

Vintage Towers I & II

322-326 11th Avenue SW
Calgary, AB



About the
Building

PAGE 2

Property
Highlights

PAGE 3-6

Floor
Plans

PAGE 7-12

Local
Amenities

PAGE 13

ALLIED

CBRE

About the Building

Vintage Towers I & II are Class A character buildings located in the heart of the Beltline. Constructed in 1924, the buildings were designed with brick pilasters, large windows, and possess heritage value as a high-quality and characteristic example of the commercial warehouse style of the late 1920's. Restored in 2004, Vintage Towers I & II are the Beltline's premier character buildings.



Property Highlights

NET RENT	Market
ADDITIONAL RENT	\$17.03 PSF (2025)
TERM	TBD
PARKING RATIO	1:1,005 SF
PARKING RATE	\$350/MONTH/STALL (UNDERGROUND RESERVED PARKING)
YEAR BUILT	1924

AVAILABILITIES

Tower	Suites	Size (SF)	DATE AVAILABLE
Vintage Tower East I	201	5,051	Immediately
Vintage Tower East I	403	2,846	July 1st, 2026
Vintage Tower East I	502	2,668	September 1st, 2025
Vintage Tower East II	140	2,699	June 1st, 2026
Vintage Tower East II	200	15,079	Immediately
Vintage Tower East II	300	15,084	Immediately
Vintage Tower East II	400	15,088	Immediately

[Show Suite](#)



Property Highlights

- Class A character building
- New fitness facility now open and ready for tenant use
- New conference facility
- On-Site food and coffee offerings at The Green Bean
- One block from +15 access via Gulf Canada Square
- Secure Bicycle Parking
- Multiple food, drink and lifestyle amenities in the immediate area
- Private terrace for tenants, located on the second floor
- On-site security and building management
- Building amenities include Cafe, Vintage Chop House and Hair Salon



New Fitness Facility

 VIRTUAL TOUR

CBRE proudly introduces Forme to the market on behalf of Allied Properties REIT. Forme offers a fitness experience for Allied tenants across their Calgary* portfolio.

The newly built fitness facility in the Vintage Towers now welcomes tenants to enjoy the endless options of fitness machinery, free weights, lockers, changerooms, showers and much more.

*Subject to landlord approval and excludes Woodstone, Local Motive and Loughheed Block.



