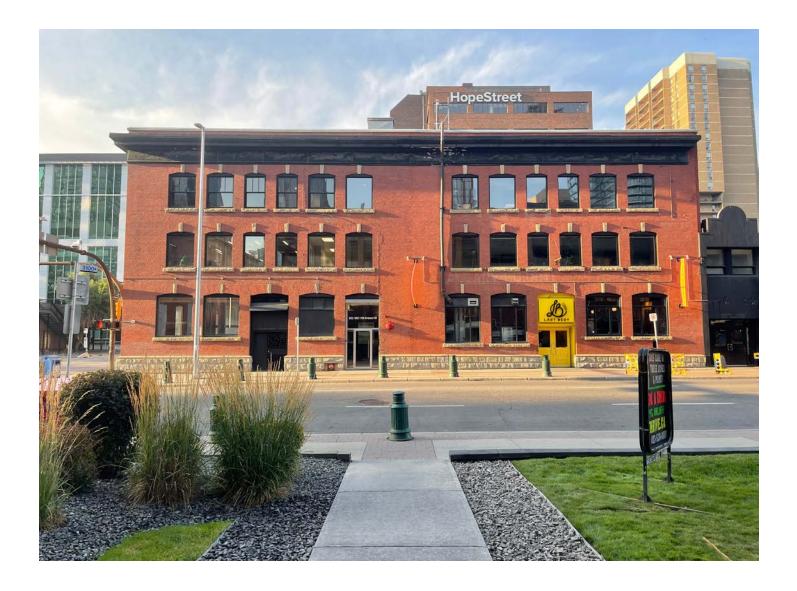
# Roberts Block

605 11<sup>th</sup> Ave SW Calgary, AB



Property Highlights

Floor Plans & Photos

PAGE 3 - 4

Local Amenities

PAGE 5

Contact Information

PAGE 6

PAGE 2





## Property Highlights

- Character office building with renovated lobby
- Close proximity to numerous restaurants and cafes including ReGrub Burger Bar, Last Best Brewing and Milano Coffee Roasters
- Walking distance to Downtown and LRT via 5th Street underpass
- Walking distance to +15 Connection
- Suite 303 is a newly finished show suite

Year Built Rent Additional Rent Area Available

Availability Term 1915 Market \$14.46 PSF Suite 100: 6,857 SF Suite 302A: 159 SF Suite 303: 2,313 SF Immediately Negotiable



