

CBRE



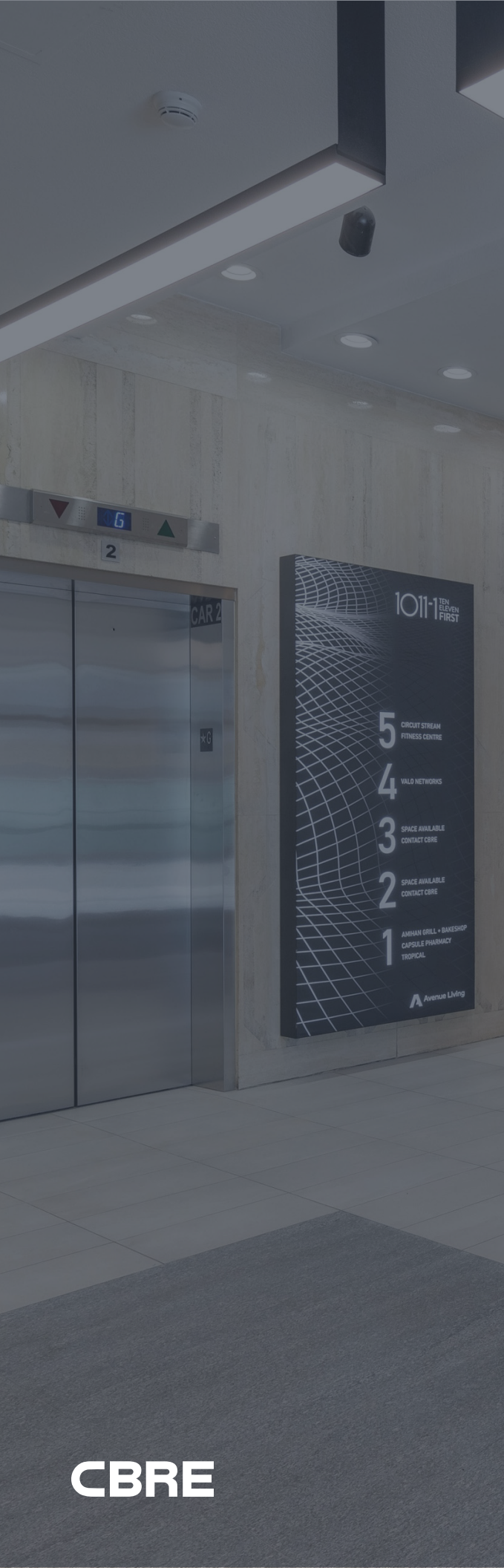
*Signage on image is a rendering

UNDER NEW OWNERSHIP

1011-1 TEN ELEVEN FIRST

BUILDING RENOVATIONS NOW COMPLETE

PARTIALLY FURNISHED MOVE-IN READY SHOW SUITES FOR LEASE



CBRE

1011-1 TEN ELEVEN FIRST

YEAR BUILT/ RENOVATED	1978/2024
SPACE AVAILABLE	210: 3,282 SF 220: 3,272 SF 230: 2,579 SF 240: 2,576 SF 310: 3,222 SF 320: 3,142 SF 330: 2,664 SF 340: 2,684 SF 400: 11,600 SF
LEASE TERM	Flexible: 1-10 Years
BASIC RENT	Market
OPERATING COSTS	\$18.92 PSF (2025 EST)
AVAILABLE	Immediately
IT INFASTRUTURE	Telus Fibre Optics
PARKING	1 Underground Stall per 2,000 SF
PARKING RATE	\$350.00 per month per stall



COMMITTED
TENANTS



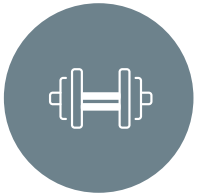
Located at the bustling
intersection of 11th Avenue
SW and 1st Street SW in
Calgary's Beltline



Surrounded by endless food,
drink and lifestyle amenities,
including on-site amenities



4 Minute Walk to +15 Network



Exclusive Tenant Fitness Centre
Equipped with Accessible Change
Rooms and Showers



