SECOND FLOOR OFFICES

CAN BE LEASED AS INDIVIDUAL OFFICES

GREAT BELTLINE LOCATION!

1324 11 AVENUE SW
CALGARY, ALBERTA

HIGHLIGHTS

- Well laid out second and third floor office space available immediately. Located just off 14th Street SW, walking distance to 17 Avenue with easy access onto Bow Trail and Crowchild Trail.
- Office space is fully built out with offices, kitchen, reception & board room
- The building is serviced by one elevator to all three floors
- Restaurant and gym located on the main floor
- Walking distance to Sunalta LRT station

PROPERTY DESCRIPTION

Base Rent:	Market
Op Costs & Taxes:	$15.25 psf est 2022
Size:	Unit 202: 1,500 sq. ft.* *Offices can be combined or rented individually 3rd Floor - 600 & 750 sq. ft.
Typical Floor Size:	10,900 sq. ft.
Term:	Negotiable
Available:	Immediately

BUILDING INFORMATION

Zoning
CC-X

Building Size
29,700 Sq Ft

Year Built
1981

Floors
3

Parking
Available

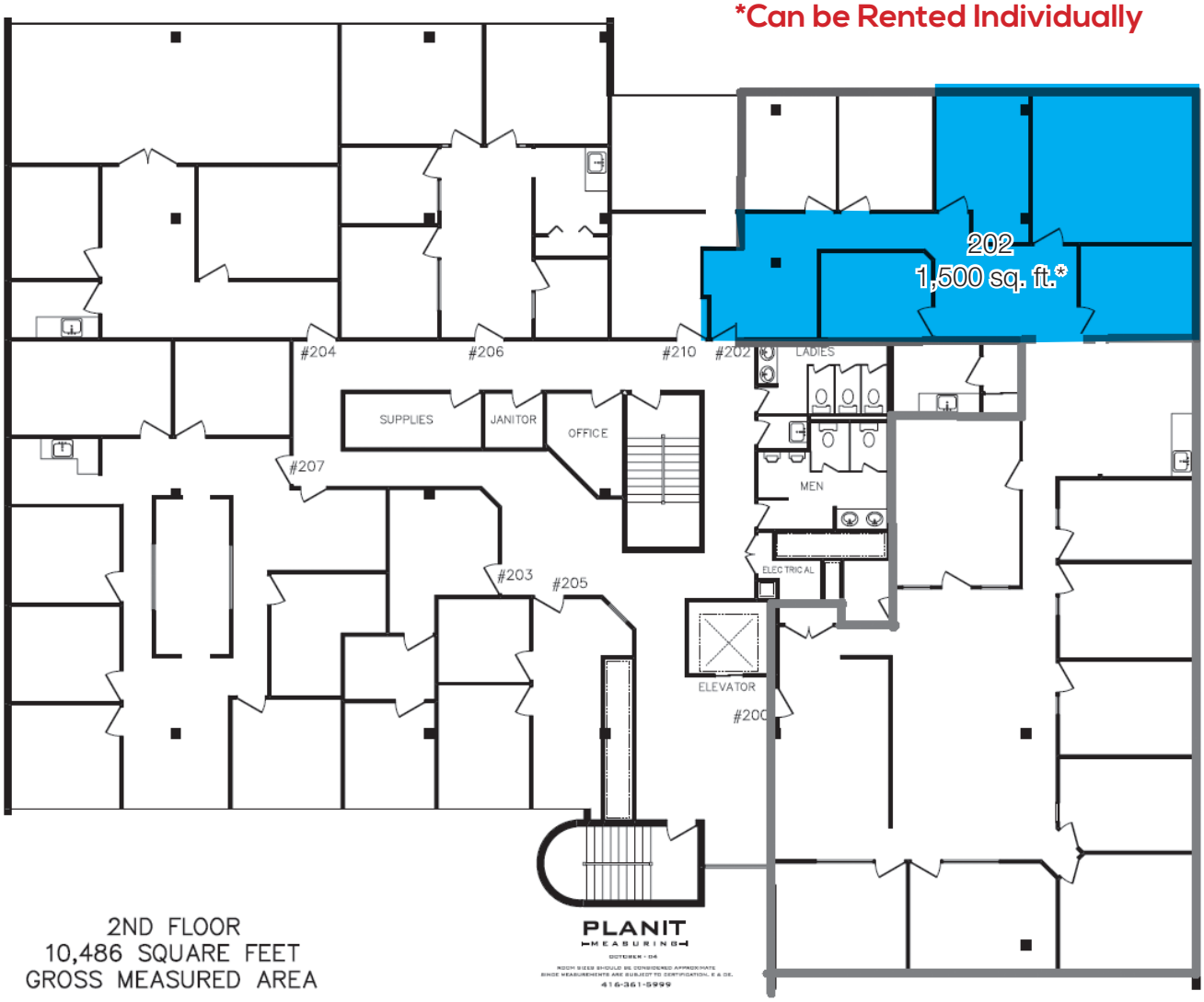
HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

