

CBRE



Signage on image is a rendering

UNDER NEW OWNERSHIP

1011-1 TEN ELEVEN FIRST

BUILDING RENOVATIONS UNDERWAY
SHOW SUITES AVAILABLE FOR LEASE Q1 2024

1011-1 TEN ELEVEN FIRST

YEAR RENOVATED 2023

YEAR BUILT 1978

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

BASIC RENT Market

OPERATING COSTS \$16.88 PSF (2024 EST)

AVAILABLE Q1 2024

IT INFRASTRUCTURE Fibre Optics

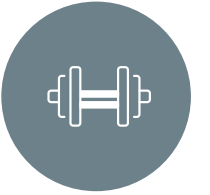
PARKING 1: 2,000 SF, Underground
25 Designated Stalls

PARKING RATE \$300.00 per month per stall

OTHER All sizes are estimates



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



Exclusive Tenant Fitness Centre



End of trip facilities, offering lockers, showers and change-rooms



Bicycle parking



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



Building Directory Signage Available

COMMITTED TENANTS



TROPICAL
MEXICAN STREET FOOD



Avenue Living



AMIHAN
GRILL + BAKESHOP



VALO
NETWORKS



CIRCUIT STREAM



Situated at the bustling intersection of 11th Ave SW and 1st Street SW, **TEN ELEVEN FIRST** is a professional and tech-oriented office redevelopment featuring 2 floors of prime multi-tenant office space in the Beltline.

TEN ELEVEN FIRST will offer 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.

Be part of one of Calgary's newest office redevelopments and 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

*Images on this page are renderings and subject to change



TENANT

MOVE-IN READY PROGRAM

Multiple renovated move-in ready show suites, with options for tenant customization and brand awareness

Renovations complete and ready for move-in Q1 2024

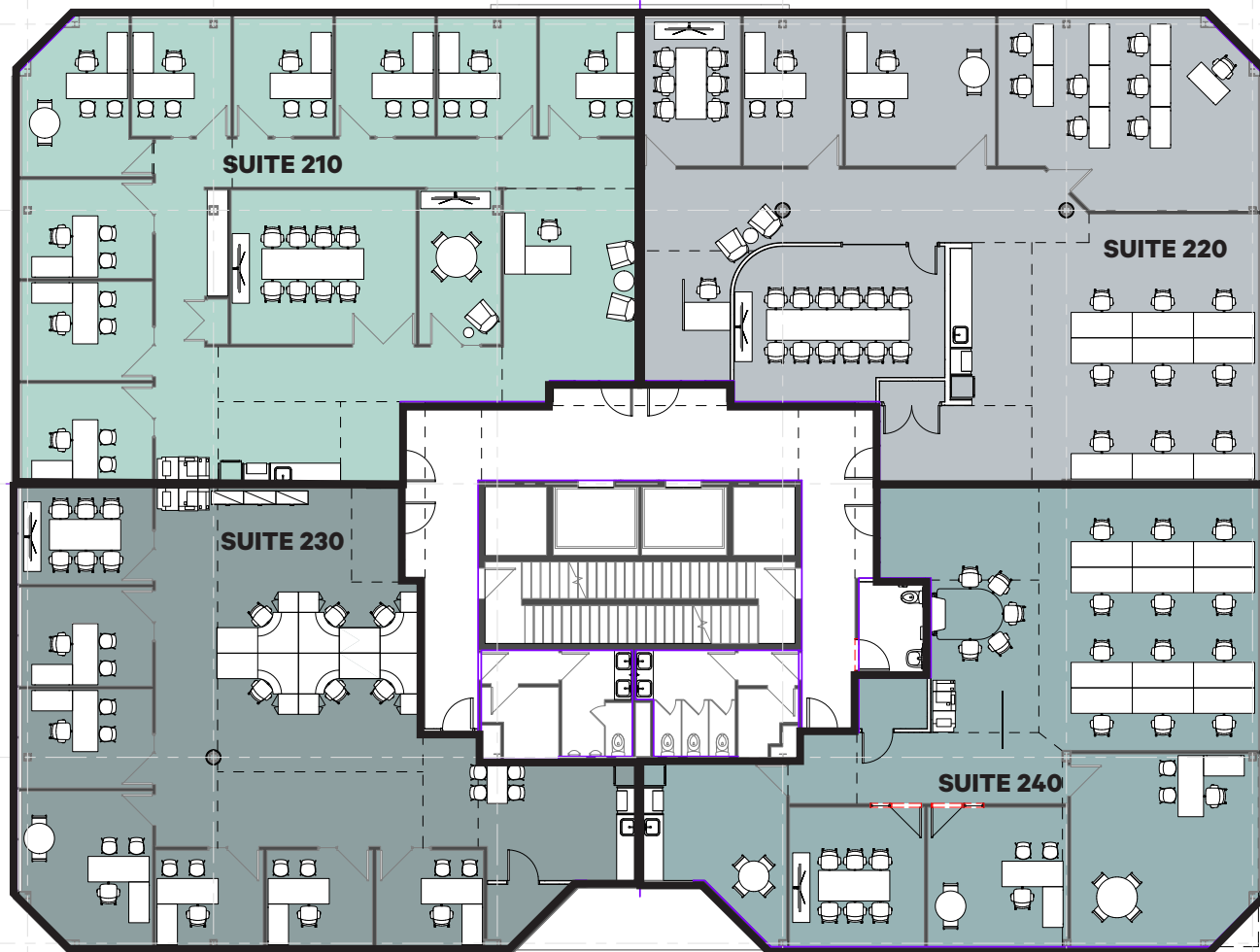
*Images on this page are renderings and subject to change