Shared Meeting Rooms and
Collaboration Space



Secured Bicycle Parking



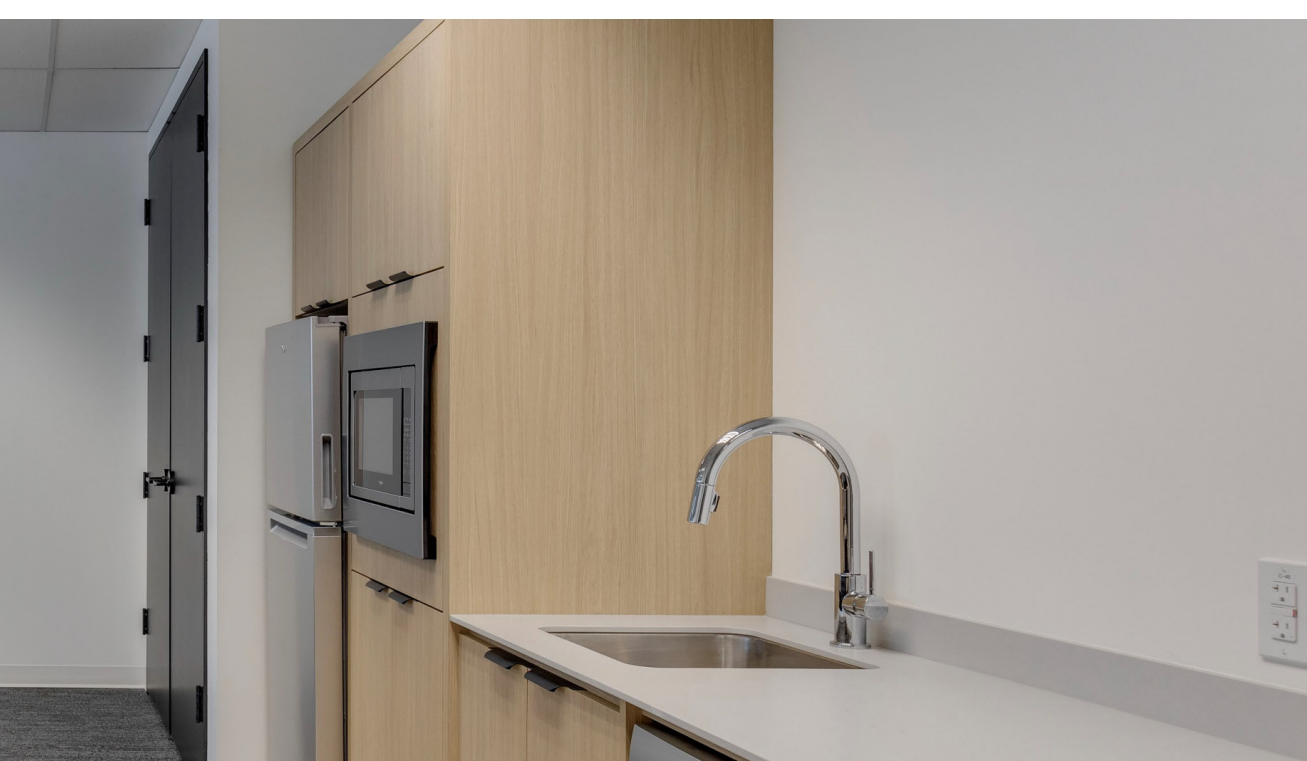
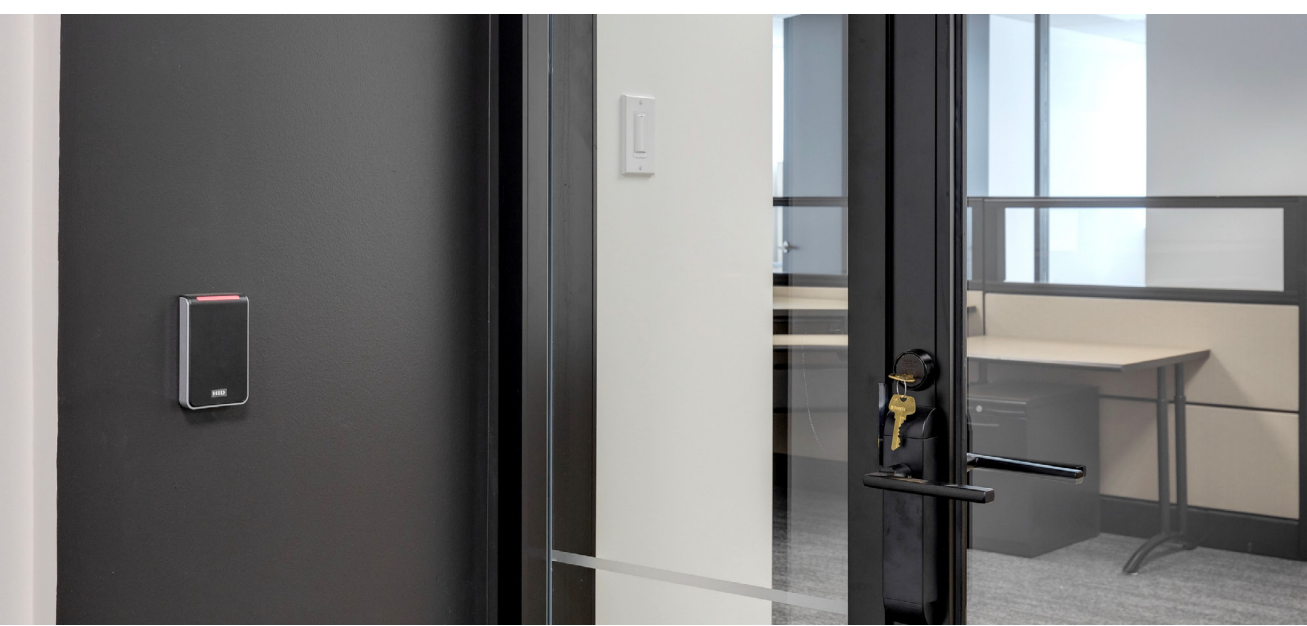
Building Directory Signage
Available



Situated at the bustling intersection of 11th Avenue SW and 1st Street SW, **TEN ELEVEN FIRST** is a professional and tech-oriented office redevelopment featuring 2.5 floors of prime multi-tenant office space in the Beltline.

TEN ELEVEN FIRST offers newly renovated office space that encourages office and community culture - creating a dynamic and energetic work environment that is the ideal choice for modern office space.

Experience the excitement that the Beltline offers – whether commuting to work on the 12th Ave bike lane, enjoying Calgary’s best dining options, or experiencing urban living at its best.



