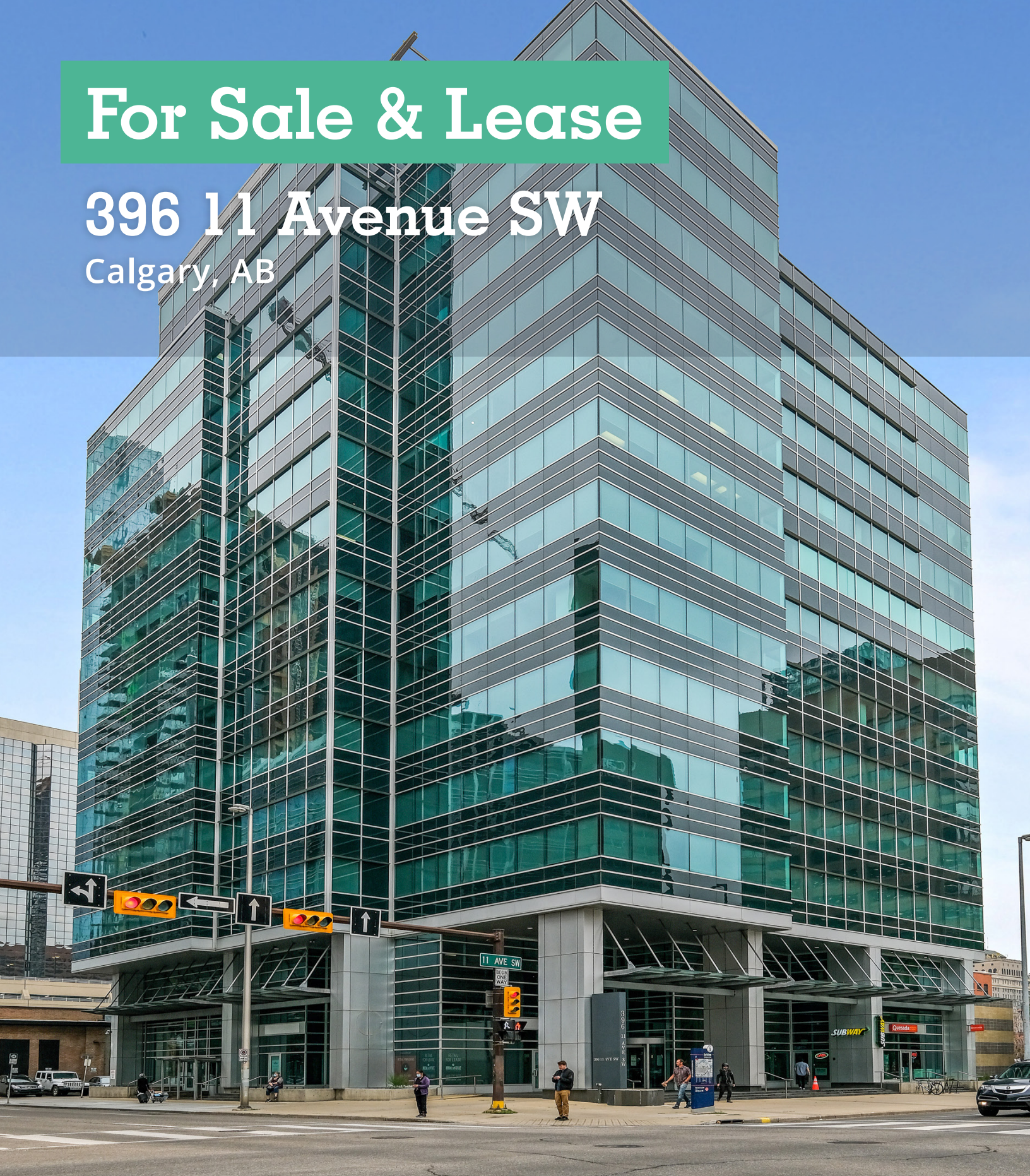


For Sale & Lease

396 11 Avenue SW

Calgary, AB



Up to 56,311 sf of Class "A" office space
in the absolute heart of the Beltline

**AVISON
YOUNG**

Building features



Particulars

Available Space:

Suite 1020 - 1,496 SF | **Sold**

7th Floor* - 11,426 SF | For Sale

Suite 605 - 2,466 SF | For Lease & Sale

Suite 610* - 3,670 SF | **Under Contract**

Suite 600 - 4,819 SF | **Sold**

5th Floor* - 11,426 SF | For Lease & Sale

4th Floor* - 11,426 SF | For Lease & Sale

3rd Floor* - 11,426 SF | For Lease & Sale

2nd Floor* - 8,141 SF | For Lease & Sale

Total: 56,311 SF

**Demising Options Available*

Available: Immediately

Rental Rate: Market

Op. Costs: \$17.00 PSF

Parking: 1:2000 SF Underground



Class "A" Building



Central Location



Nearby Amenities



Zoning: CC-X
(Centre City Mixed-Use)

