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**AVISON  
YOUNG**

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**OFFICE SUBLEASE**  
**VINTAGE TOWER II**

**326** 11th  
Avenue SW  
Calgary, AB

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# Property Details

## ADDRESS

Suite 501-II, 326 11th Avenue SW  
Calgary, AB

## SIZE

3,789 sf

## AVAILABILITY

60 - 90 days

## OPERATING COSTS

\$18.21/sf

## EXPIRY DATE

May 31, 2030

## PARKING

3 Stalls (Underground)  
\$350/stall/month

## PROPERTY HIGHLIGHTS



**MOVE-IN READY SUITE** furnished space with class A finishes.

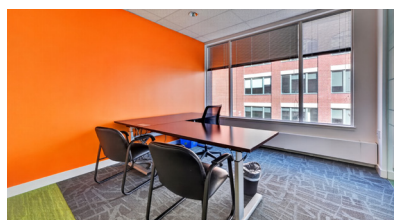
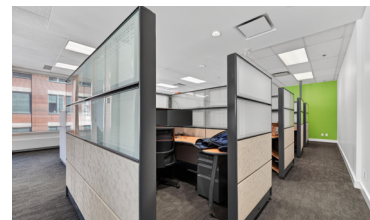


**BEST ON-SITE BUILDING AMENITIES** including, new gym and conference facility.

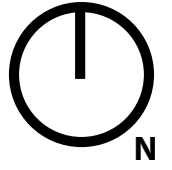


**3 SECURED UNDERGROUND PARKING STALLS INCLUDED**  
Providing convenient and secure access for staff and executives.



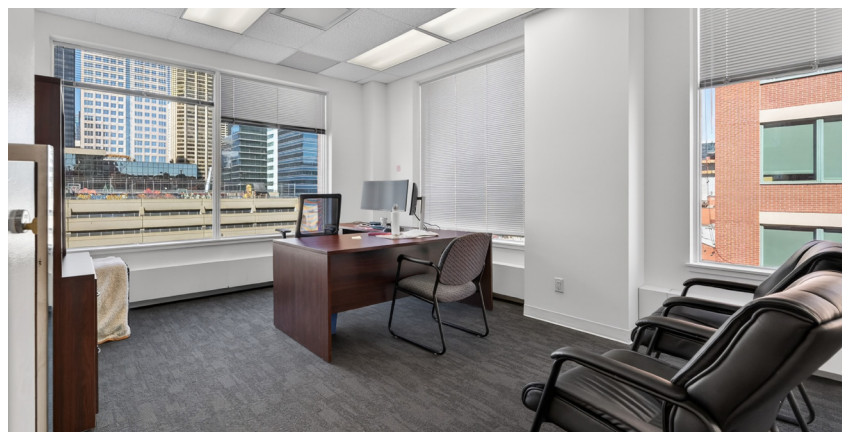
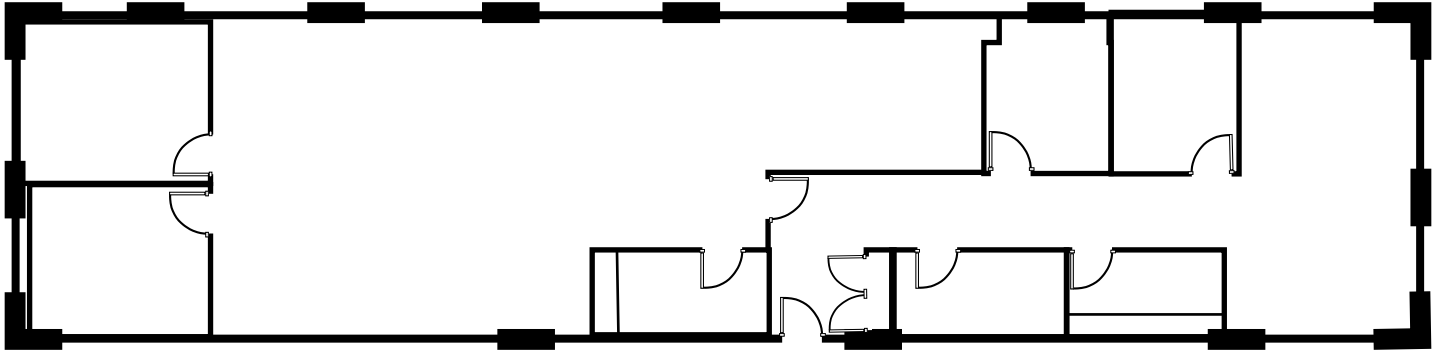