THE OPPORTUNITY
10 Newly Constructed Show Suites
Ready for Occupancy



BUILDING UPGRADES

- Building Rebranded: TEN ELEVEN FIRST
- Main Floor Lobby Renovated
- Upgraded Elevator Lobbies on all Floors
- Base Building Washrooms Updated
- New Gender-Neutral Accessible Washrooms
- Elevator Modernization
 - New Mechanical & Upgraded Elevator Controls
 - New Card Readers & Integration to Building Security System
 - Upgraded Elevator Cabs scheduled for Q4 2024 Completion
- New Roof-Top HVAC Unit installed in 2024
- New HVAC Distribution including VAV Boxes & Zone Valves
- Upgraded Building Automation System
- Upgraded Building Fire Panel





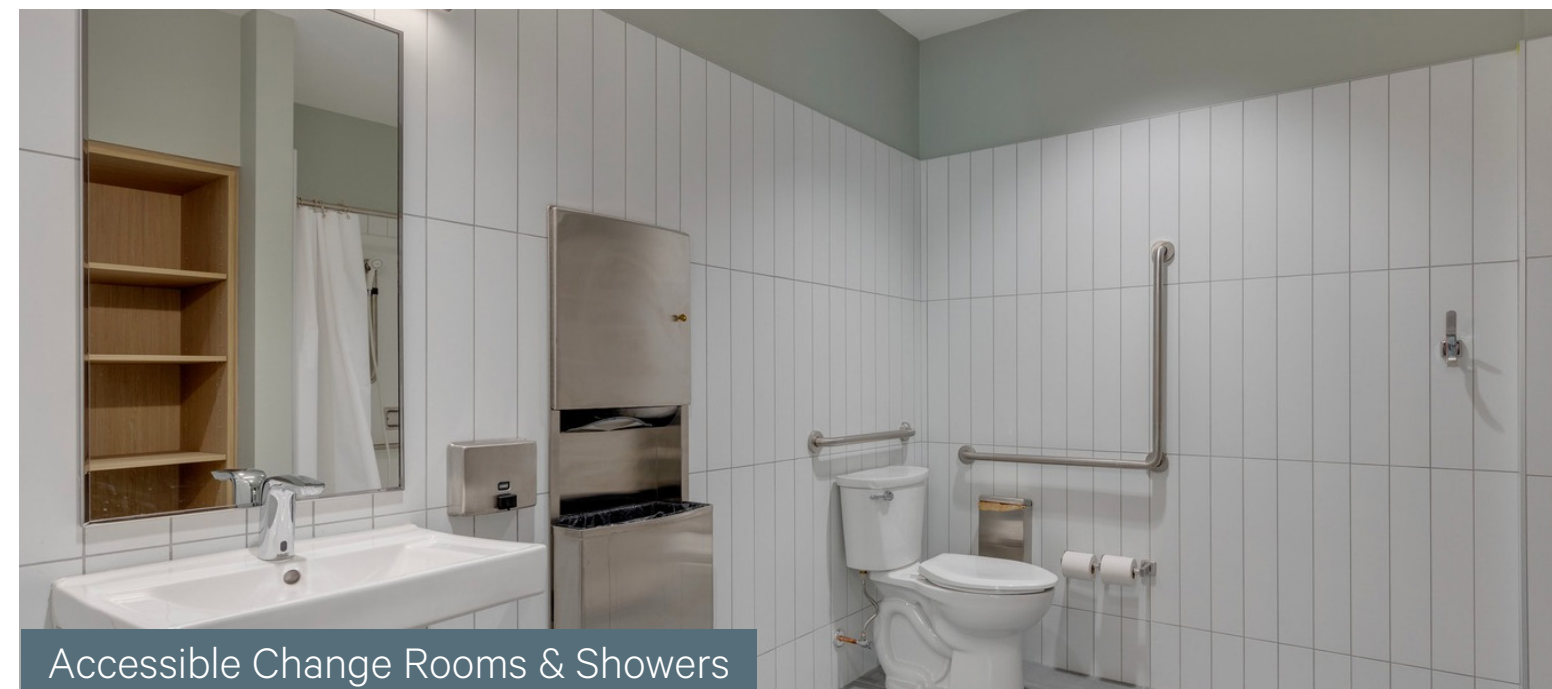
NEW 5TH FLOOR AMENITIES



