

\$25/sf
GROSS RENT
(JANITORIAL EXCLUDED)

652 – 3,421 sf

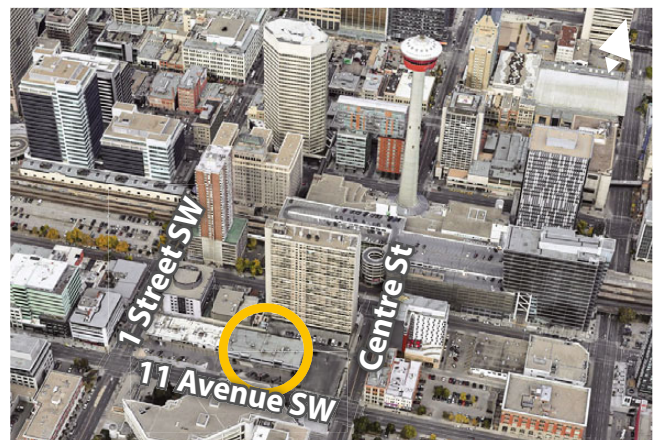
2nd floor offices



BELTLINE OFFICE SPACE FOR LEASE

Clennan Square
110 11 Avenue SW, Calgary

» Excellent connectivity to major roadways and transit



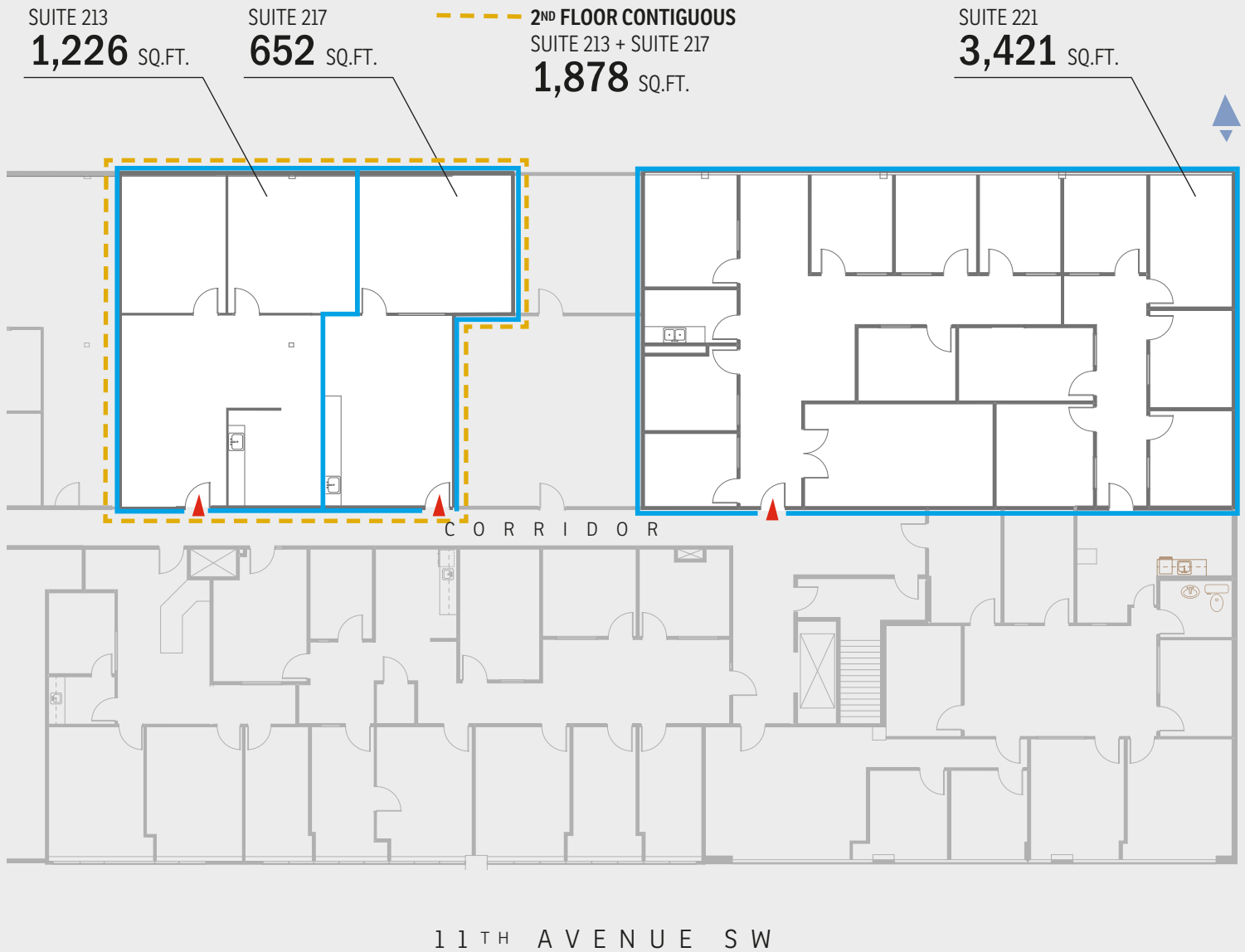
FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



LEASE INFORMATION

MUNICIPAL ADDRESS:
110 11th Avenue SW, Calgary

AVAILABLE FOR LEASE:
3,421 sq. ft. – Suite 221
1,226 sq. ft. – Suite 213
652 sq. ft. – Suite 217

1,878
sq. ft.

AVAILABILITY:
December 1, 2025

TERM: 2-5 years

TENANT IMPROVEMENTS:
Negotiable

PARKING:
1:859 sq. ft.
at \$250.00/mo per stall

LEASE RENT:
\$25.00 per sq. ft.
(janitorial excluded)

**GROSS
RENT**

- » Clennan Square is situated along Calgary's newest and trendy redeveloped node – 1st Street SW in the Beltline district.
- » Easy access and egress to Downtown, Macleod Trail and 17th Avenue SW.
- » Close proximity to LRT stations and multiple bus routes.

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LOCAL EXPERTISE MATTERS