## Floor Plan Suite 100

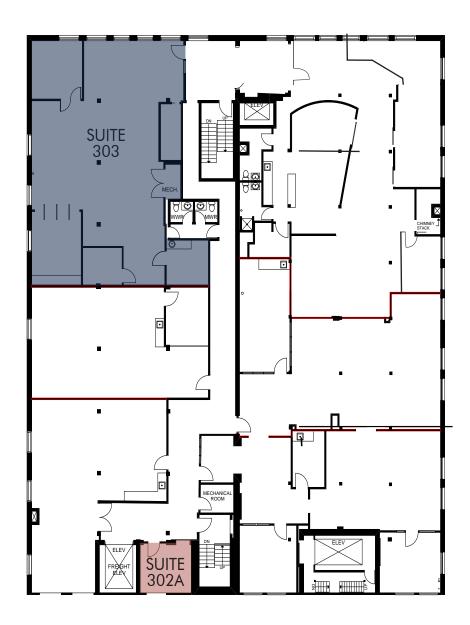
6,857 SF % VIRTUAL TOUR





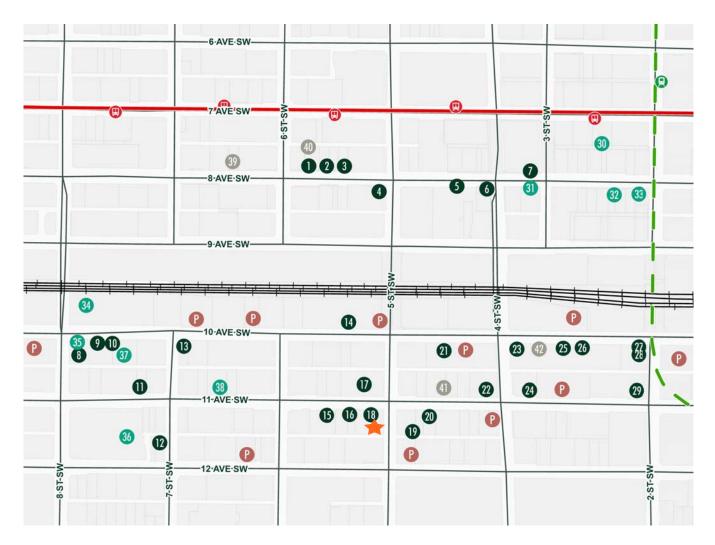


## Floor Plan: 3<sup>rd</sup> Floor Suite 302A 159 SF Suite 303 2,313 SF KINTUAL TOUR



Ν

### Local Amenities



#### RESTAURANTS

- 1. Common Bond
- 2. Escoba Wine Bar
- 3. UNTITLED Champagne Lounge
- 4. State & Main
- 5. Cucina
- 6. Barcelona Tavern
- 7. Hy's Steakhouse
- 8. Bonterra Trattoria
- 9. Wayne's Bagels
- 10. Holy Grill
- 11. Inner City Brewing
- 12. Vegan Street
- 13. Bridgette Bar
- 14. Orchard Restaurant
- 15. REGRUB Beltline
- 16. Broken City
- 17. Milano Coffee

- 18. Last Best Brewing & Distilling
- 19. Canadian Pizza Unlimited
- 20. Singapore Sam's
- 21. Pampa Brazilian Steakhouse
- 22. Tim Horton's
- 23. Rodney's Oyster House
- 24. Starbucks
- 25. CRAFT Beer Market
- 26. National on 10th
- 27. Briggs Kitchen & Bar
- 28. Japanese Village
- 29. Vintage Chophouse

#### SHOPPING AND SERVICES

- 30. The CORE
- 31. HSBC Bank
- 32. RBC Royal Bank
- 33. CIBC

- 34. MEC Calgary
- 35. 7-Eleven
- 36. Safeway
- 37. Atmosphere Calgary
- 38. Metrovino Fine Wines

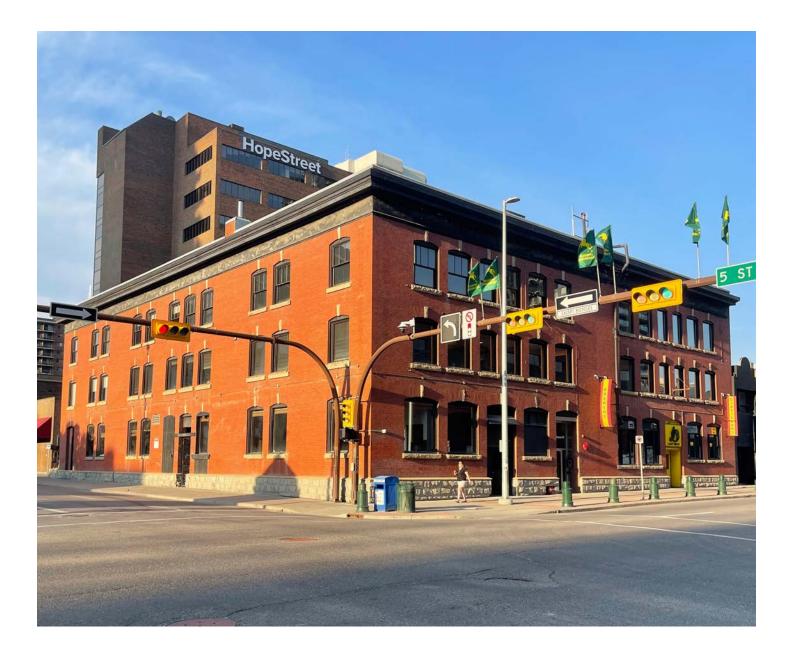
#### **FITNESS**

- 39. Anytime Fitness
- 40. Freedom Fit Pass
- 41. Passage Studios
- 42. UNDRCARD Boxing Studio

#### PARKING LOCATIONS

P Parking Lot





### ALLIED



#### STUART WATSON

Senior Vice President stuart.watson@cbre.com 403 750 0540

#### KATIE SAPIEHA

Vice President katie.sapieha@cbre.com 403 750 0529

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not arrepresent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.