Fitness Centre



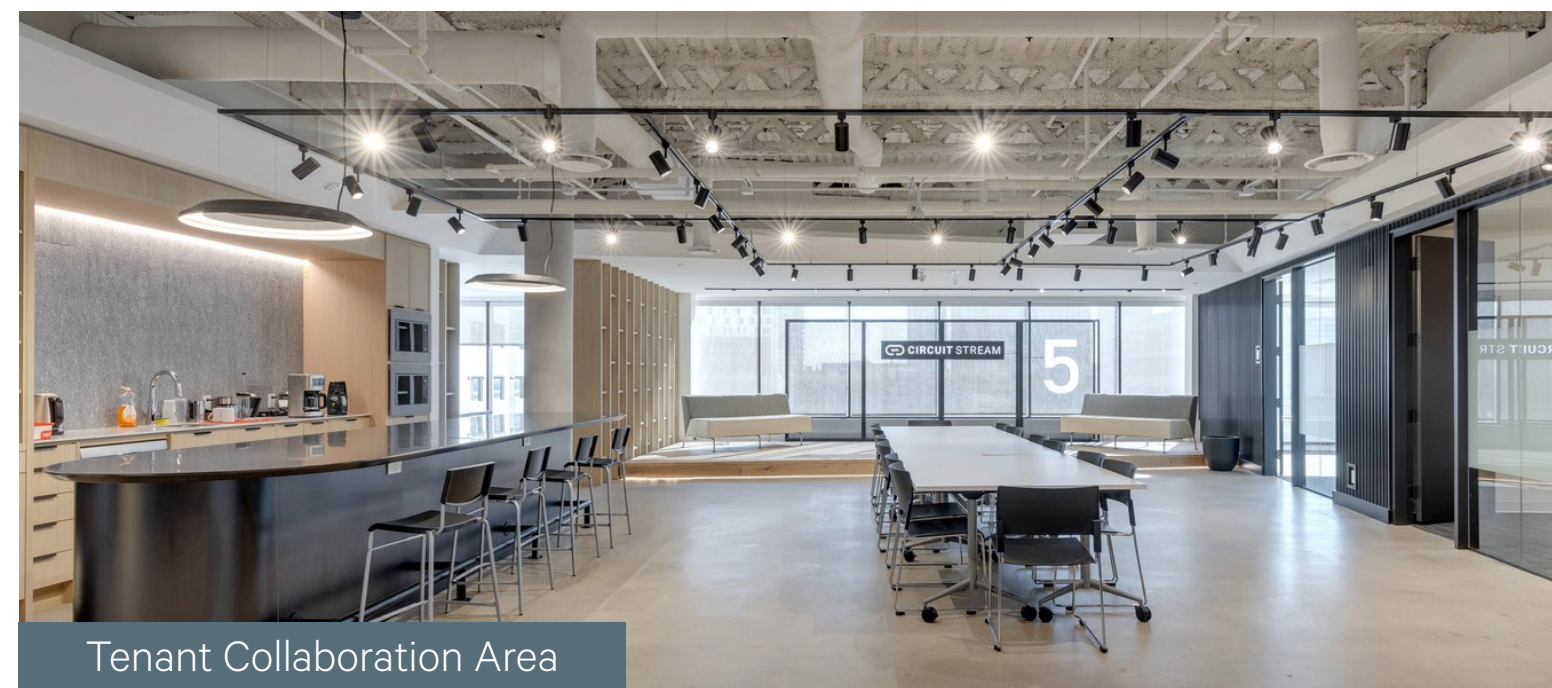
Shared Meeting Room: Seats 14 +



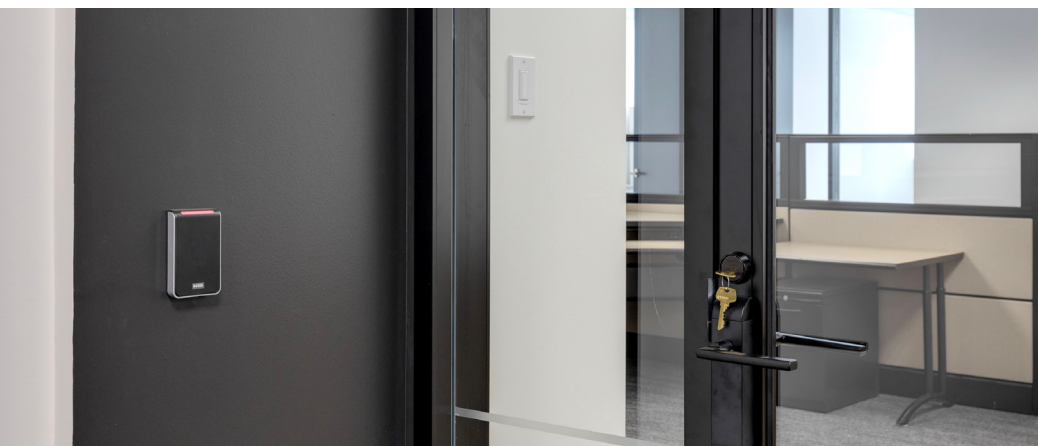
Accessible Change Rooms & Showers



Table Tennis



Tenant Collaboration Area



Show Suite Features

- 10 Show Suites Complete & Ready for Occupancy
- All Show Suites have new Kitchenettes, Dishwashers installed & ready for Fridges and Microwaves
- All Suites have Glass Entrance Doors & Glass Sidelights with Card Reader Access
- Show Suites are Partially Furnished with Office Desks & Workstations (Meeting Room Furniture & Office Chairs to be supplied by Tenants)
- Offices & Workstations are Cabled (CAT 6) & Connected to Patch Panel in Lockable Cabinet in Each Suite