New Conference Centre

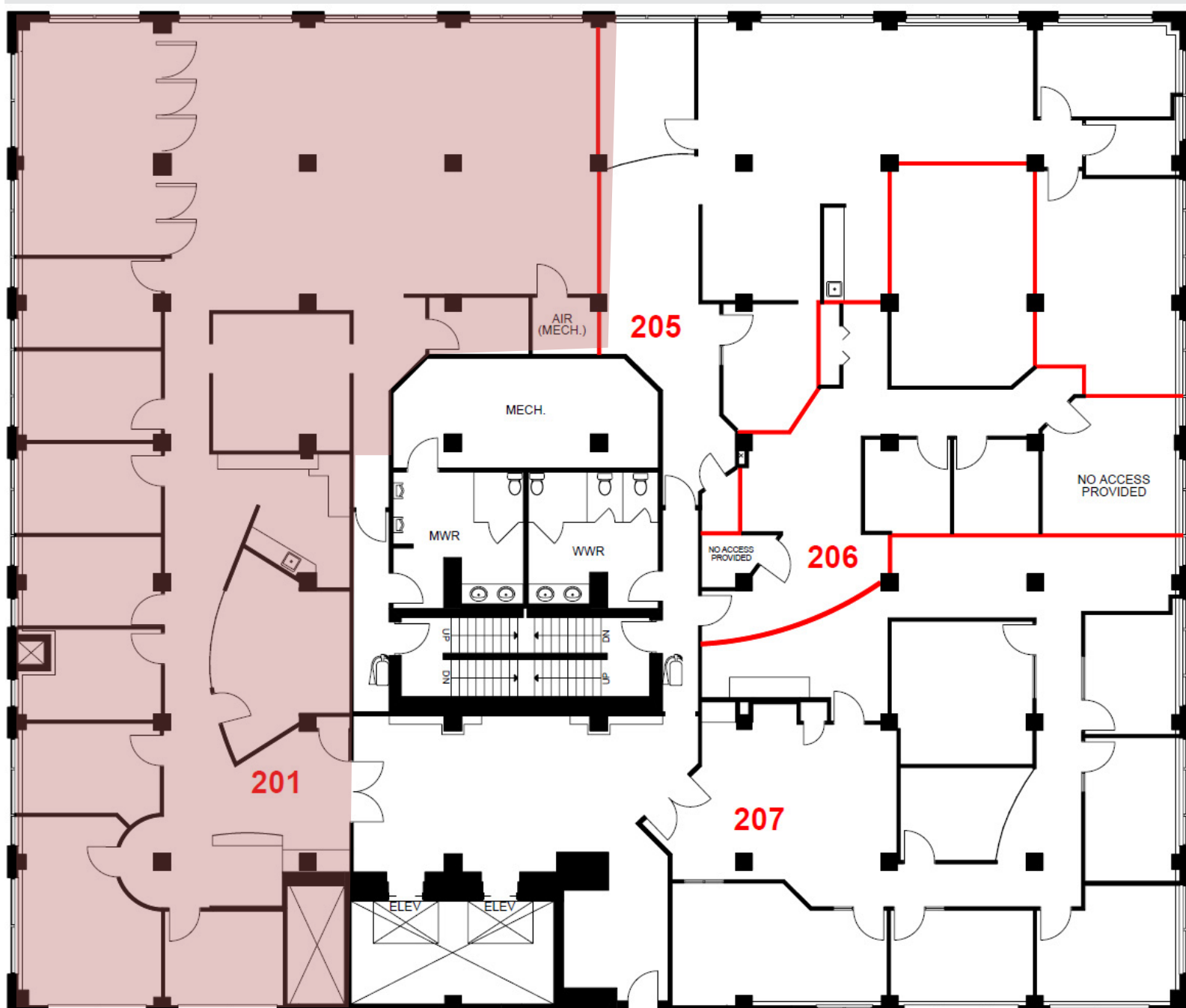
 VIRTUAL TOUR



Suite 201 - Vintage Tower I

5,051 SF

Show Suite



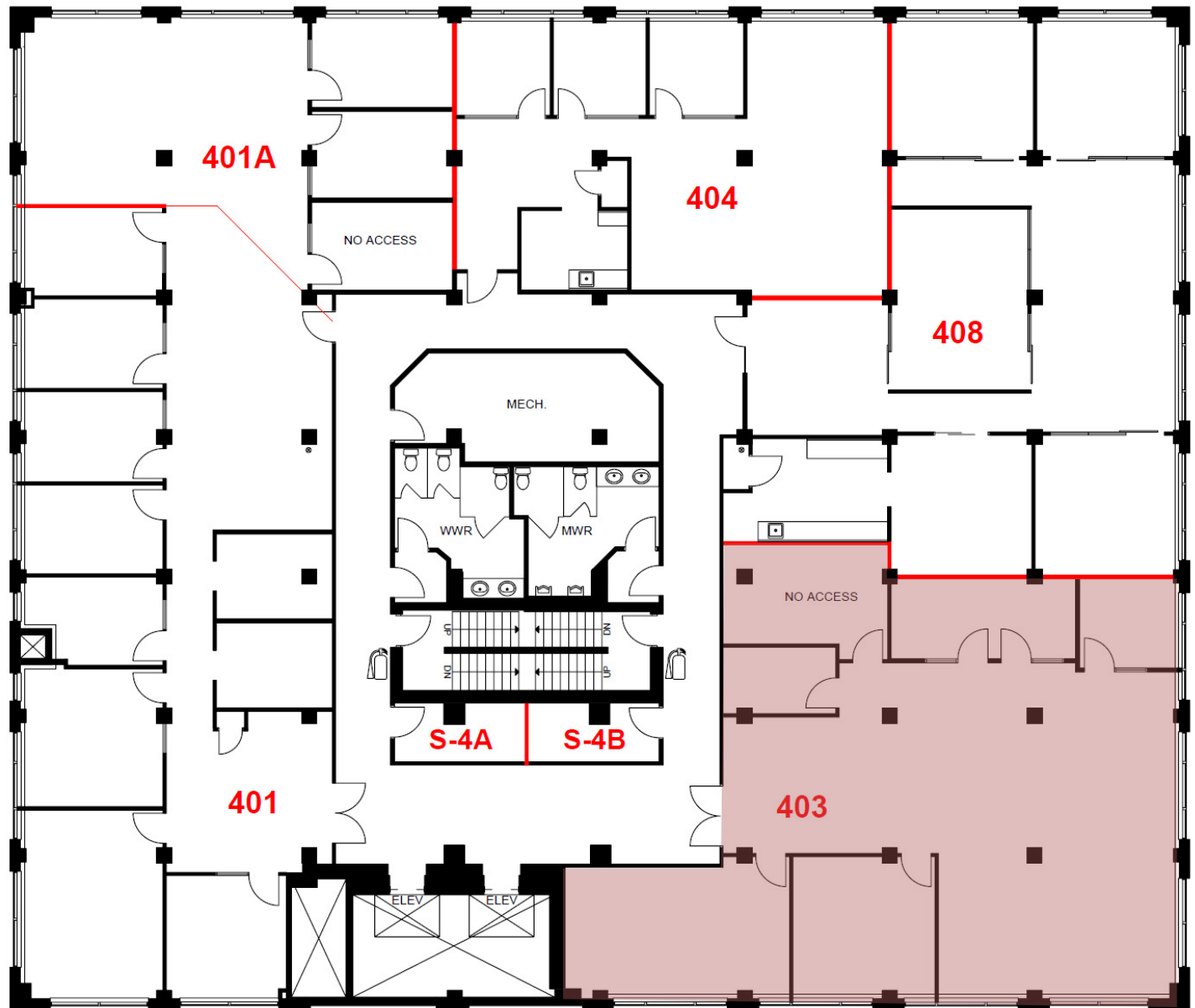
Suite 201 - Vintage Tower I

5,051 SF



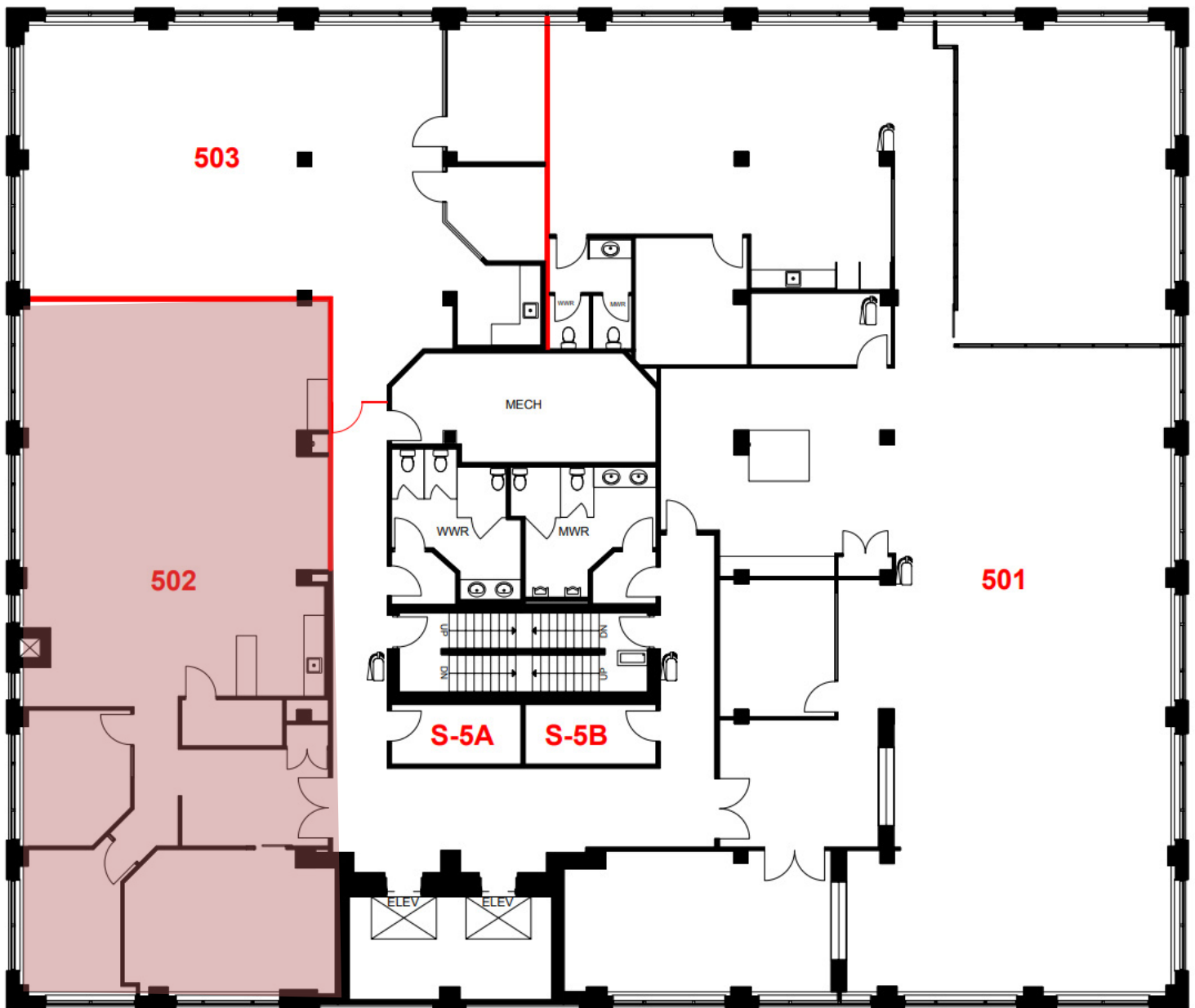
Suite 403 - Vintage Tower I

2,846 SF



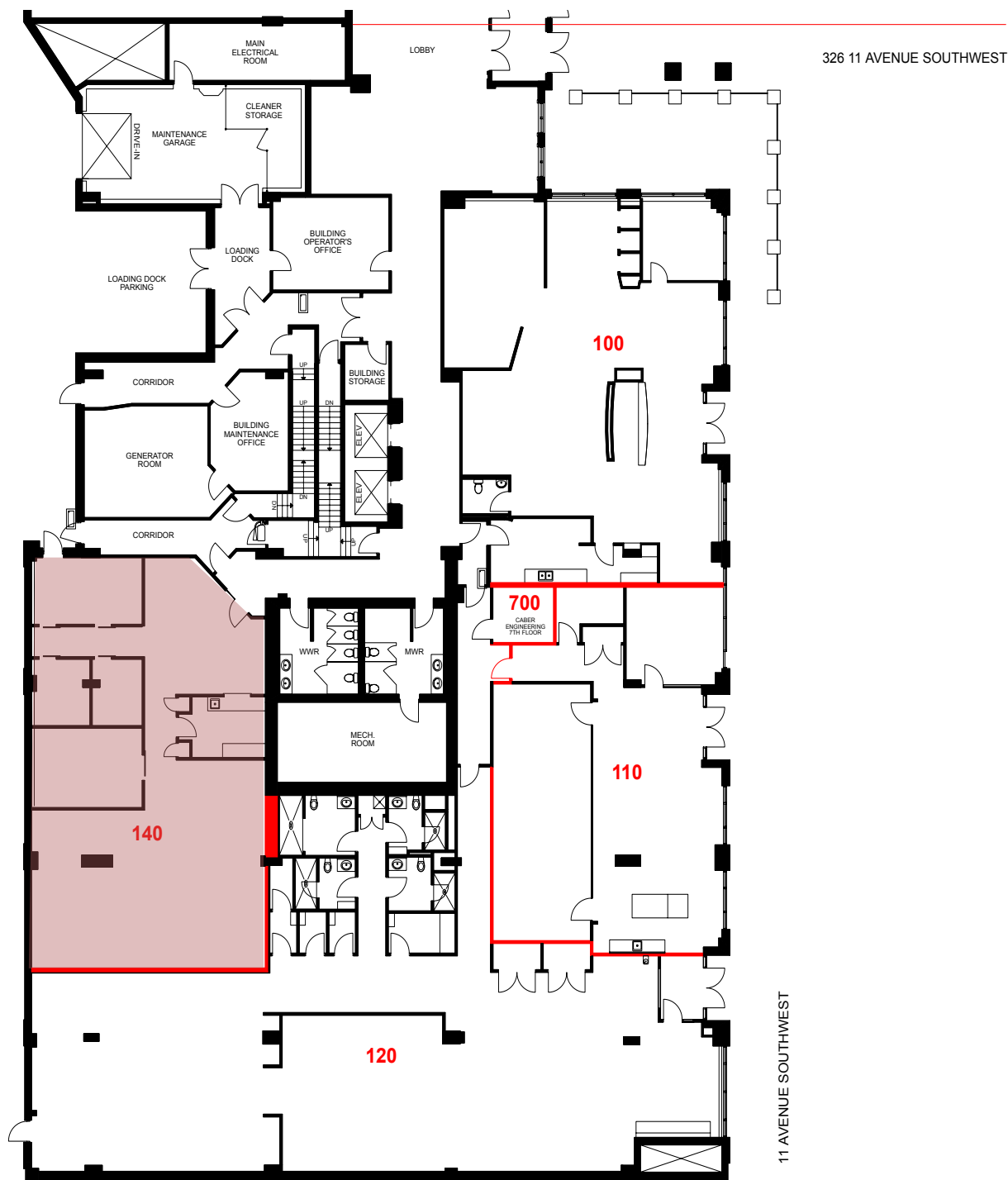
