

HIGHLIGHTS

- 10 offices
- Large boardroom
- Built in kitchenette
- Open floor area
- Reception and waiting area

PROPERTY DESCRIPTION

Lease Rate: Starting at \$8,500 gross per month

Op. Costs: \$12.00 psf est.

Rentable Area: 2nd Floor: 5,394 sq. ft.

Parking: Rented stalls

Possession: March 1 2025 or earlier

DEMOGRAPHICS



Population
194,525 (5km)



**Household
Income**
\$86,101



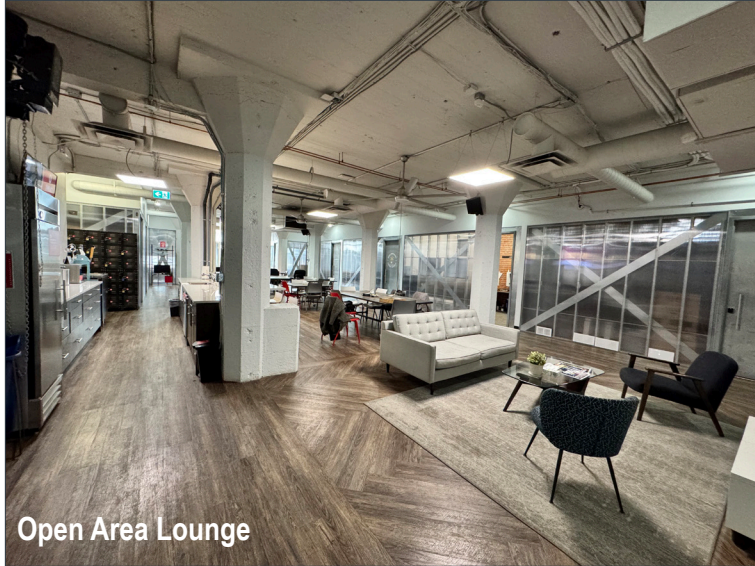
15 - 64 Years
81%

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
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PHOTOS