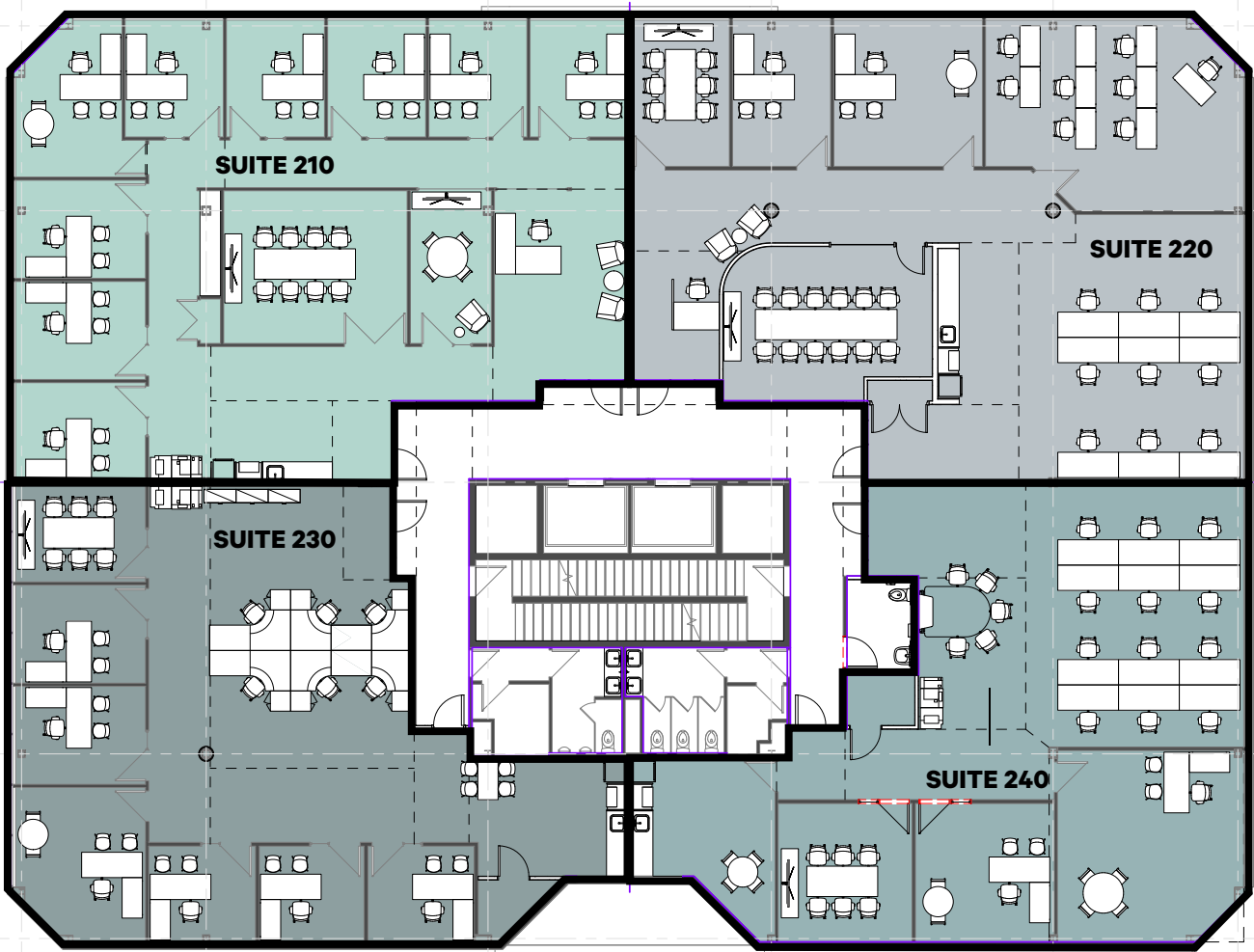
FLOOR PLANS

*Actual Furniture Provided May Differ Than Shown Below

- SUITE 210: 3,282 SF**

 - Reception Area
 - 1 Boardroom
 - 1 Meeting Room
 - 9 Offices
 - Kitchenette
 - Cat 6 Cabling
 - Card Reader Access
- SUITE 220: 3,272 SF**

 - 1 Meeting Room
 - 1 Training Room
 - 3 Offices
 - 9 Workstations
 - Kitchenette
 - Cat 6 Cabling
 - Card Reader Access



- SUITE 230: 2,579 SF**

 - 6 Offices
 - 7 Workstations
 - Kitchenette
 - Cat 6 Cabling
 - Card Reader Access
- SUITE 240: 2,576 SF**

 - 1 Meeting Room
 - 2 Offices
 - 9 Workstations
 - Kitchenette
 - Cat 6 Cabling
 - Card Reader Access