Suite 502 - Vintage Tower I

2,668 SF ✦



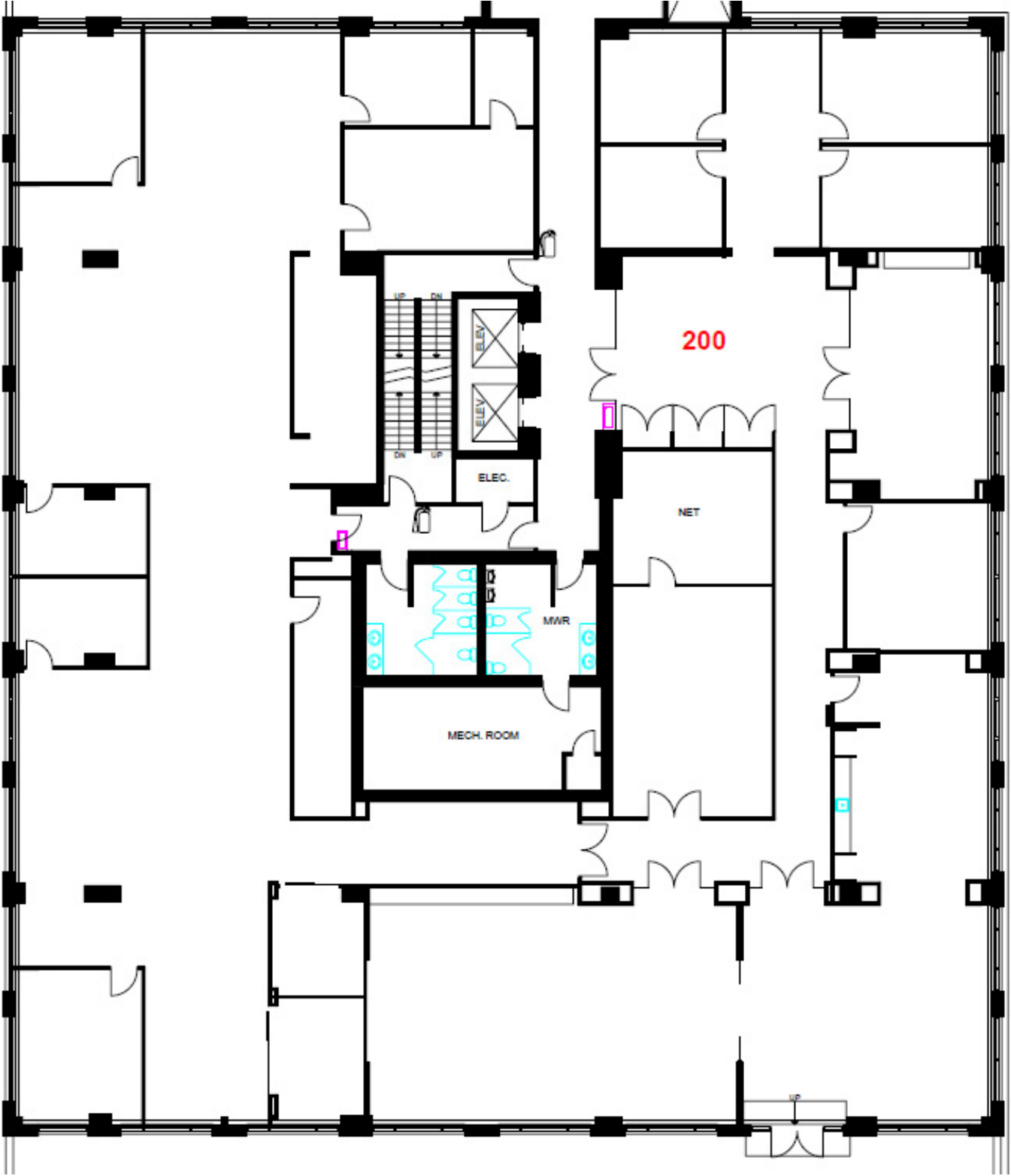
Suite 140 - Vintage Tower II

2,699 SF



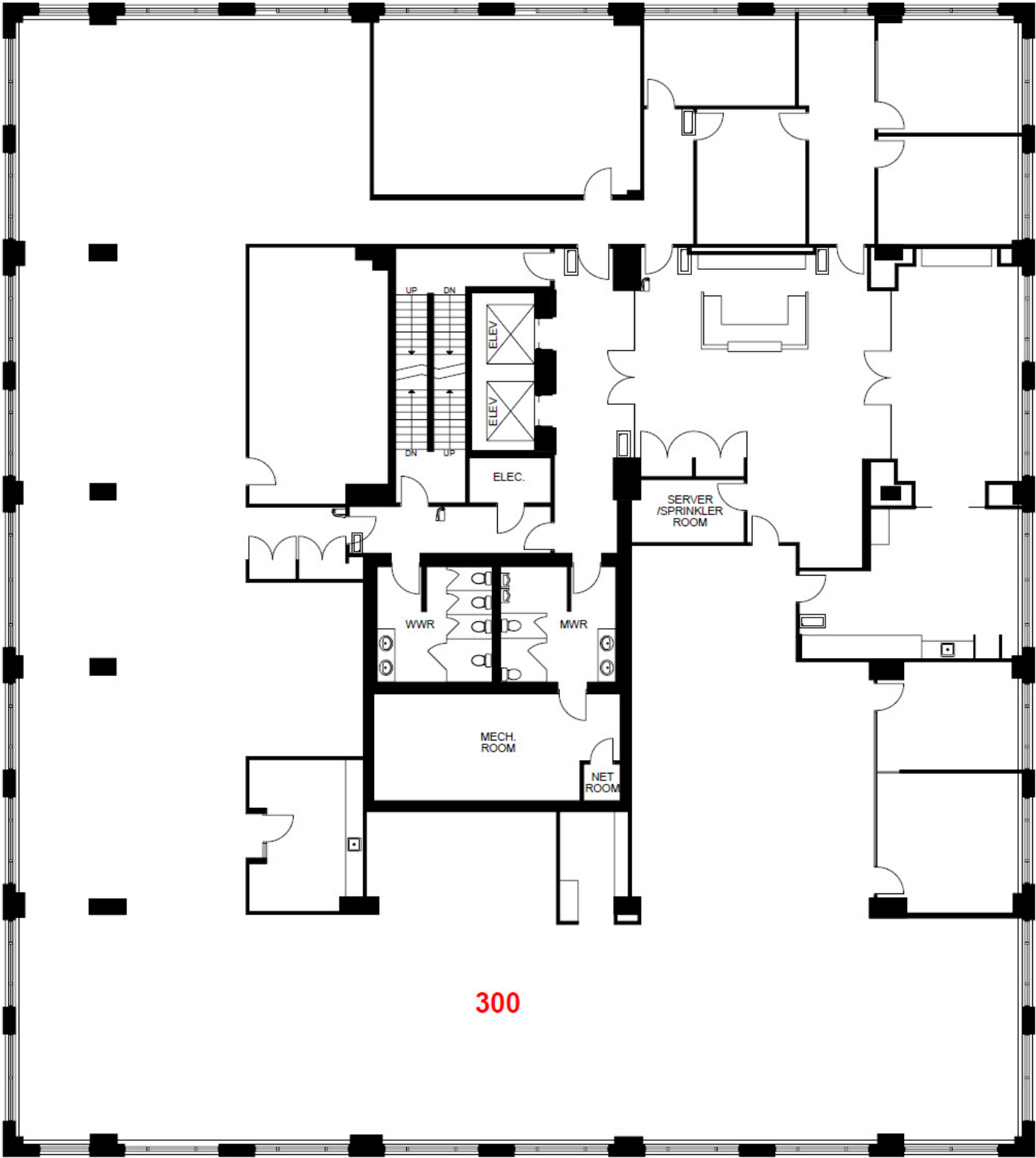
Suite 200 - Vintage Tower II

15,079 SF



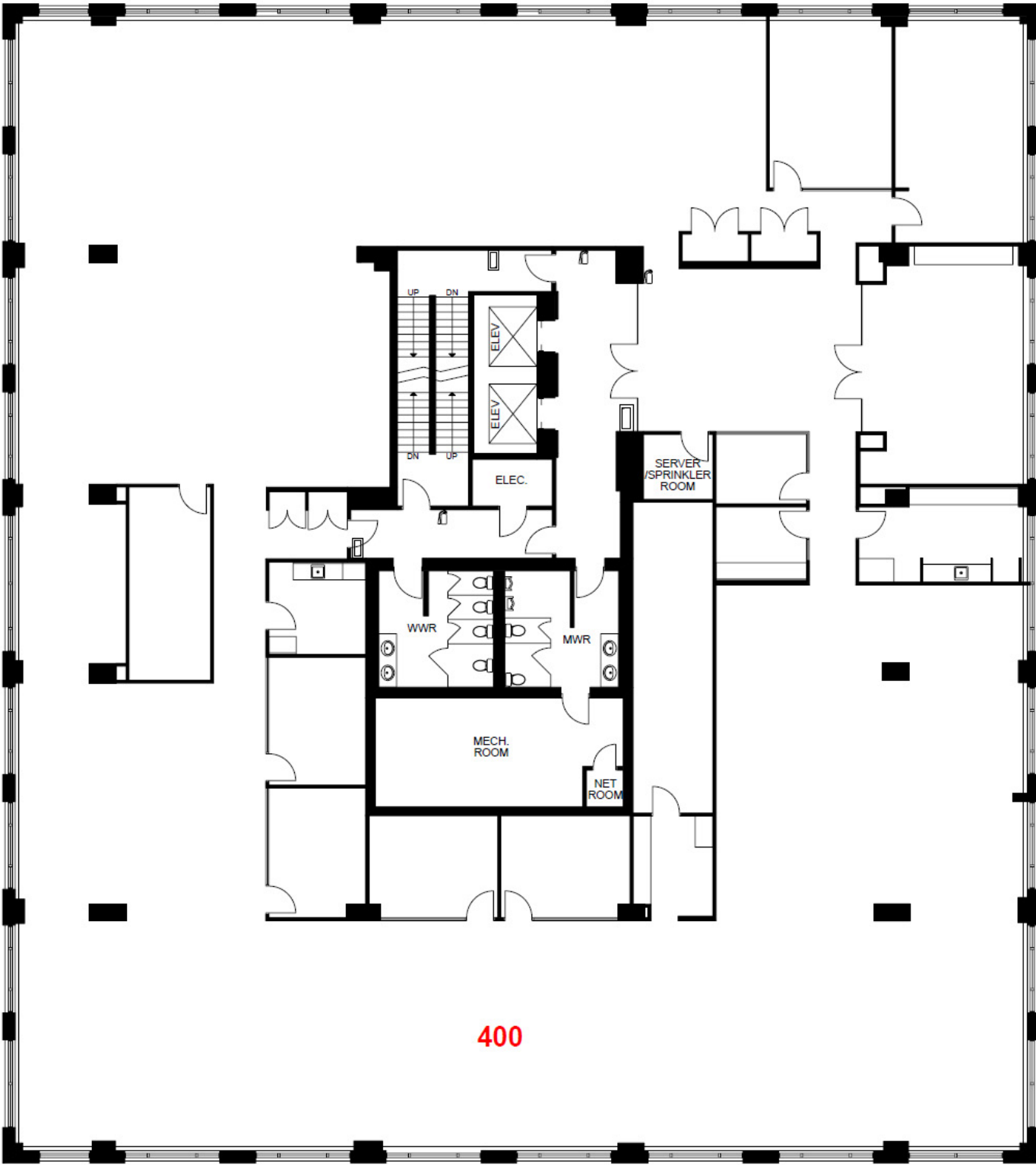
Suite 300 - Vintage Tower II

15,084 SF



Suite 400 - Vintage Tower II

15,088 SF



Local Amenities



RESTAURANTS

