



**CUSHMAN &
WAKEFIELD**

525

11 Avenue SW

Calgary, AB

**OFFICE AND
RETAIL SPACE
FOR LEASE**

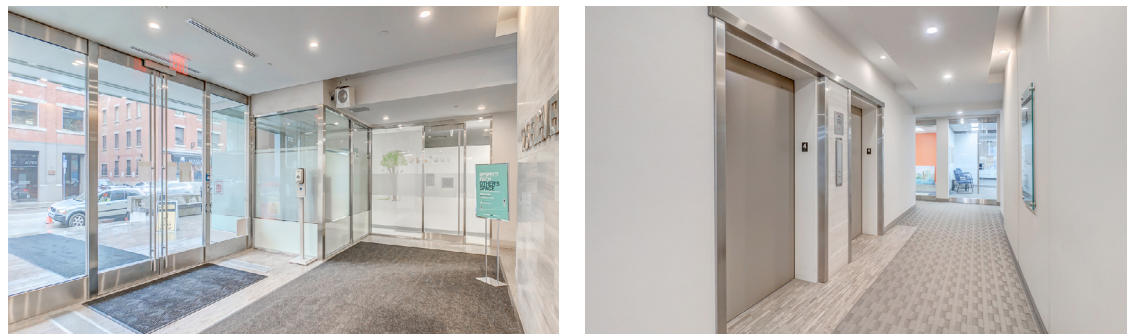
525 11 Avenue SW

PROPERTY DETAILS

Available Units		Lease Rate	Parking Ratio
Suite 100	3,943 sf	Market rates	1:500 sf
Suite 101	1,411 sf		
Suite 206	694 sf	Operating Costs	Parking Rates
Suite 207	3,560 sf	\$15.55 psf (est. 2023)	\$350 per stall, per month (underground)
Suite 310	3,938 sf		
Suite 400	3,706 sf		
Suite 402	857 sf NEW		