Virtual Tour: Second Floor

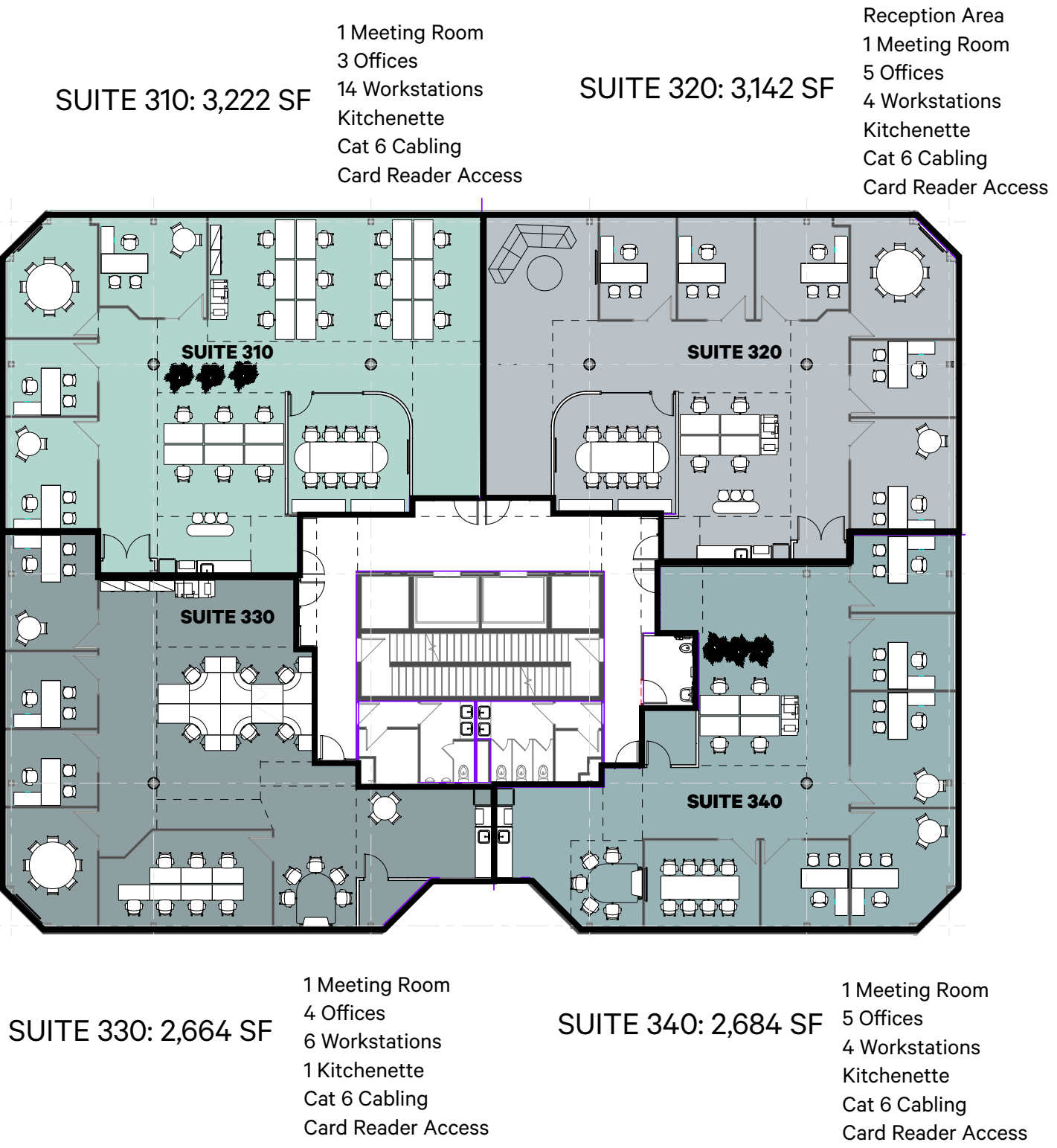
PHOTOS



FLOOR PLANS

*Actual Furniture Provided May Differ Than Shown Below

PHOTOS

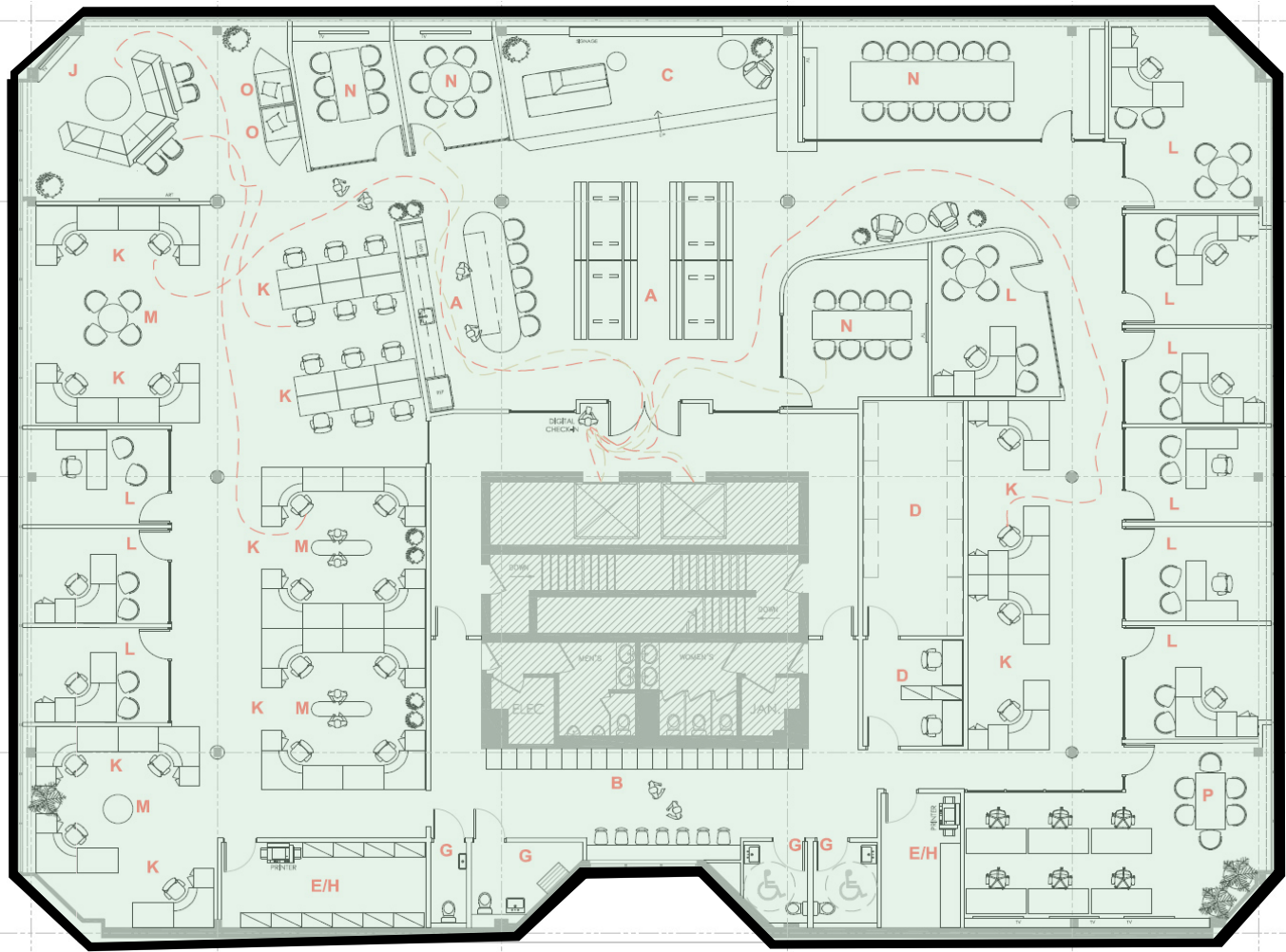


Virtual Tour: Third Floor

FLOOR PLANS

* Actual Configuration and Furniture Provided May Differ Than Shown Below

SUITE 400: 11,600 SF



PHOTOS