- | | |
|-----------------------------------|------------------------------------|
| 1. Maru Sushi | 18. Orchard |
| 2. UNTITLED Champagne Lounge | 19. REGRUB - Beltline |
| 3. The Derrick Gin Mill & Kitchen | 20. Layali Café |
| 4. Mister M | 21. Modern Love |
| 5. Cucina | 22. Last Best Brewing & Distilling |
| 6. Barcelona Tavern | 23. Milano Coffee |
| 7. Hy's Steakhouse | 24. Canadian Pizza Unlimited |
| 8. Cactus Club | 25. Shawarma House Calgary |
| 9. The Office Restaurant & Bar | 26. strEATS |
| 10. Barbarella Bar | 27. Singapore Sam's |
| 11. Major Tom | 28. Tim Hortons |
| 12. Bonterra Trattoria | 29. Rodney's Oyster House |
| 13. Wayne's Bagels | 30. Thai Sai-On |
| 14. Holy Grill | 31. CRAFT Beer Market |
| 15. An An Kitchen & Bar | 32. National on 10th |
| 16. Bridgette Bar | 33. Japanese Village |
| 17. Noble Pie | 34. Vintage Chophouse |

SHOPPING AND SERVICES

- 35. The CORE
- 36. RBC Royal Bank
- 37. CIBC
- 38. MEC Calgary
- 39. 7-Eleven
- 40. Safeway
- 41. Atmosphere Canada
- 42. Metrovino Fine Wines

FITNESS

- 43. Anytime Fitness
- 44. Rage Fitness YYC
- 45. The Academy
- 46. World Gym
- 47. Wildcard Fitness
- 48. Yoga Passage

PARKING LOCATIONS

- P. Parking Lot



Vintage Towers I & II

322-326 11th Avenue SW
Calgary, AB



STUART WATSON
Senior Vice President
+1 (403) 750-0540
stuart.watson@cbre.com

KATIE SAPIEHA
Senior Vice President
+1 (403) 750-0529
katie.sapieha@cbre.com

SYDNEY VON VEGESACK
Director, Leasing
+1 (587) 779-6154
svonvegessack@alliedreit.com

CBRE Limited, Real Estate Brokerage

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors (CBRE). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the Information) has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.

ALLIED

CBRE