FLOOR PLANS

*Concept plan only and furniture not included

SUITE 210: 3,282 SF

SUITE 220: 3,272 SF



SUITE 210

SUITE 220

SUITE 230

SUITE 240

SUITE 230: 2,579 SF

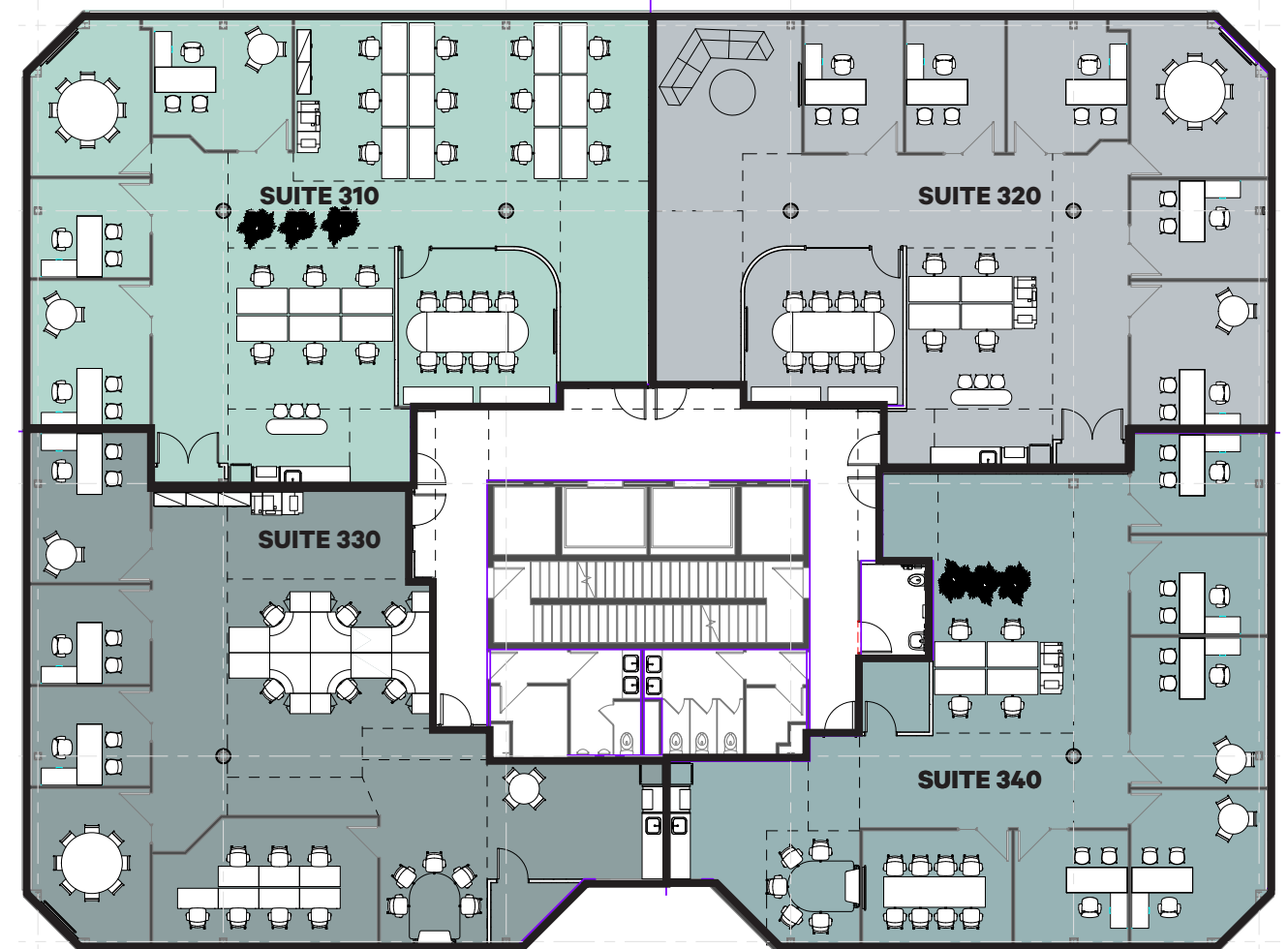
SUITE 240: 2,576 SF

FLOOR PLANS

*Concept plan only and furniture not included

SUITE 310: 3,222 SF

SUITE 320: 3,142 SF



SUITE 310

SUITE 320

SUITE 330

SUITE 340

SUITE 330: 2,664 SF

SUITE 340: 2,684 SF



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

- 1 Tropical *Coming Soon*
- 2 Amihan Grill + Bakery *Coming Soon*
- 3 D.O.P.
- 4 Fritou Chicken & Pizza Downtown
- 5 Salt + Brick
- 6 Greta Bar
- 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