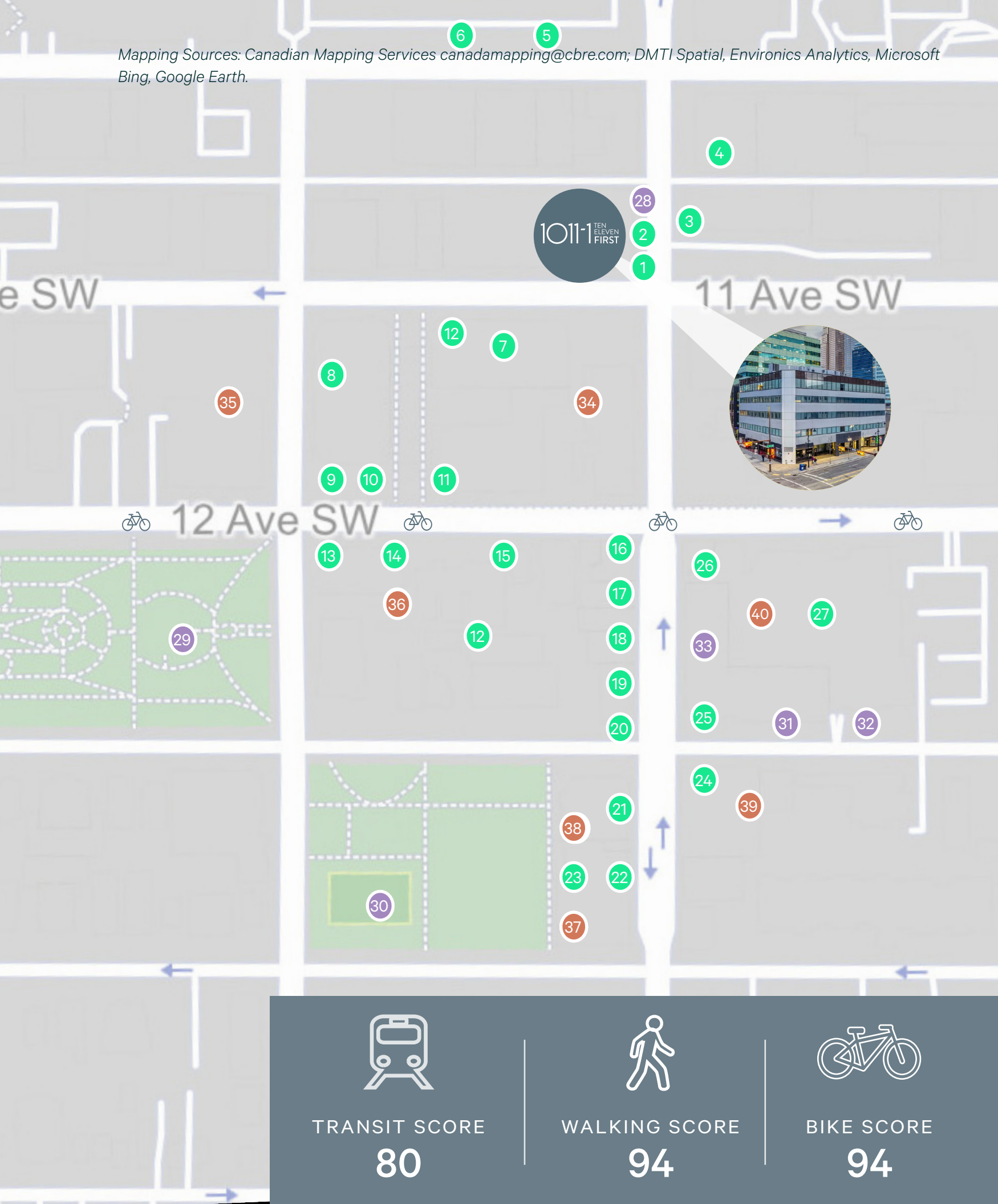
Virtual Tour: Fourth Floor

WHAT'S NEARBY

TEN ELEVEN FIRST is in the midst of Calgary's most energetic and vibrant community - the Beltline. Offering unlimited options to some of the best drink and eateries the city offers, culture & art, short to long term accommodations, urban parks, bike lanes, and much more.

