
**AVISON
YOUNG**

Character Office For Sublease

Tinyan Leung

Associate Vice President

+1 403 969 8038

tinyan.leung@avisonyoung.com

Sean Clark

Associate Vice President

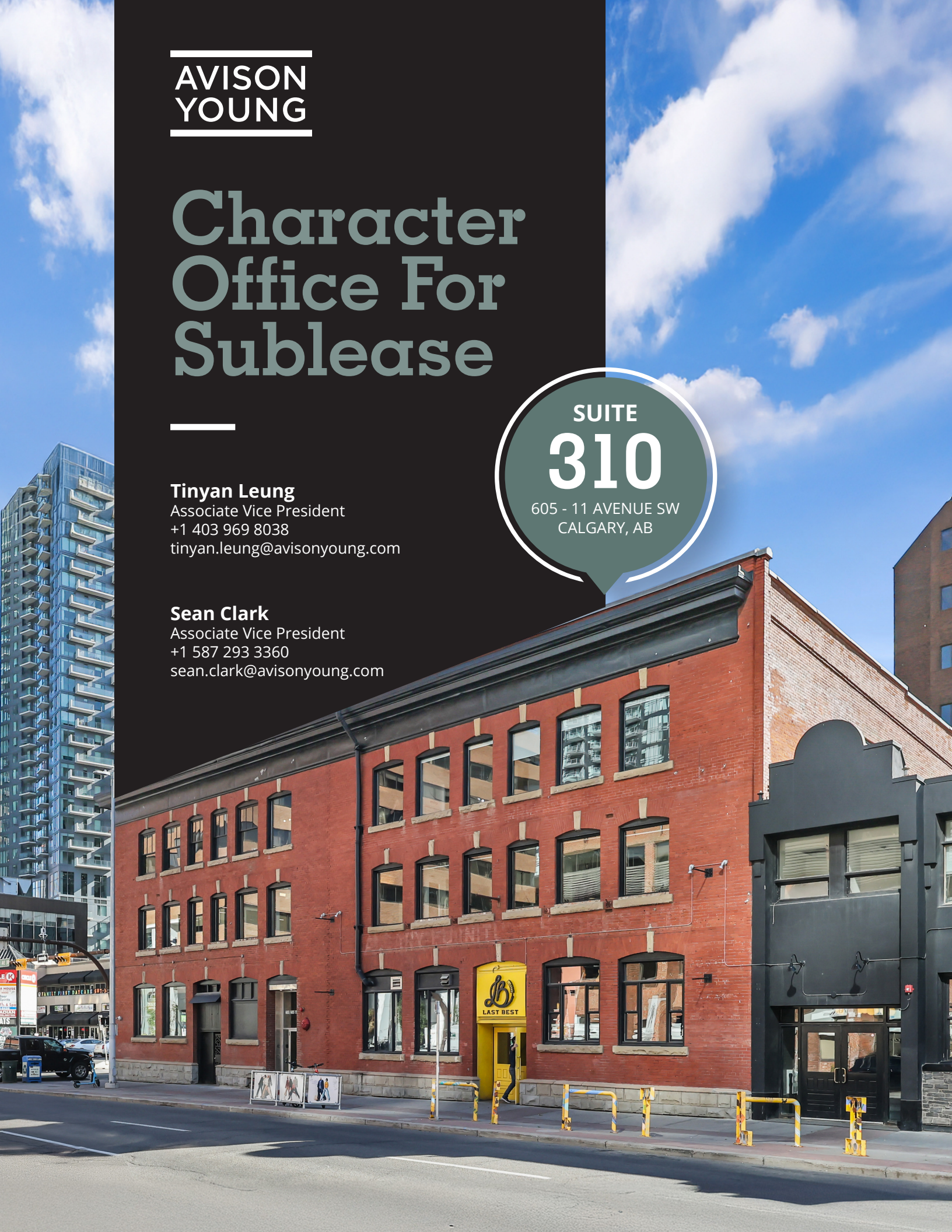
+1 587 293 3360

sean.clark@avisonyoung.com

SUITE

310

605 - 11 AVENUE SW
CALGARY, AB



Property Details

ADDRESS

SUITE 310

605 - 11 Avenue SW, Calgary, AB

TOTAL SF

1,688 sf

SUBLEASE EXPIRY

December 31, 2027

SUBLEASE RATE

Market

ADDITIONAL RENT

\$20.64

PARKING

2 surface parking stalls (month-to-month)

PARKING RATE

\$250.00/stall/month + GST

AVAILABLE

30 days

Property Highlights



PRIME BELTLINE LOCATION: Situated in Calgary's vibrant Beltline district—just minutes from Downtown and surrounded by amenities, transit, and lifestyle options.



