

Demisable

2,216 – 7,707 sf

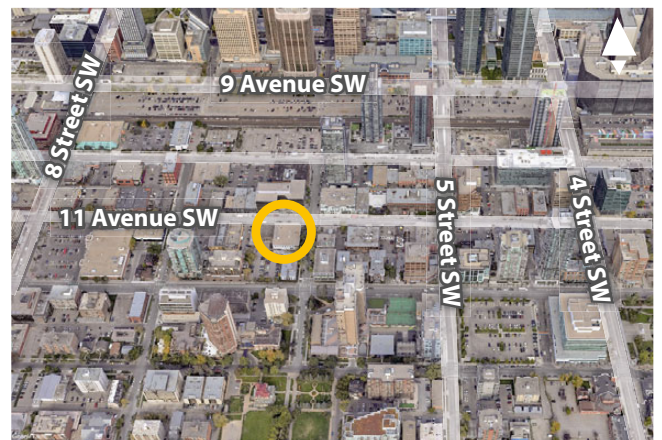
Suite 200



BELTLINE QUASI-RETAIL / OFFICE / MEDICAL SPACE FOR LEASE

705 11th Avenue SW
Calgary

- » Walking distance to downtown.
- » Good signage exposure on 11th Avenue SW.



Murray Ion, VICE PRESIDENT, PARTNER, OFFICE LEASING

c: 403-797-3103 • d: 403-294-7179 • mion@barclaystreet.com

Myles Scheske, SENIOR ASSOCIATE, RETAIL SERVICES

c: 403-968-9859 • o: 403-290-0178 • mscheske@barclaystreet.com

Andrew Sherbut, VICE PRESIDENT – RETAIL SERVICES, PARTNER

c: 403-607-1819 • o: 403-290-0178 • asherbut@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



LEASE INFORMATION

MUNICIPAL ADDRESS:
705 11th Avenue SW, Calgary

AVAILABLE FOR LEASE:
7,707 sq. ft. – Suite 200 (full 2nd fl.)

- Open plan with 3 offices.
- Demisable to 2,216 and 2,873 sq. ft.

AVAILABILITY: Immediately

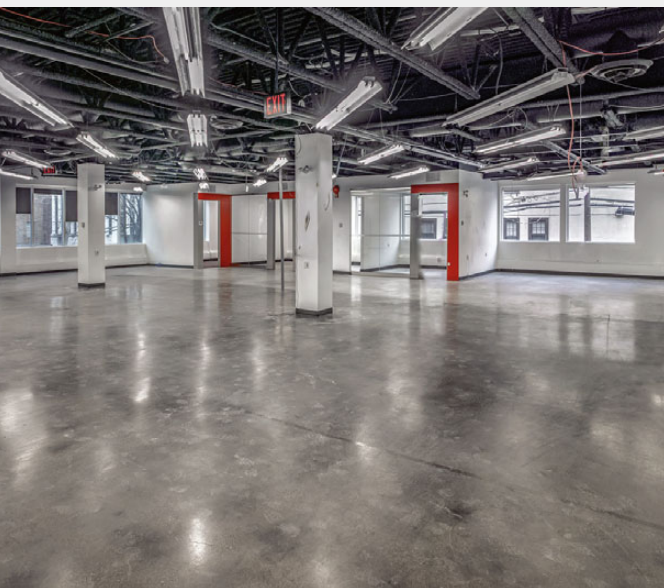
PARKING:

- » 1 covered surface stall.
- » Rates offered at market price.

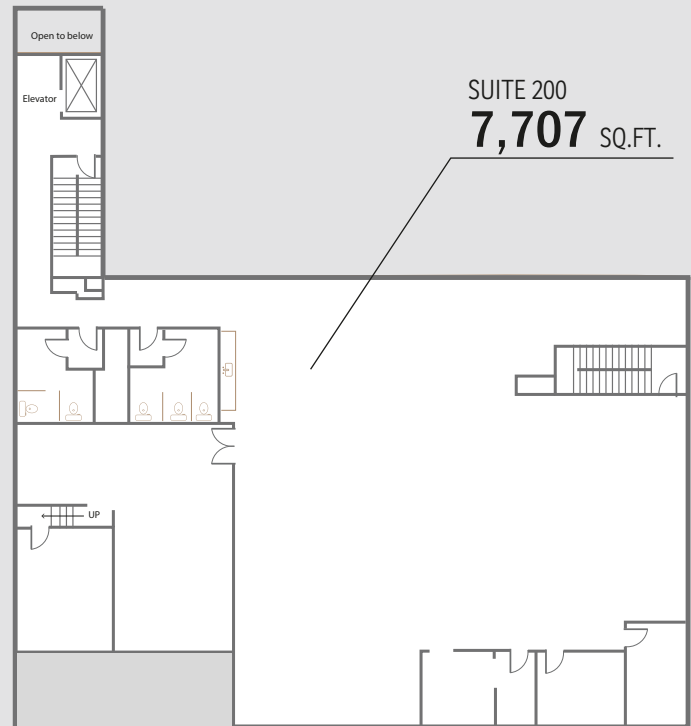
T.I.A.: Negotiable

OP. COSTS AND TAXES: \$11.07 per sq. ft. (est.)

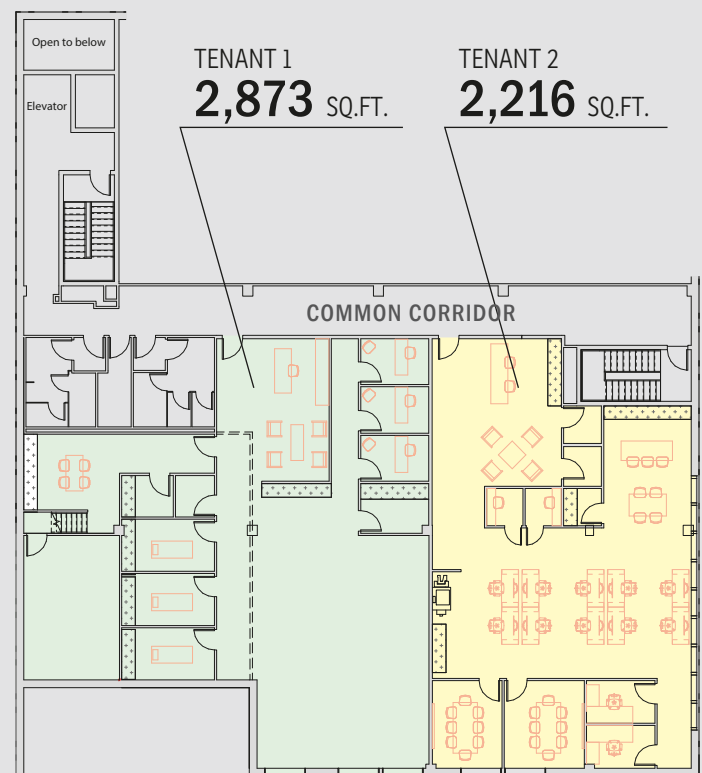
LEASE RATE: Market



11TH AVENUE SW



SINGLE TENANT (AS IS)



DEMISING OPTIONS

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2025 Barclay Street Real Estate Ltd. All rights reserved.



LOCAL EXPERTISE MATTERS