2ND FLOOR PLAN

1324 11 Avenue SW, Calgary, Alberta

*Can be Rented Individually



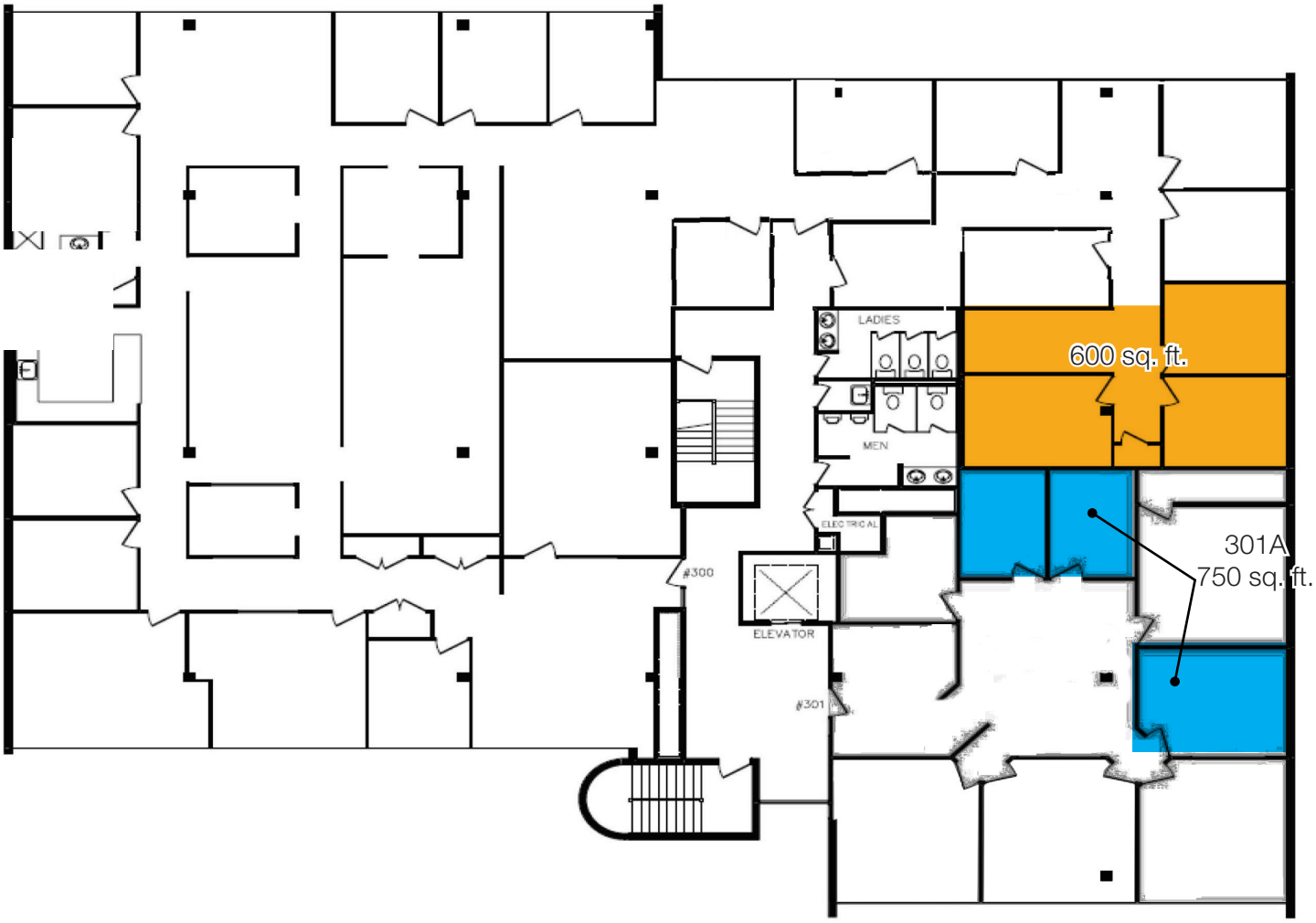
AVENUE | Commercial
Real Estate Solutions

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Main 403.802.6766
Toll Free 800.750.6766

AvenueCommercial.com

3RD FLOOR PLAN

1324 11 Avenue SW, Calgary, Alberta

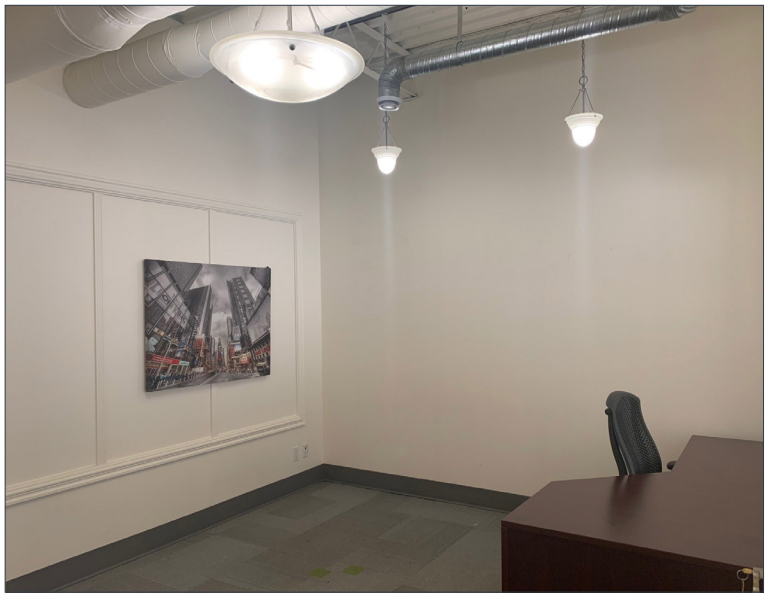


600 sf Office Unit

3RD FLOOR PHOTOS

1324 11 Avenue SW, Calgary, Alberta

Suite 301A - 750 sq. ft. total (can be leased as individual offices)