1006 11 Avenue SW, Calgary, Alberta



Open Area Lounge



Open Area Lounge



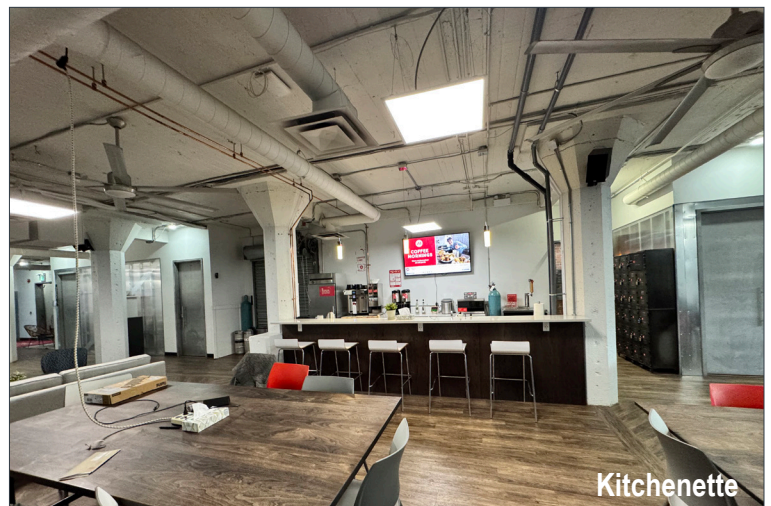
Boardroom 1



Boardroom 2



Kitchenette



Kitchenette