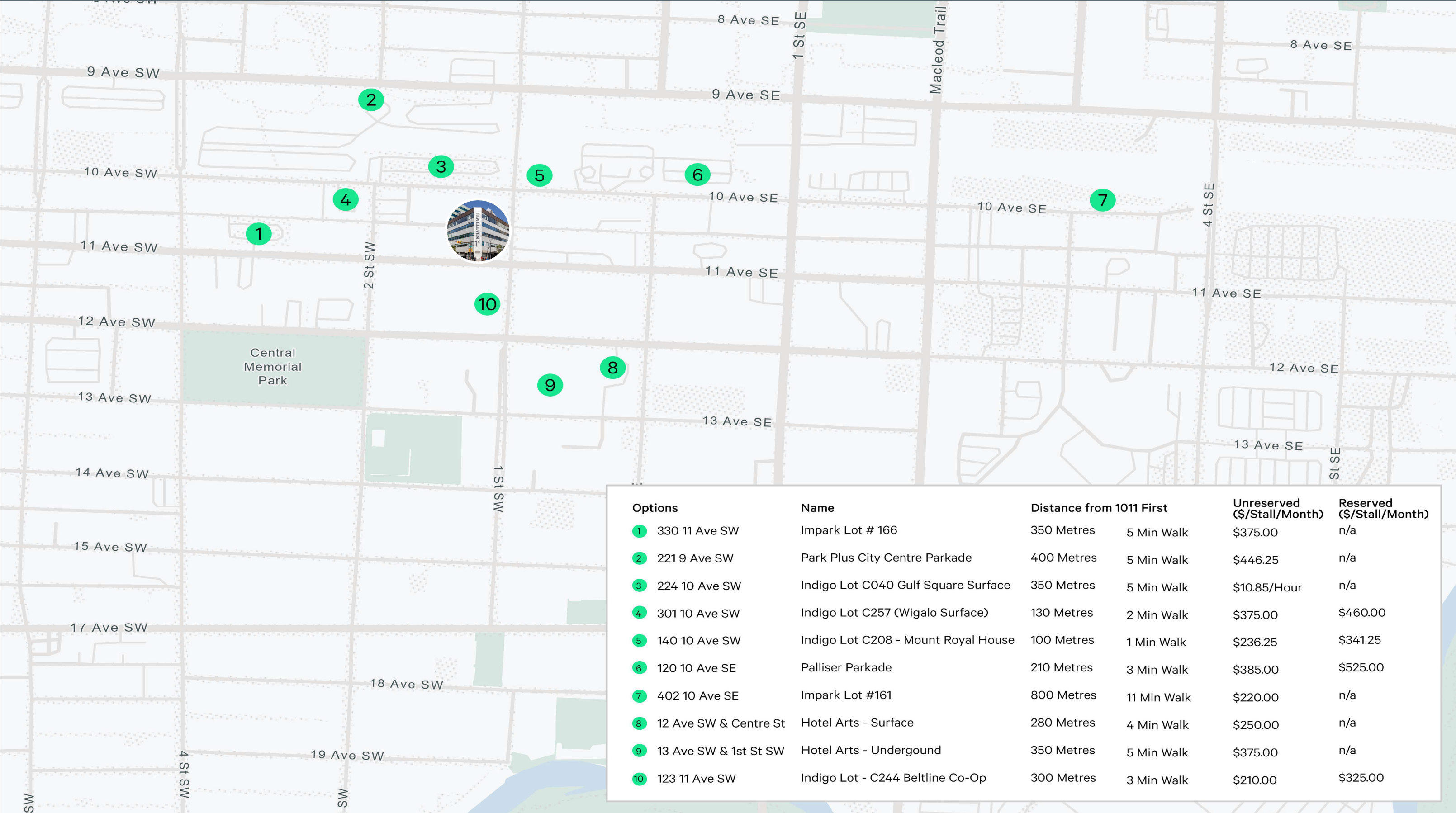
FOOD & DRINK AMENITIES	LIFESTYLE AMENITIES
1 Tropical - Onsite	28 IDA Capsule Pharmacy - Onsite
2 Amihan Grill + Bakery - Onsite	29 Central Memorial Park
3 Egg Club Calgary Downtown	30 Haultain Park & Tennis Courts (Residential)
4 Oasis Juice and Nutrition Bar	31 Hedkandi Salon - Hotel Arts
5 Salt + Brick	32 HotShop Hot Yoga Victoria Park
6 Greta Bar	33 Anytime Fitness
7 Kama	
8 The District at Beltline Food Hall	
9 Bar Chouette	
10 Deville Coffee	
11 CENTRAL Taps + Food	
12 33 Acres Brewing Company	
13 The Beltliner	
14 Native Tongues	
15 Civic Tavern	
16 Leopold's Tavern	
17 Home and Away YYC	
18 Ten Foot Henry	
19 Pat and Betty	
20 St. James Corner Restaurant & Irish Pub	
21 Freshslice Pizza	
22 Alforno Bakery & Cafe	
23 First Street Market Food Hall & Bar	
24 Proof Cocktail Bar	
25 Starbucks	
26 Shelter Cocktail Bar	
27 Yellow Door Bistro	

LODGING
34 Calgary Lofts (Residential)
35 Park Point (Residential)
36 Fairfield Inn & Suites by Marriott
37 The Underwood Apartments (Residential)
38 Union Square Condominiums (Residential)
39 Colours by Battistella (Residential)
40 Hotel Arts



TEN ELEVEN FIRST LOCAL AREA PARKING

*Parking map as of October, 2024. Subject to change



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