EFFICIENT OFFICE SPACE: 1,688 square feet of functional workspace ideal for professional services, creative teams, or boutique firms.



SUBLEASE OPPORTUNITY UNTIL 2027: Short-term flexibility with a sublease expiring December 31, 2027.



SURFACE PARKING: Includes 2 surface stalls on a month-to-month basis at \$250/stall/month + GST.

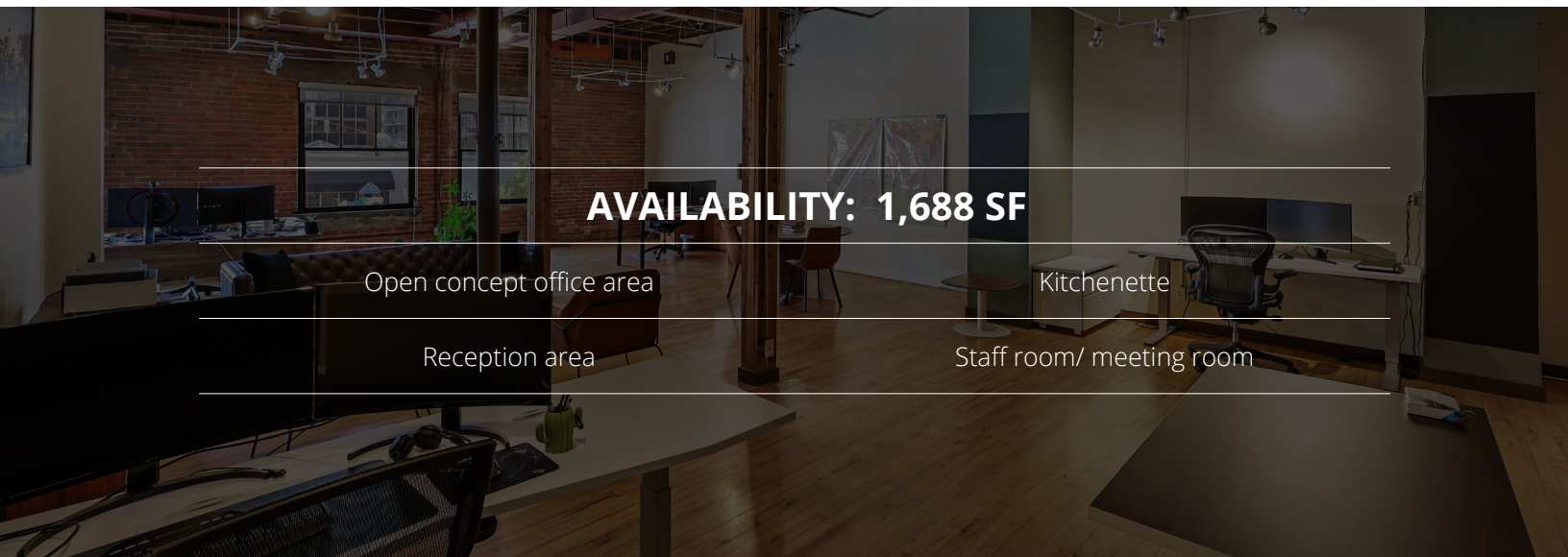
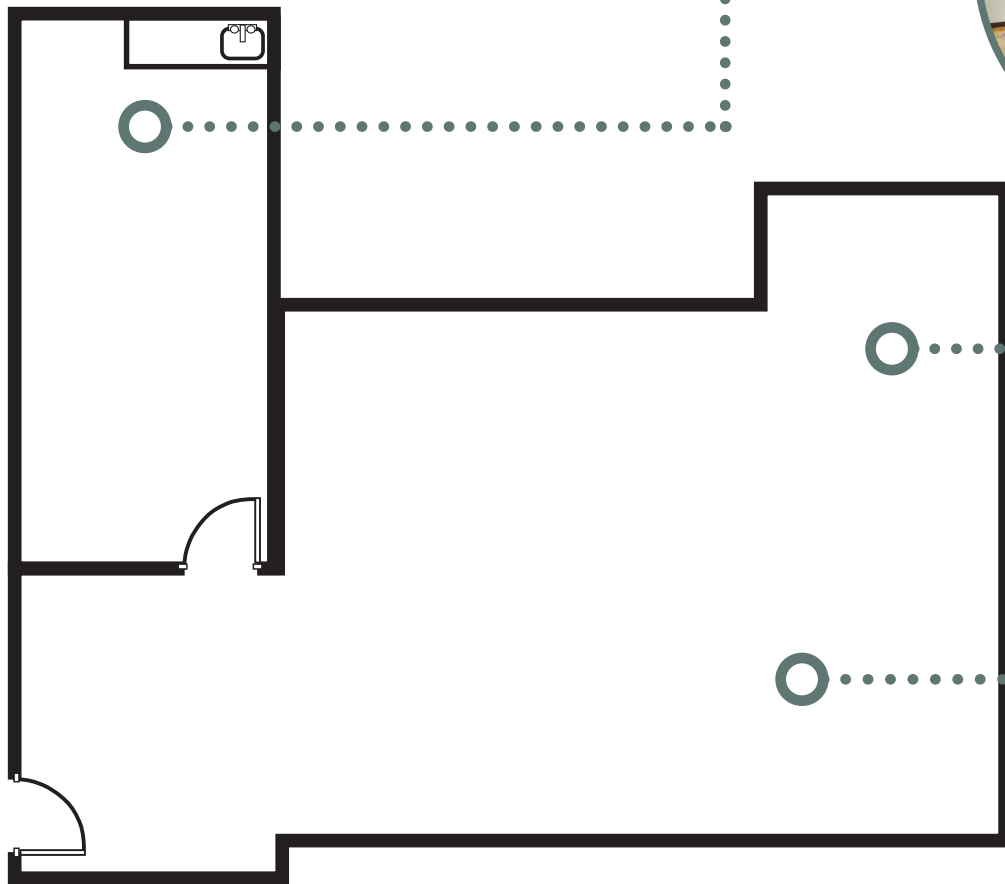


