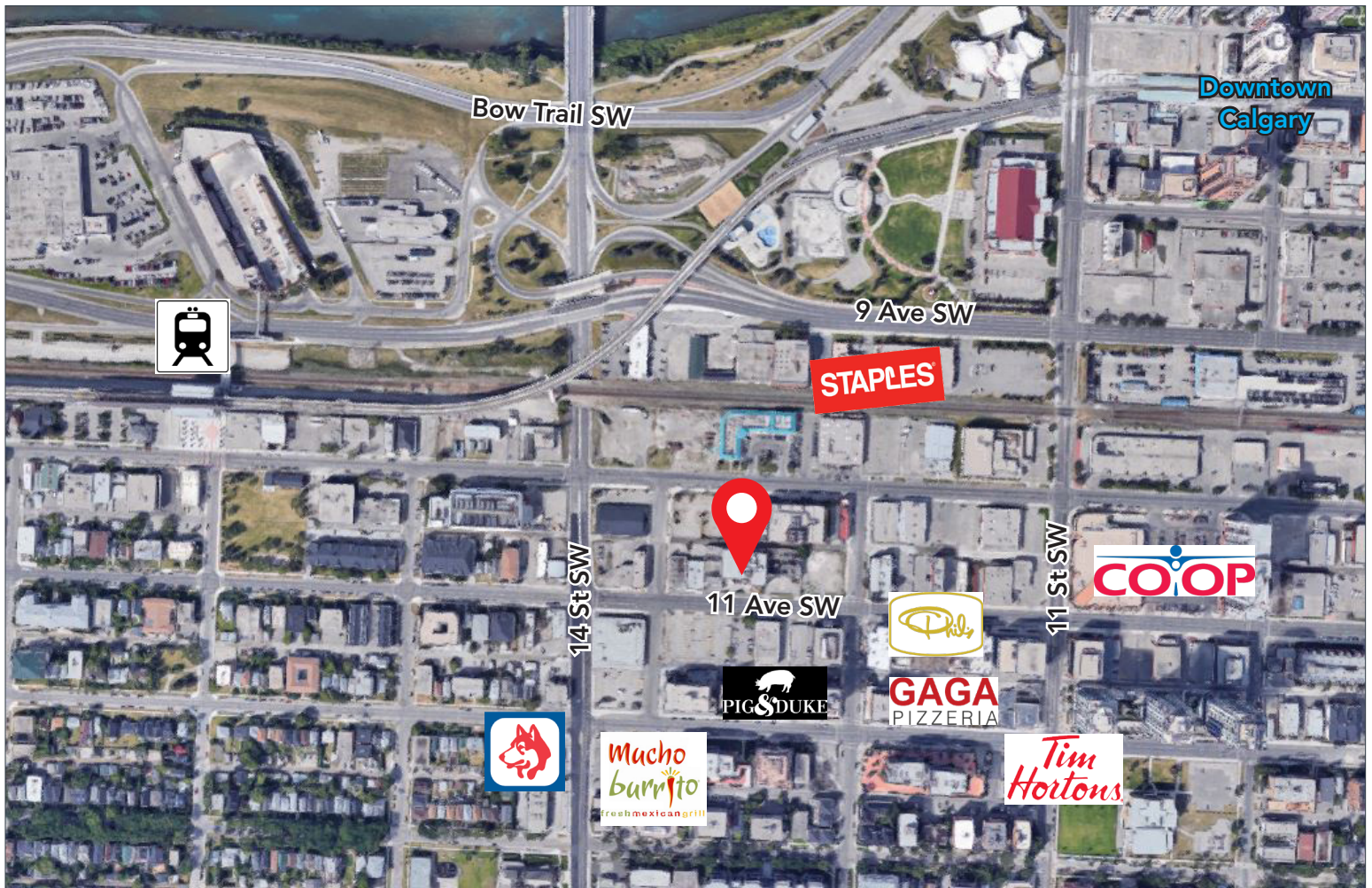
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LOCATION

1324 11 Avenue SW, Calgary, Alberta



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