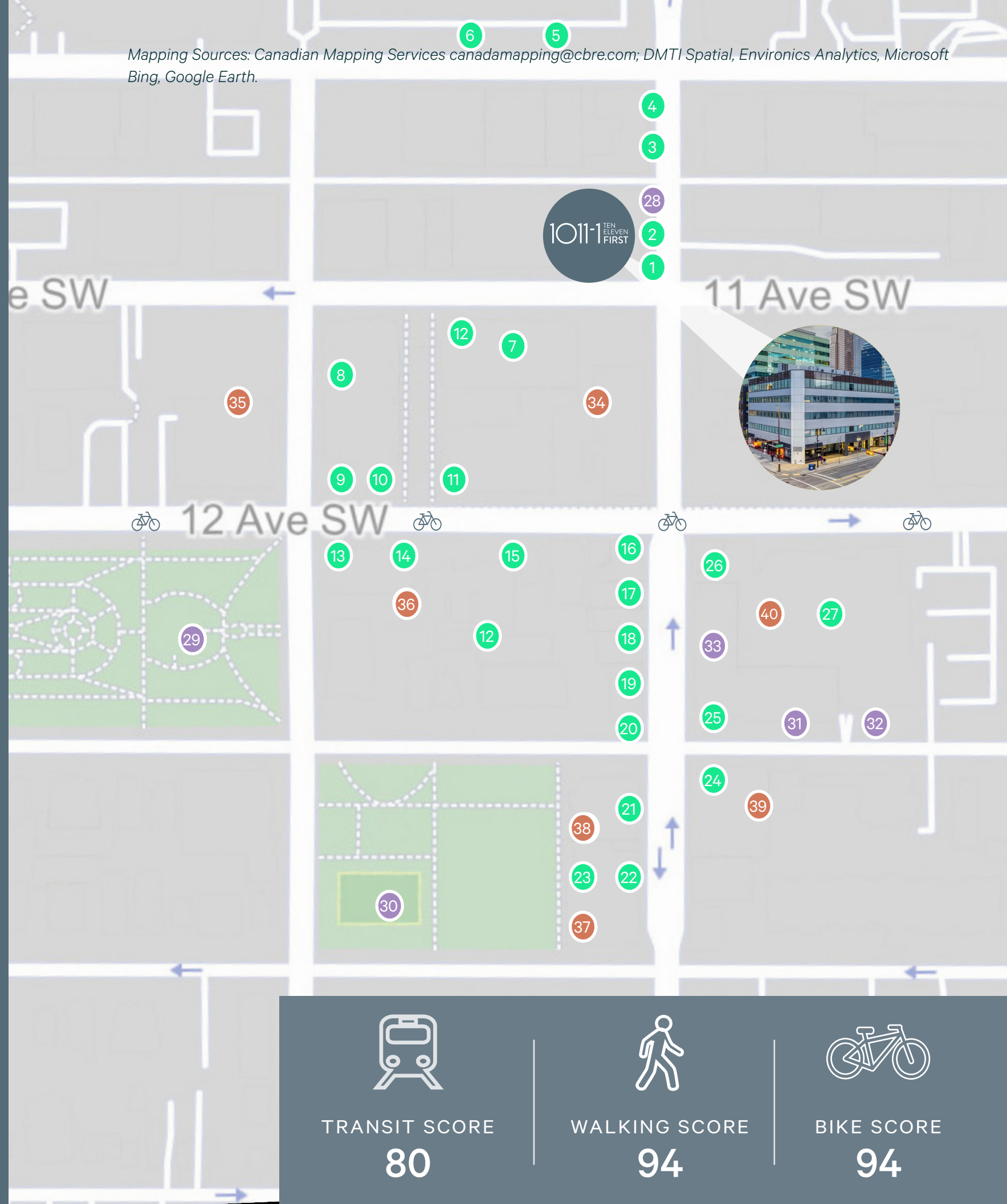
LIFESTYLE AMENITIES

- 28 IDA Capsule Pharmacy
- 29 Central Memorial Park
- 30 Haultain Park & Tennis Courts (Residential)
- 31 Hedkandi Salon - Hotel Arts
- 32 HotShop Hot Yoga Victoria Park
- 33 Anytime Fitness

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

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.



TRANSIT SCORE
80



WALKING SCORE
94



BIKE SCORE
94

1011-1

TEN
ELEVEN
FIRST

STUART WATSON

Senior Vice President
403.750.0540
stuart.watson@cbre.com

COLIN MACDONALD

Sales Representative
403.542.6240
colin.macdonald@cbre.com