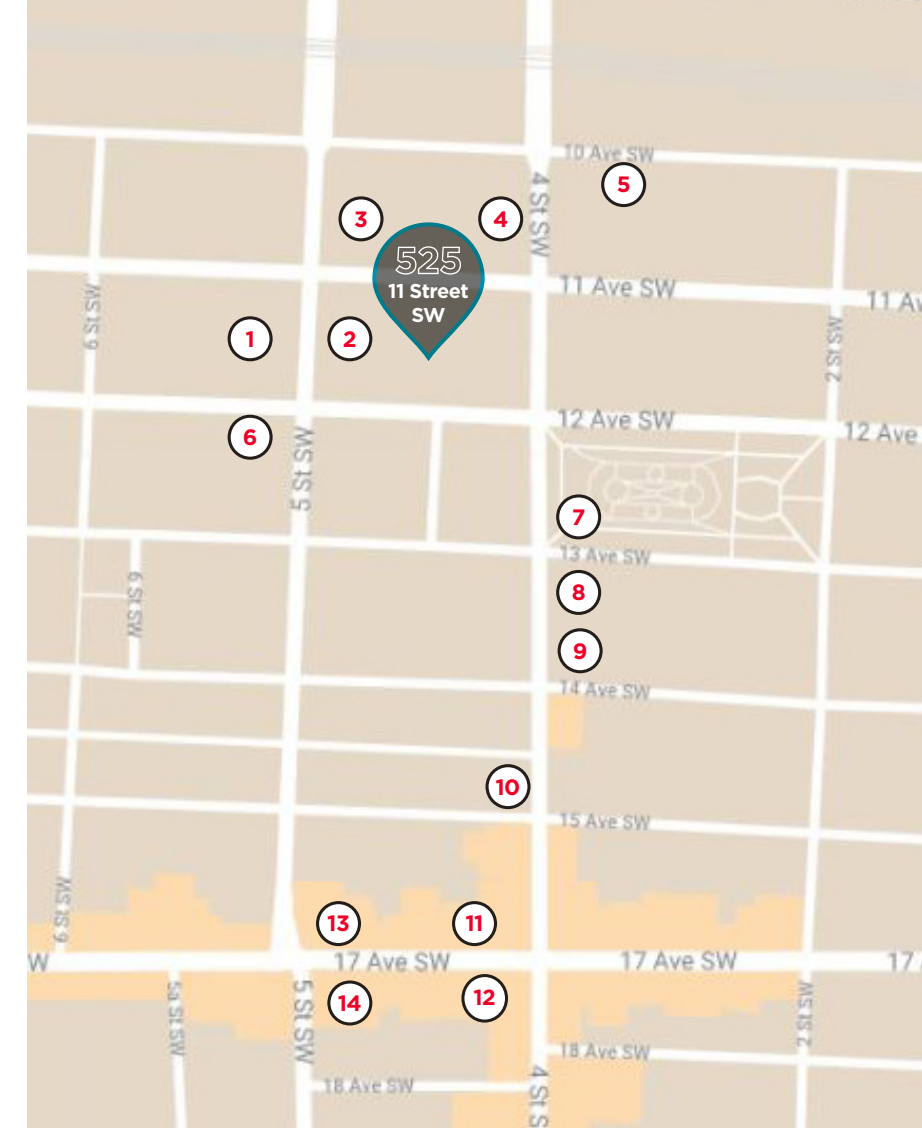
HIGHLIGHTS

- Midrise Beltline property owned and operated by Canadian Urban Limited
- Building underwent a comprehensive renovation in 2012
- Excellent office options available from 694 sf to 3,943 sf



AMENITIES MAP

1. Last Best Brewing & Distilling, Broken City, REGRUB
2. Canadian Pizza Unlimited, Singapore Sam's, StreEATS Beltline Kitchen
3. Passage Studios, Massage Heights
4. Tim Hortons
5. Rodney's Oyster House, CRAFT Beer Market, National on 10th, Japanese Village
6. Hudsons Canada's Pub
7. Park by Sidewalk Citizen
8. Pho Daddy
9. I Love You Coffee Shop, Missy's This That, Happy Together Food Store
10. Red's Diner on 4th
11. Second Cup Coffee Co, Lulu Bar, The Living Room, One Night Stan's, Cleaver
12. PinBar, A&W, Pizza Face YYC
13. The Ship & Anchor, National on 17th, Ricardo's Hideaway
14. Tim Hortons, Shell, Cafe Med

