



GREAT BELTLINE LOCATION!

1324 11 AVENUE SW
CALGARY, ALBERTA



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 202A: 663 sq. ft. Unit 207: 1,934 sq. ft. 3rd Floor - 600 & 750 sq. ft.
Typical Floor Size:	10,900 sq. ft.
Term:	Negotiable
Available:	Immediately

BUILDING INFORMATION


Zoning
CC-X


Building Size
29,700 Sq Ft


Year Built
1981


Floors
3


Parking
Available

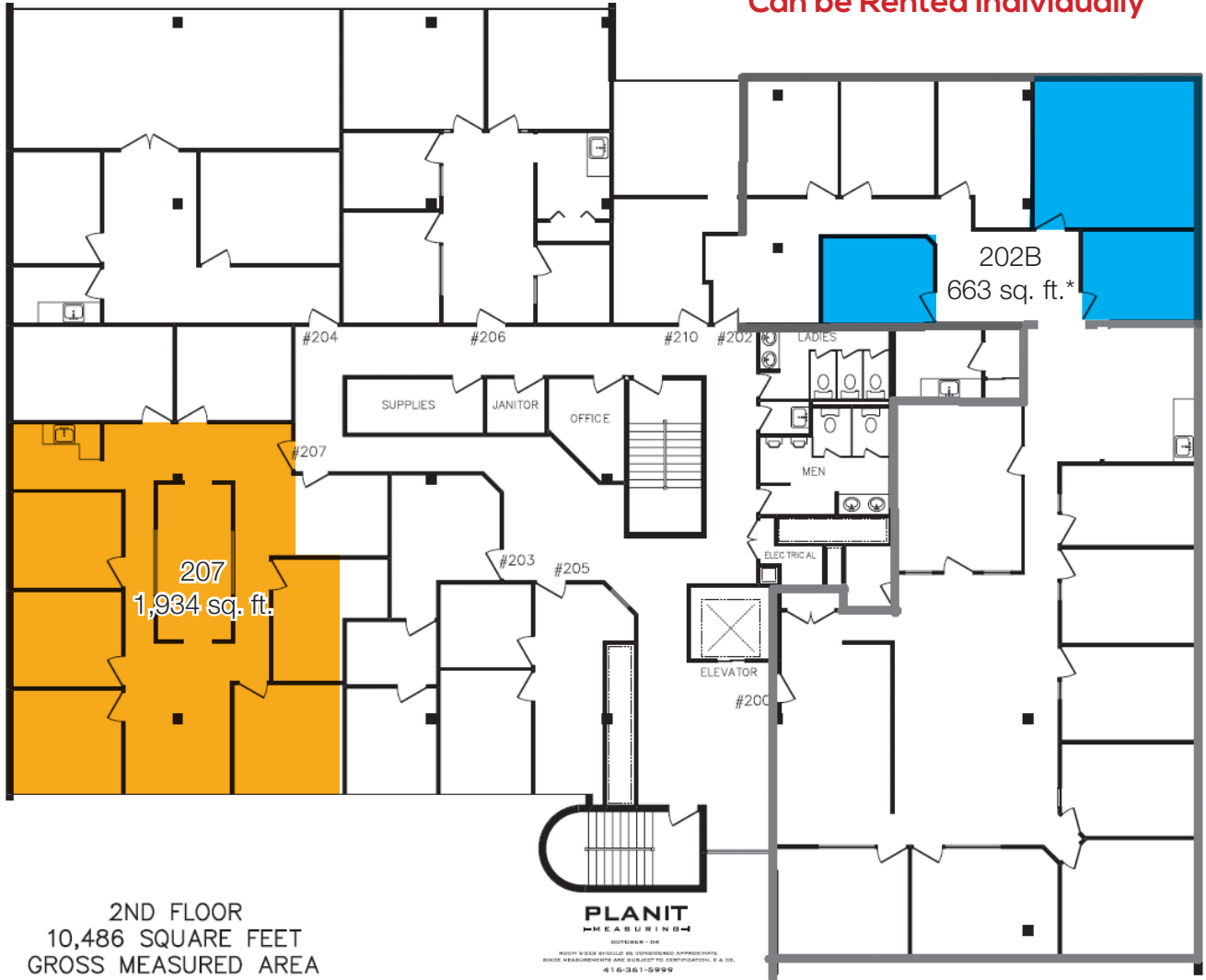
HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