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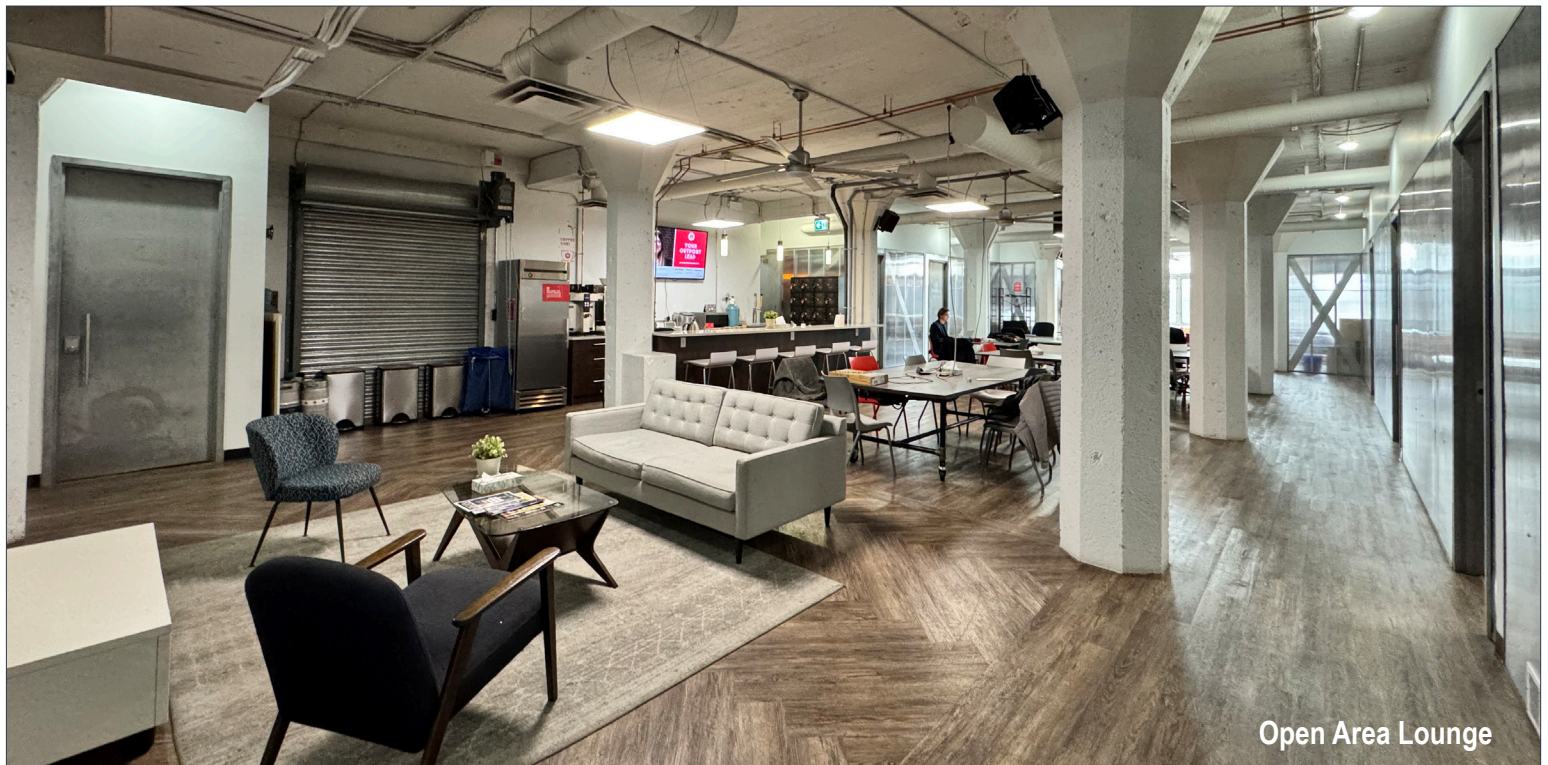
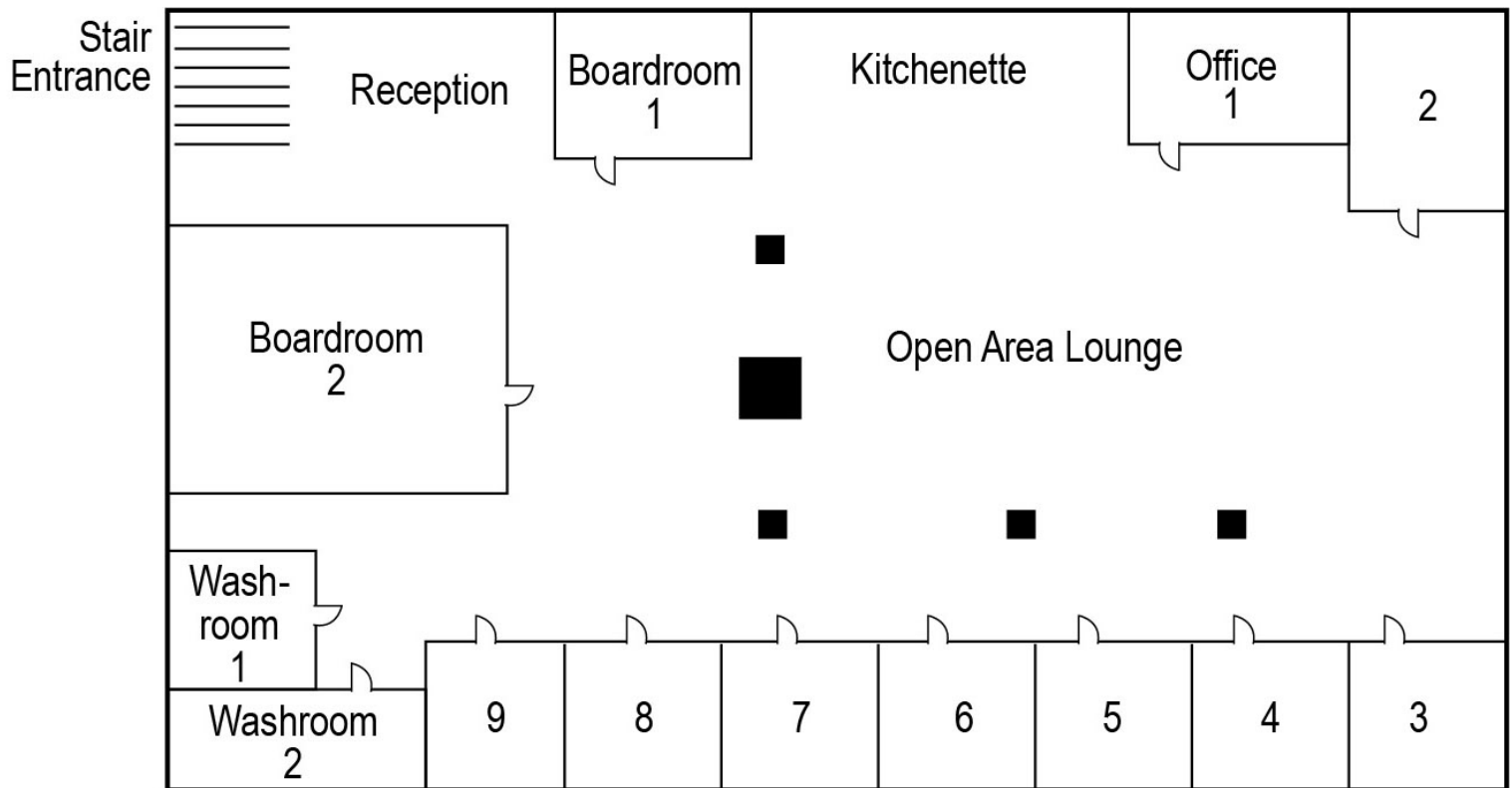
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FLOOR PLAN – SECOND FLOOR