Location & amenities



Highlights

- Easily accessible property with an underground parkade and a desirable location in the heart of the Beltline
- Class "A" property with high quality finishes
- Easy transit access being a 3 minute walk from the 4th Street SW LRT Station and immediate access to Calgary's bus transit system

Amenities

1. Parking
2. Tim Hortons
3. Rodney's Oyster House Calgary
4. Craft Beer Market
5. National on 10th
6. Japanese Village
7. Vintage Chophouse and Tavern
8. Park Central Apartments
9. Central Memorial Park
10. CTrain
11. +15 Connection

Gallery

7th Floor | 11,426 SF



6th Floor | 2,466 SF



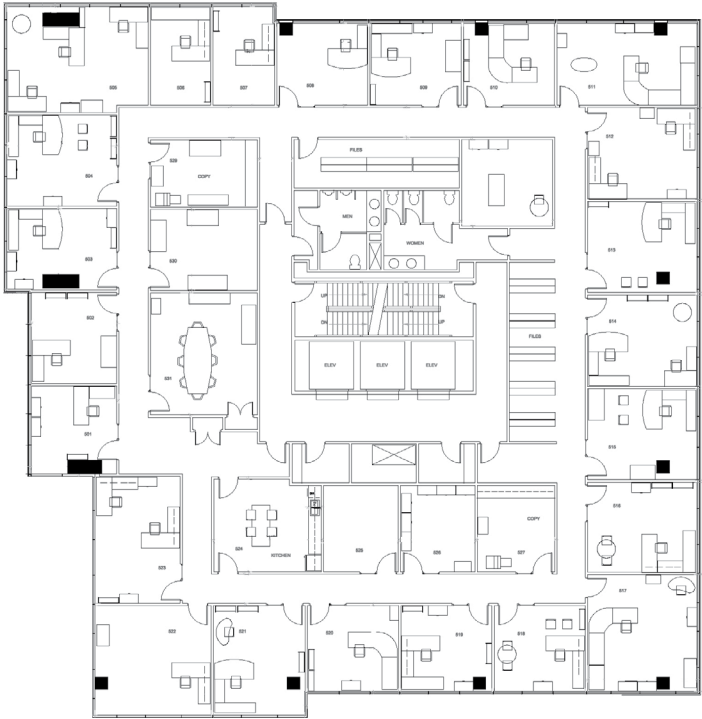
Floor plan

6th Floor | 2,466 SF

- Suite 600 - Sold
- Suite 605 - 2,466 SF
- Suite 610 - 3,670 SF U/C

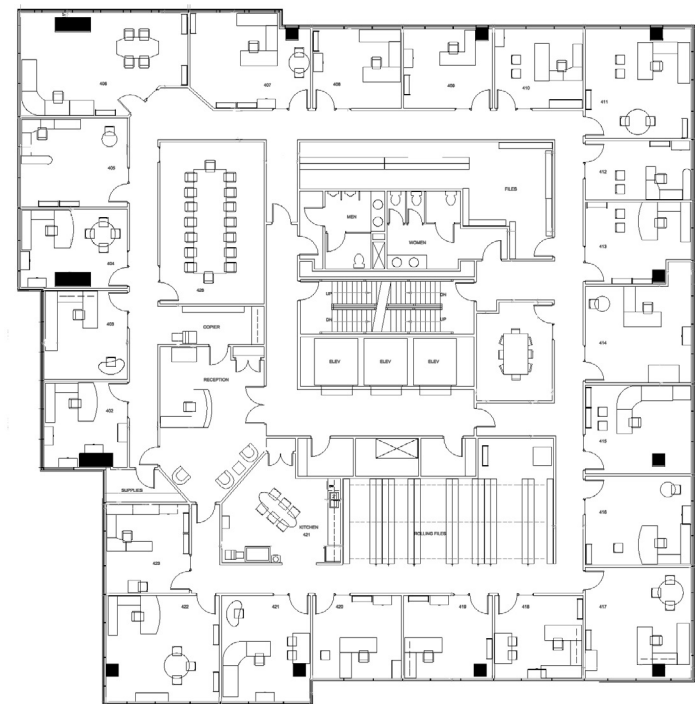


5th Floor | 11,426 SF

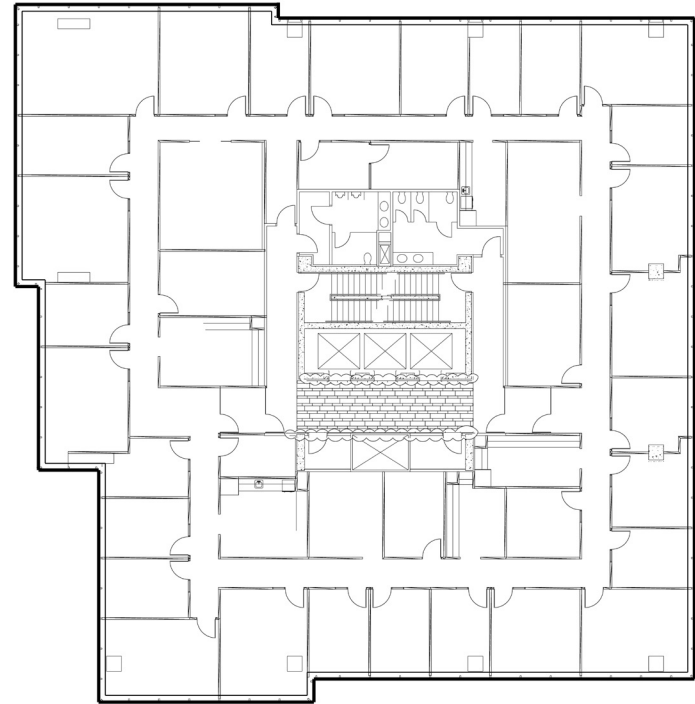


Floor plan

4th Floor | 11,426 SF



3rd Floor | 11,426 SF



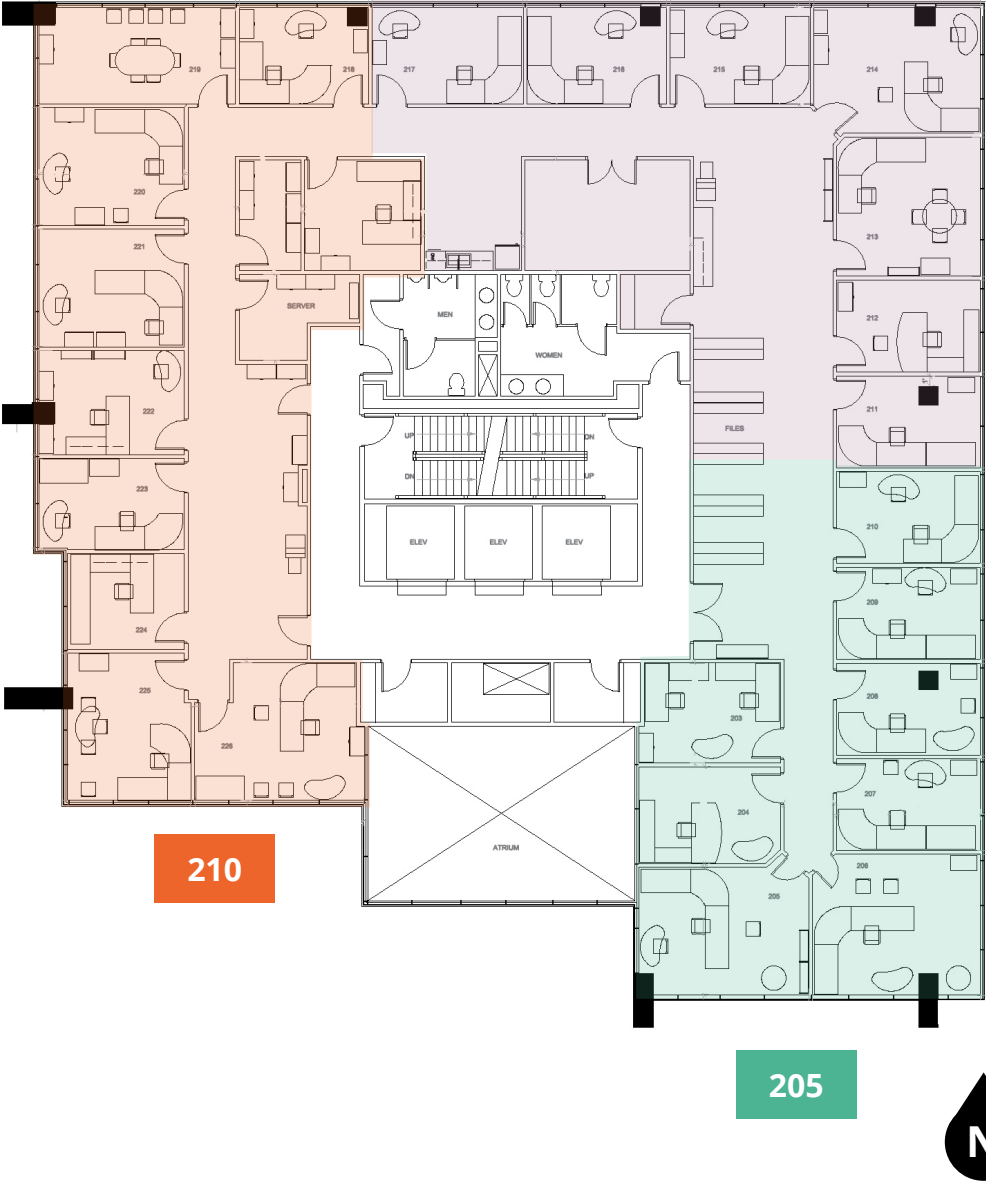
Floor plan

2nd Floor | 8,141 SF

Suite 210 - 3,155 SF

Suite 205 - 2,716 SF

Suite 230 - 2,270 SF



Thank you for your interest!

If you would like more
information, please call or
visit us online.

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