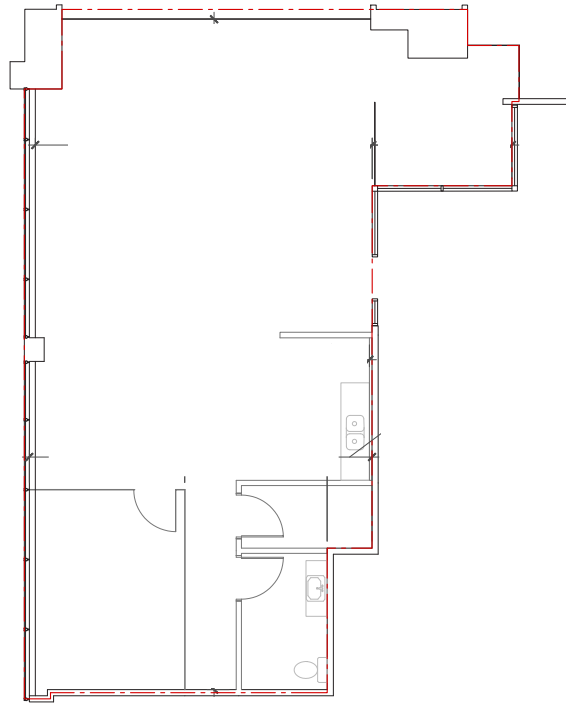


525 ELEVENTH

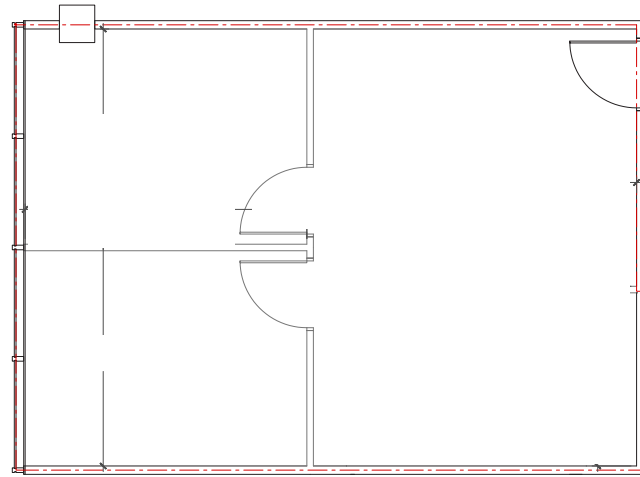
525 ELEVENTH

FLOOR PLANS

SUITE 101 - 1,411 sf

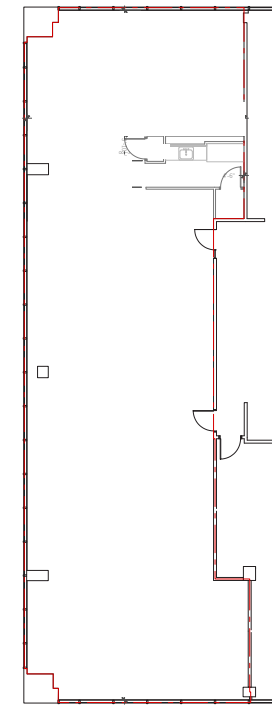


SUITE 206 - 694 sf



FLOOR PLANS

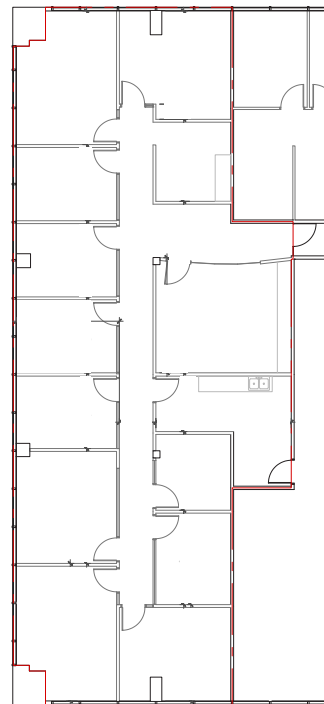
SUITE 400 - 3,706 sf



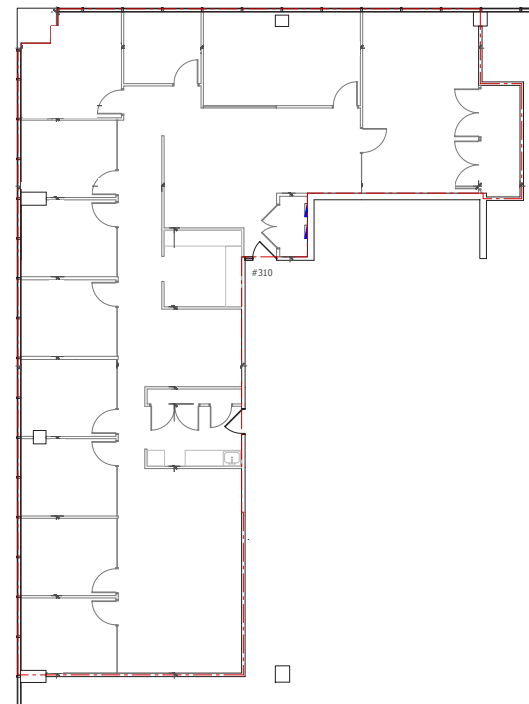
SUITE 402 - 857 sf

FLOOR PLAN
COMING SOON

SUITE 207 - 3,560 sf



SUITE 310 - 3,938 sf



403 261 1111

ADAM RAMSAY TRENT PETERSON

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