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Real Estate Solutions

2ND FLOOR PLAN

1324 11 Avenue SW, Calgary, Alberta

***Can be Rented Individually**



2ND FLOOR
10,486 SQUARE FEET
GROSS MEASURED AREA

PLANIT
MEASURING
OCTOBER - 04
ROOM MEAS SHOULD BE CONSIDERED APPROXIMATE
SINCE MEASUREMENTS ARE SUBJECT TO CERTIFICATION, E & DE.
416-361-5999

3RD FLOOR PLAN

1324 11 Avenue SW, Calgary, Alberta



600 sf Office Unit



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



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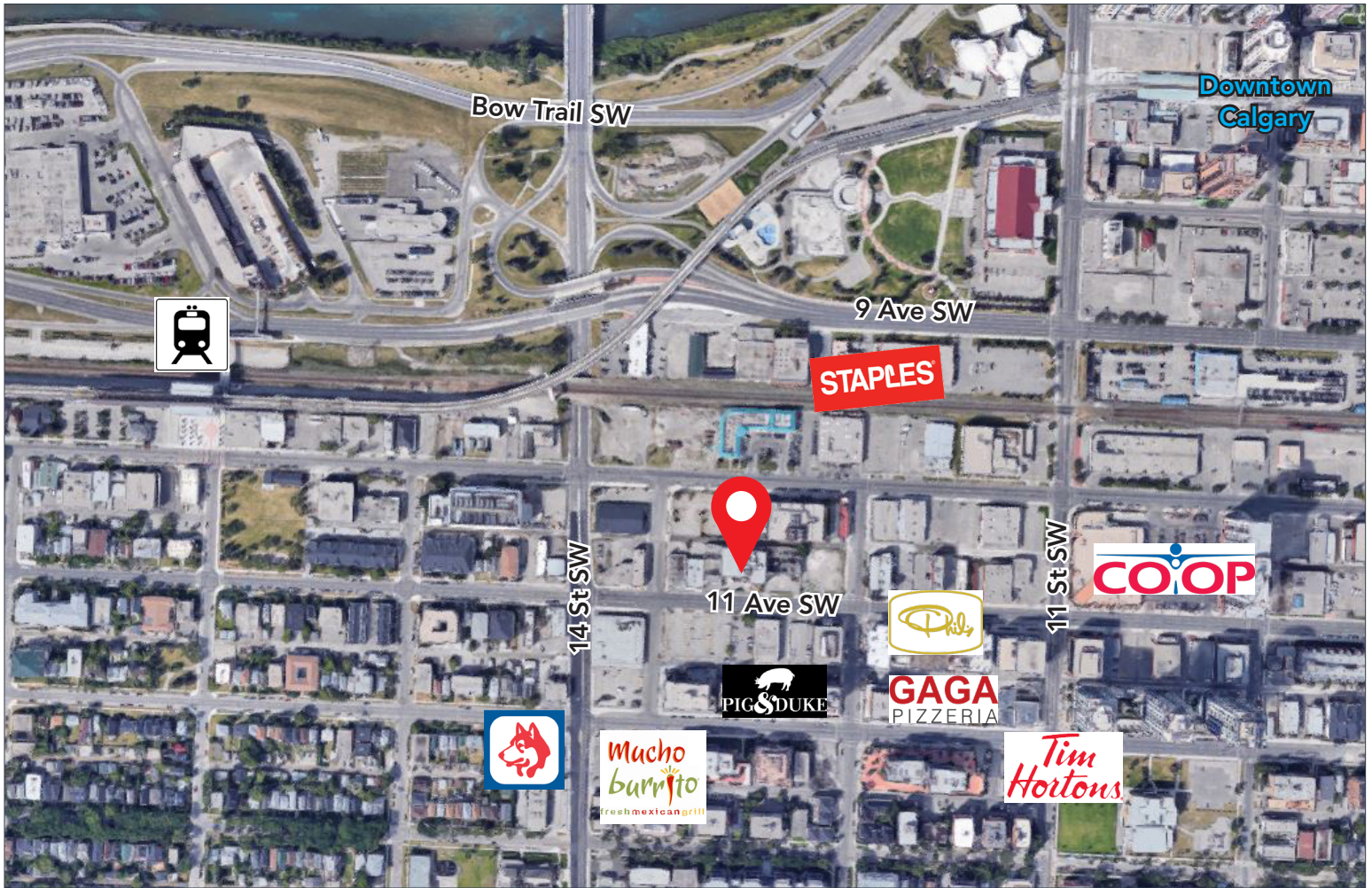
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LOCATION

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