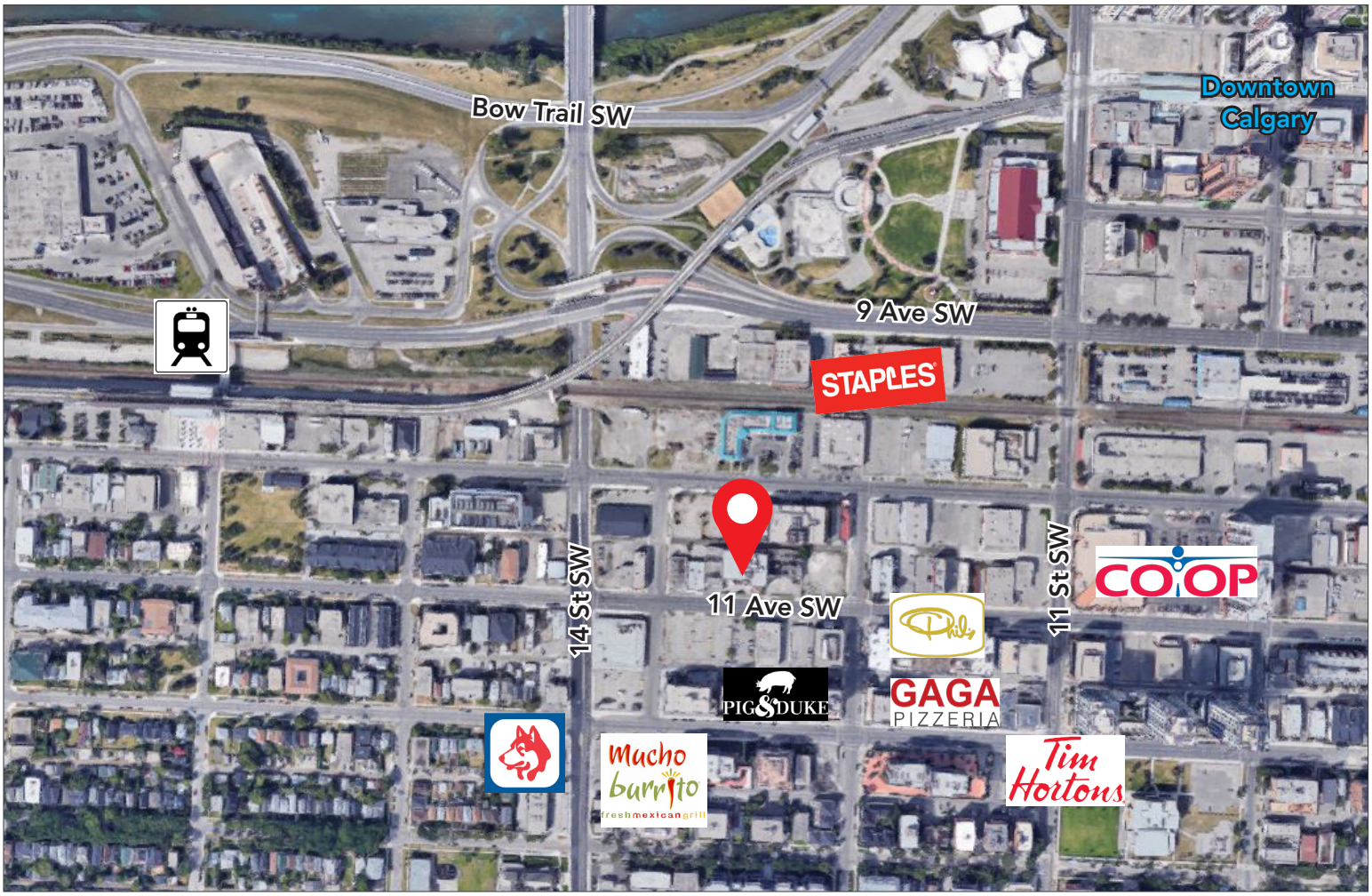
AVENUE | Commercial
Real Estate Solutions

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Main 403.802.6766
Toll Free 800.750.6766

AvenueCommercial.com

LOCATION

1324 11 Avenue SW, Calgary, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

Steven Butt
President/Founder
403.802.6767
sbutt@avenuecommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof.
The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.

AVENUE | Commercial
Real Estate Solutions

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Main 403.802.6766
Toll Free 800.750.6766

AvenueCommercial.com