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Open Area Lounge

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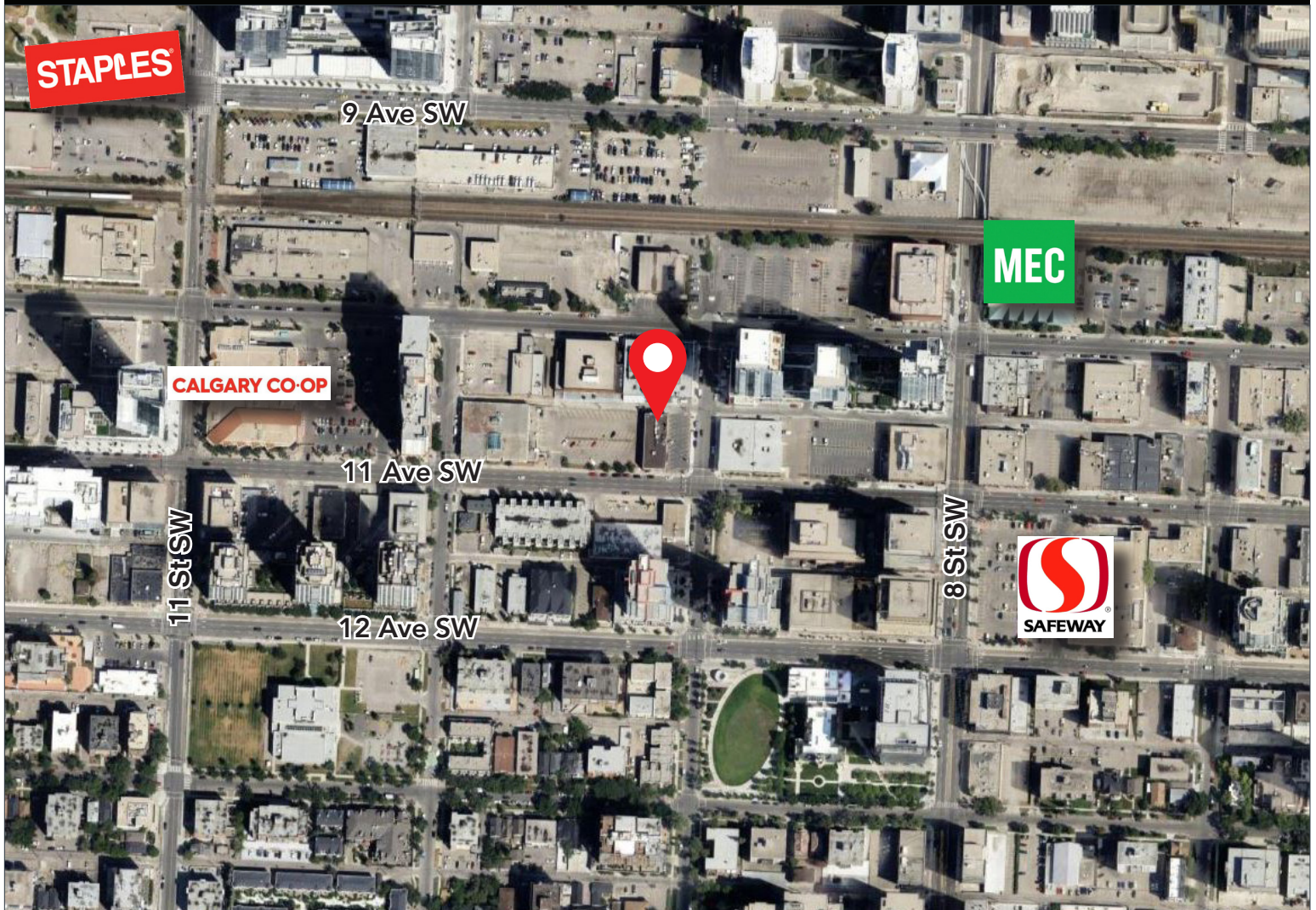
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LOCATION

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Brandon Lau

Vice President

403.708.0730

blau@avenuecommercial.com

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