Vintage Towers I & II

For Lease 322-326 11th Avenue SW, Calgary, Alberta



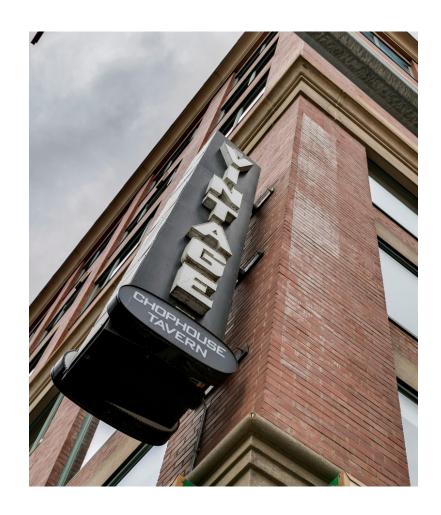
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Property Highlights

Vintage Towers I & II are Class A character buildings located in the heart of the Beltline. Constructed in 1924, the buildings were designed with brick pilasters, large windows, and possess heritage value as a high-quality and characteristic example of the commercial warehouse style of the late 1920's. Restored in 2004, Vintage Towers I & II are the Beltline's premier character buildings.



Vintage Towers	Suites	SF	Availability	Virtual Tours
Vintage Tower East I	201	5,062	Immediately	Virtual Tour

Property Highlights

Operating Cost: \$17.58 per SF

Parking Ratio: 1 stall per 1,005 SF

• Parking Rate: \$350 per stall per month (underground, reserved)

-Class A character building

-Fitness and conference facility coming Q4 2023

-One block from +15 access via Gulf Canada Square

-Secure Bicycle Parking

-Multiple food, drink and lifestyle amenities in the immediate area

-Private terrace for tenants, located on the second floor

-On-site security and building management

-Building amenities include Cafe, Vintage Chop House and Hair Salon









Property Highlights



*Renderings for illustrative purposes only. Actual buildout may vary slightly.

New Fitness Facility Coming Q4 2023



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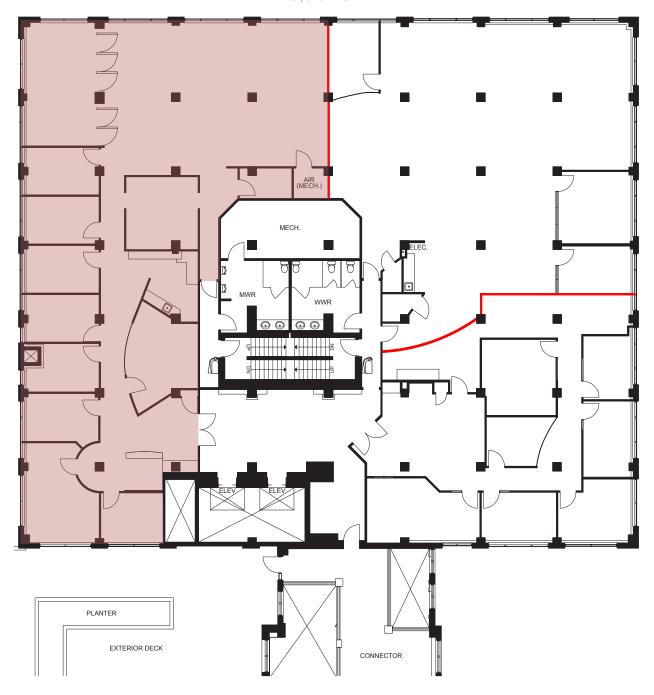
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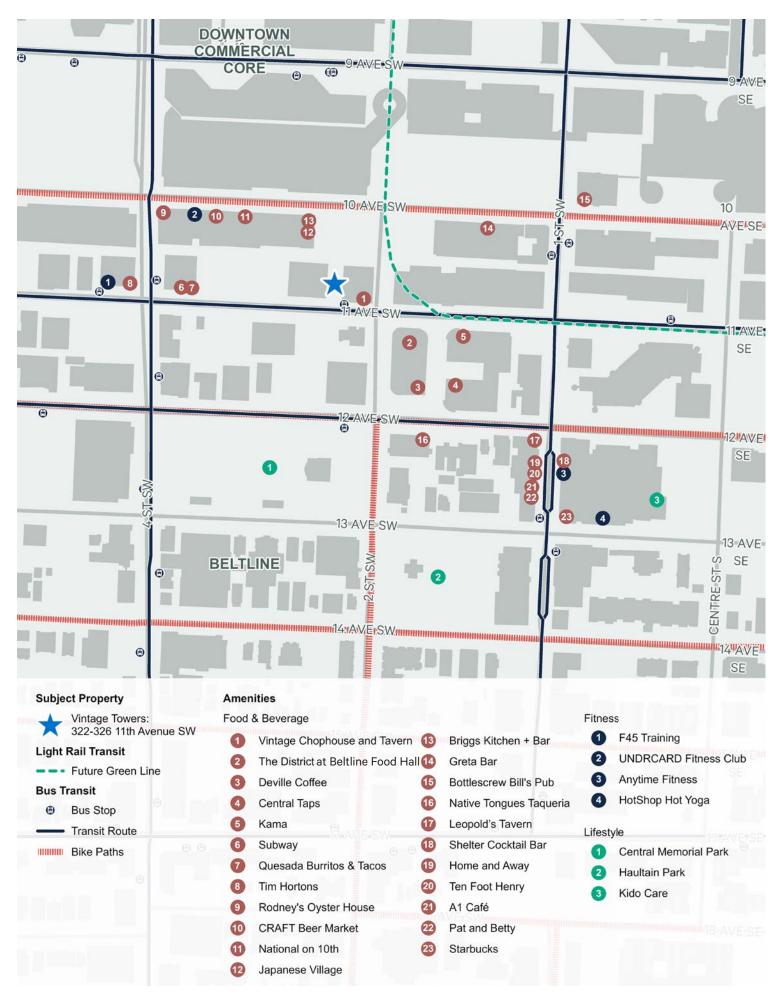
New Conference Centre Coming Q4 2023

Floor Plan - Vintage Tower I

 $SUITE~201~\text{$\stackrel{\checkmark}{\triangleright}$ virtual tour}$

5,062 SF







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