NEARBY TRANSIT & AMENITIES: Steps from cafés, restaurants, fitness studios, and public transit—perfect for teams and clients alike.





SUITE 310



AVAILABILITY: 1,688 SF

Open concept office area

Reception area

Kitchenette

Staff room/ meeting room



Nearby amenities

- | | |
|-------------------------------|------------------------------------|
| 1. The Ranchman's Club | 13. Last Best Brewing & Distilling |
| 2. Asadal Korean Cuisine | 14. The Derrick Grill Mill & Bar |
| 3. Mirchi Restaurant | 15. CORE Shopping Centre |
| 4. Starbucks | 16. Cactus Club Cafe |
| 5. Safeway | 17. Rodney's Oyster House |
| 6. An An Kitchen and Bar | 18. CRAFT Beer Market |
| 7. Bonterra Trattoria | 19. National on 10th |
| 8. Holy Grill | 20. CRAFT Beer Market |
| 9. Bridgette Bar | 21. Japanese Village |
| 10. Commonwealth | 22. Vintage Chophouse |
| 11. Scarpetta Cucina Italiana | 23. Namo Cafe |
| 12. Milano Coffee | 24. Tim Hortons |

7

minute walk to **6 Street SW & 4 Street SW LRT Stations**

11

minute walk to **The CORE Shopping Centre**

23

minute drive to **Calgary International Airport**

AVISON YOUNG

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.

Avison Young Commercial Real Estate Services, LP, Brokerage
Suite 4300 - 525 8 Avenue SW, Calgary, AB T2P 1G1, Canada
Office +1 403 262 3082 avisonyoung.ca

For Sublease

Suite 310
605 - 11 Avenue SW
Calgary, AB

Tinyan Leung

Associate Vice President
+1 403 969 8038
tinyan.leung@avisonyoung.com

Sean Clark

Associate Vice President
+1 587 293 3360
sean.clark@avisonyoung.com