

FOR SUBLEASE

VINTAGE TOWER

322 11 AVE SW, CALGARY

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VINTAGE TOWER

322 11 AVE SW

Availability Suite 302: 2,634 sf

Expiry Feb 27, 2028

Operating Costs \$18.72 psf (2025)

Occupancy Immediately

Parking 2 stall (underground)
\$350 per stall/month



Property Highlights

-  Class A character building
-  New fitness facility now open and ready for tenant use
-  New conference facility
-  One block from +15 access via Gulf Canada Square
-  Private terrace for tenants, located on the second floor
-  On-site security and building management



SUITE 302

2,634 SF



6 Offices



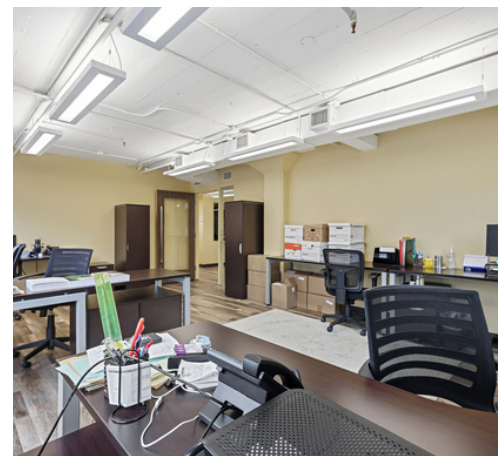
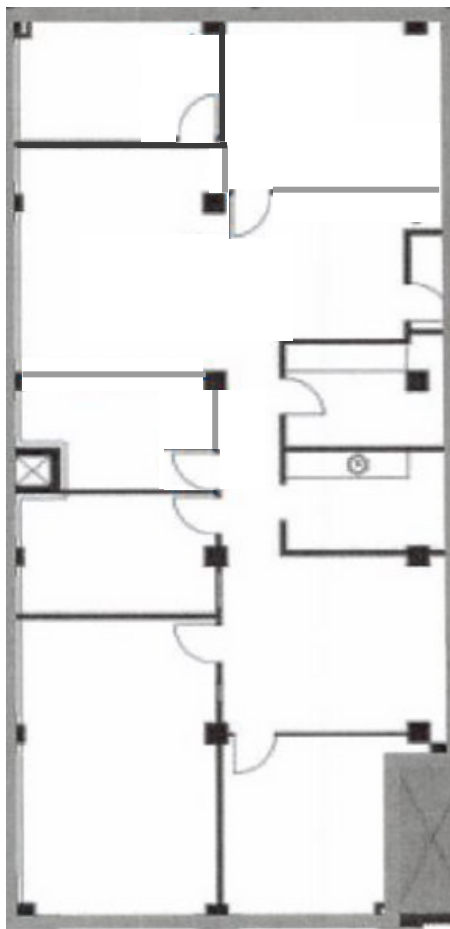
Boardroom



Storage room



Kitchen



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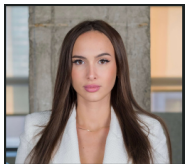


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