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**FLOOR PLAN**



**98** WALK SCORE  
Walker's Paradise

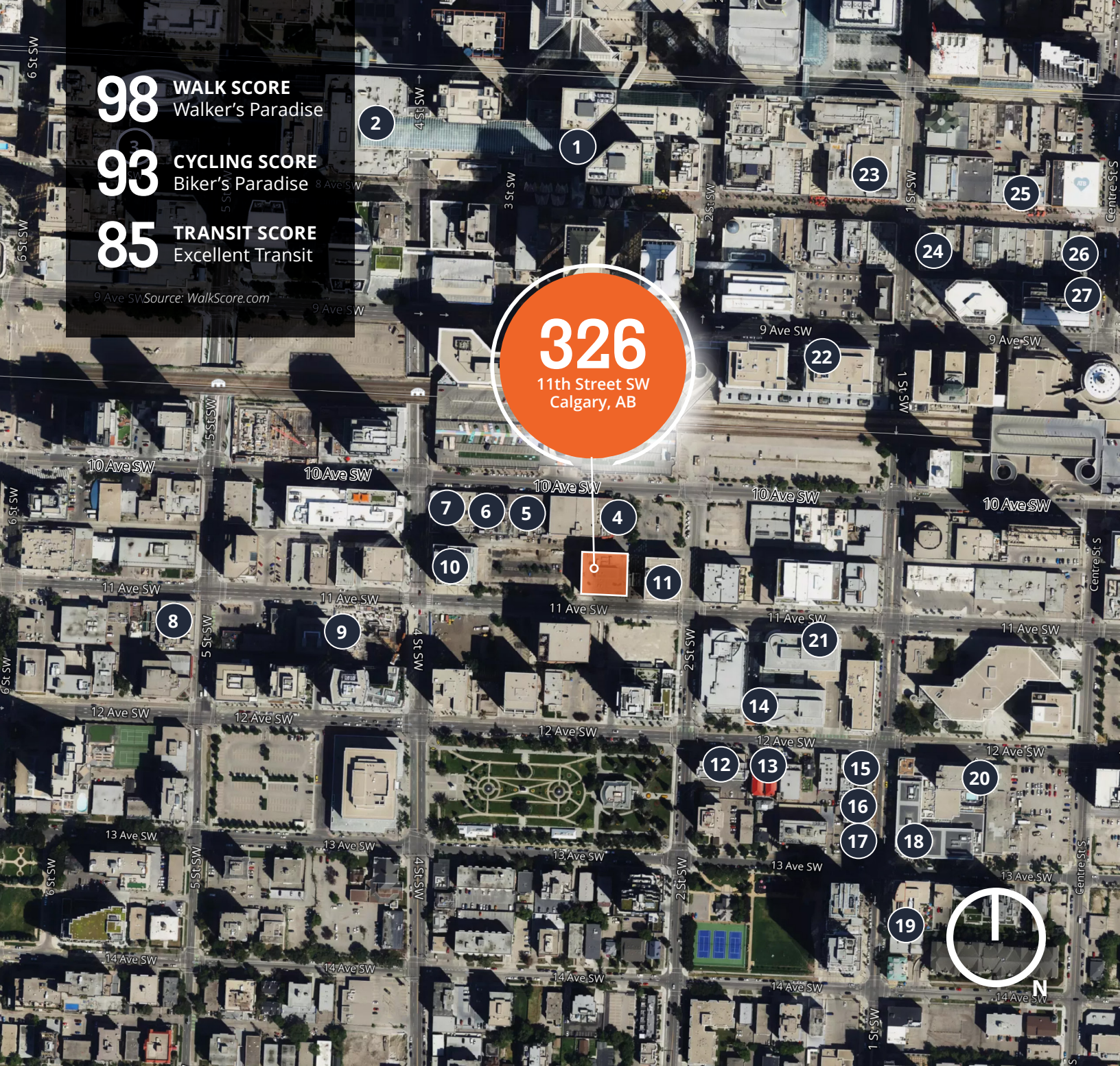
**93** CYCLING SCORE  
Biker's Paradise

**85** TRANSIT SCORE  
Excellent Transit

9 Ave SW Source: WalkScore.com

**326**

11th Street SW  
Calgary, AB



## NEARBY AMENITIES

1. Cactus Club Cafe
2. CORE Shopping Centre
3. The Derrick Grill Mill & Bar
4. Japanese Village
5. National on 10th
6. CRAFT Beer Market
7. Rodney's Oyster House
8. Last Best Brewing & Distilling
9. Singapore Sam's
10. Namo Cafe
11. Vintage Chophouse
12. The Beltliner
13. Native Tongues
14. Central Restaurants
15. Sushi AOI
16. Home and Away YYC
17. Ten Foot Henry
18. Starbucks
19. Proof
20. Yellow Door Bistro
21. Kama
22. Sukiyaki House
23. The Guild
24. Murrieta's
25. The Wednesday Room
26. Saltlik
27. Charcut



**AVISON  
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Avison Young is the real estate partner businesses trust for intelligent, integrated solutions. We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.

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