

FOR LEASE

# ATRIUM ON 11<sup>TH</sup>

625

11 AVENUE SW

Calgary, AB



## PROPERTY HIGHLIGHTS

- + Central Beltline location
- + Aggressive rates available for short term leases
- + Storage space available on lower floor
- + Numerous amenities within walking distance including ReGrub Burger Bar, Last Best Brewing and Milano Coffee Roasters
- + Walking distance to downtown and three blocks from the LRT

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**CBRE**

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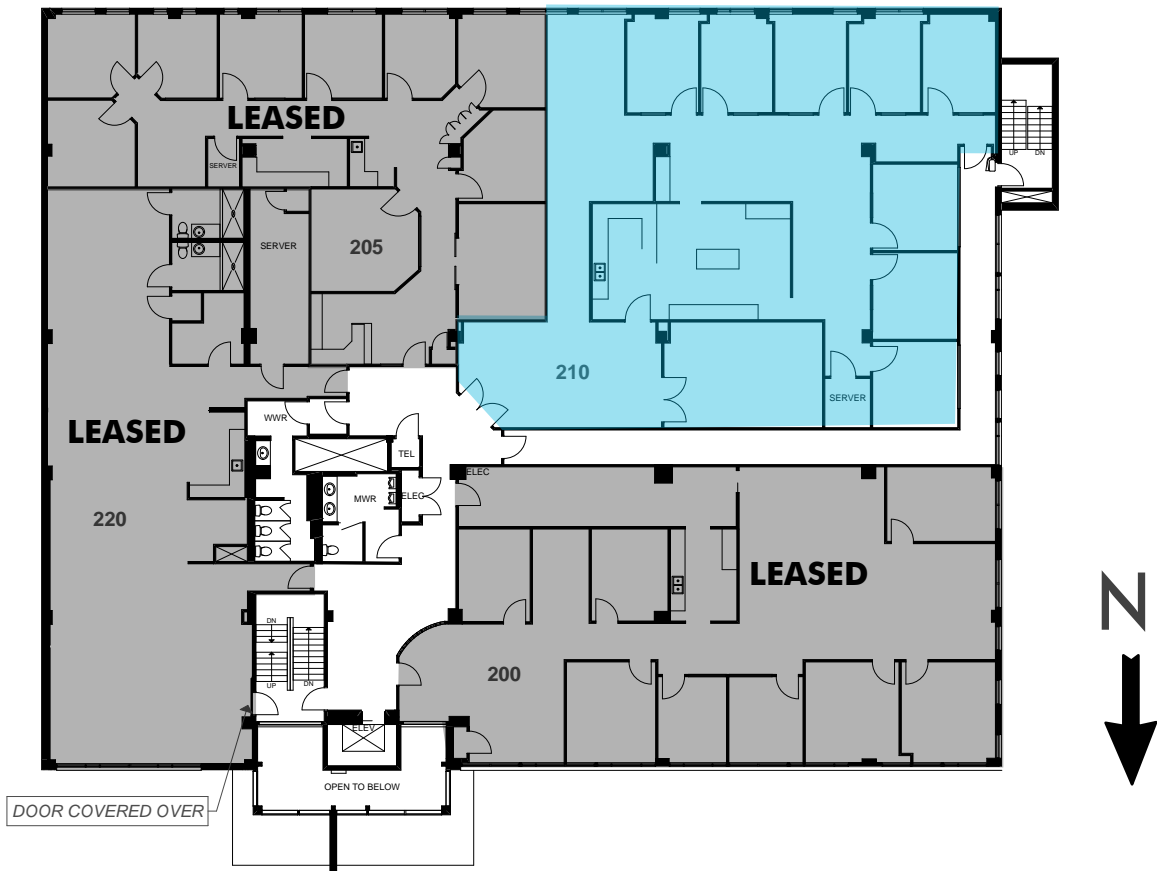
## PROPERTY DESCRIPTION

<b>Year Built</b>	1974
<b>Year Renovated</b>	2010
<b>Space Available</b>	Suite 210: 4,315 SF Suite 305: 5,001 SF
<b>Basic Rent</b>	Market
<b>Availability</b>	Immediately
<b>Operating Costs</b>	\$16.71 per SF (2019)
<b>Parking</b>	1 stall per 684 SF Suite 210: 5 Stalls Suite 305: 8 Stalls
<b>Parking Rate</b>	\$300/stall/month



Floor Plan  
Second Floor  
As Built

Suite 210:  
4,315 SF



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## INTERIOR PHOTOS:

Suite 210 Reception



Suite 305 Kitchen



Suite 305



Floor Plan  
Third Floor

Current  
Configuration

Suite 305:  
5,001 SF



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## CONTACT US

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