



## 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

|                              |  |
|------------------------------|--|
| <b>Base Rent:</b>            | Market   |
| <b>Op Costs &amp; Taxes:</b> | \$15.25 psf est 2022   |
| <b>Size:</b>                 | Unit 201: 3,000 sq. ft.*<br>Unit 202: 1,500 sq. ft.*<br>*Offices can be combined or rented individually<br>3rd Floor - 600 & 750 sq. ft. |
| <b>Typical Floor Size:</b>   | 10,900 sq. ft.   |
| <b>Term:</b>                 | Negotiable   |
| <b>Available:</b>            | Immediately  |

## BUILDING INFORMATION

  
**Zoning**  
CC-X

  
**Building Size**  
29,700 Sq Ft

  
**Year Built**  
1981

  
**Floors**  
3

  
**Parking**  
Available

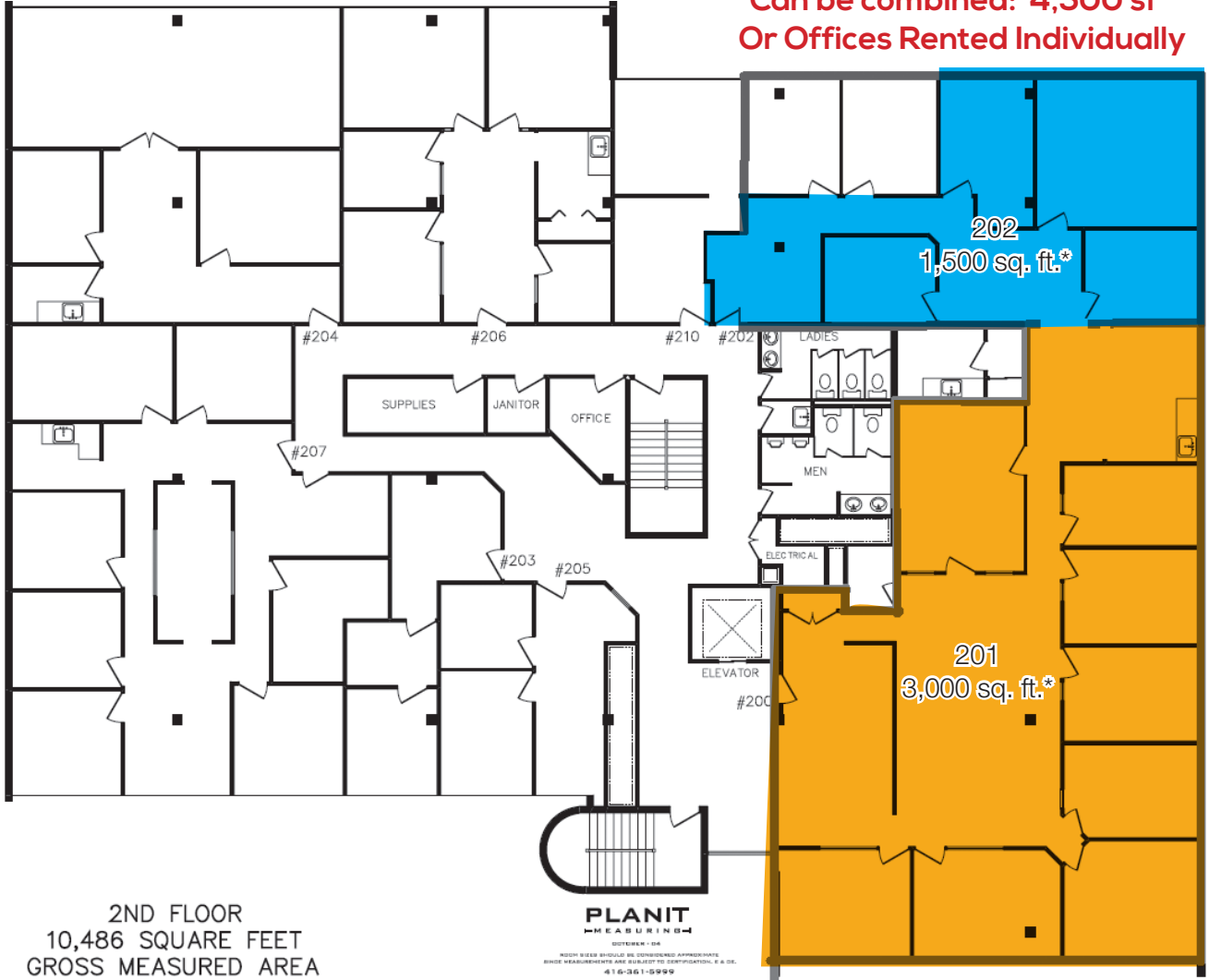
**HEAD OFFICE**  
Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

**AVENUE** | Commercial  
Real Estate Solutions

# 2ND FLOOR PLAN

1324 11 Avenue SW, Calgary, Alberta

**\*Can be combined: 4,500 sf  
Or Offices Rented Individually**



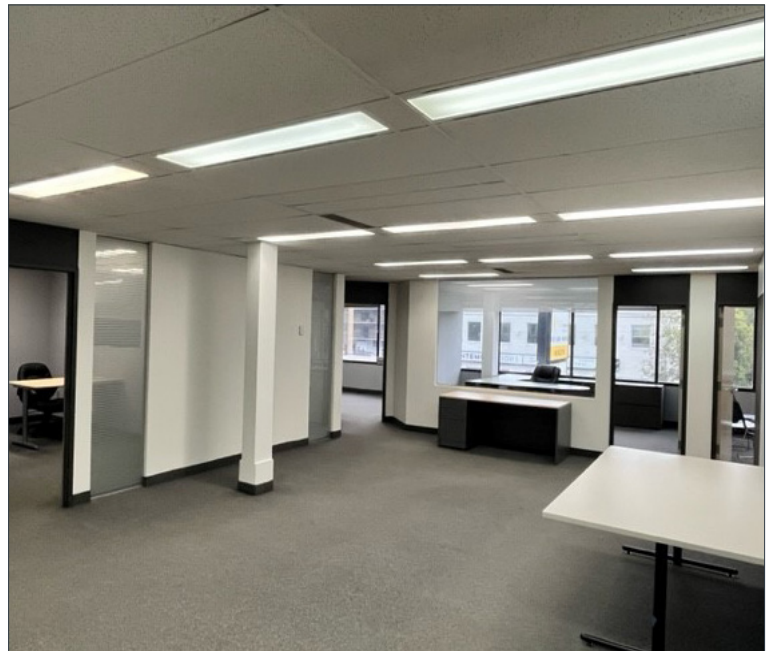
2ND FLOOR  
10,486 SQUARE FEET  
GROSS MEASURED AREA





# 2ND FLOOR PHOTOS

1324 11 Avenue SW, Calgary, Alberta



# 3RD FLOOR PLAN

1324 11 Avenue SW, Calgary, Alberta



600 sf Office Unit





# 3RD FLOOR PHOTOS

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



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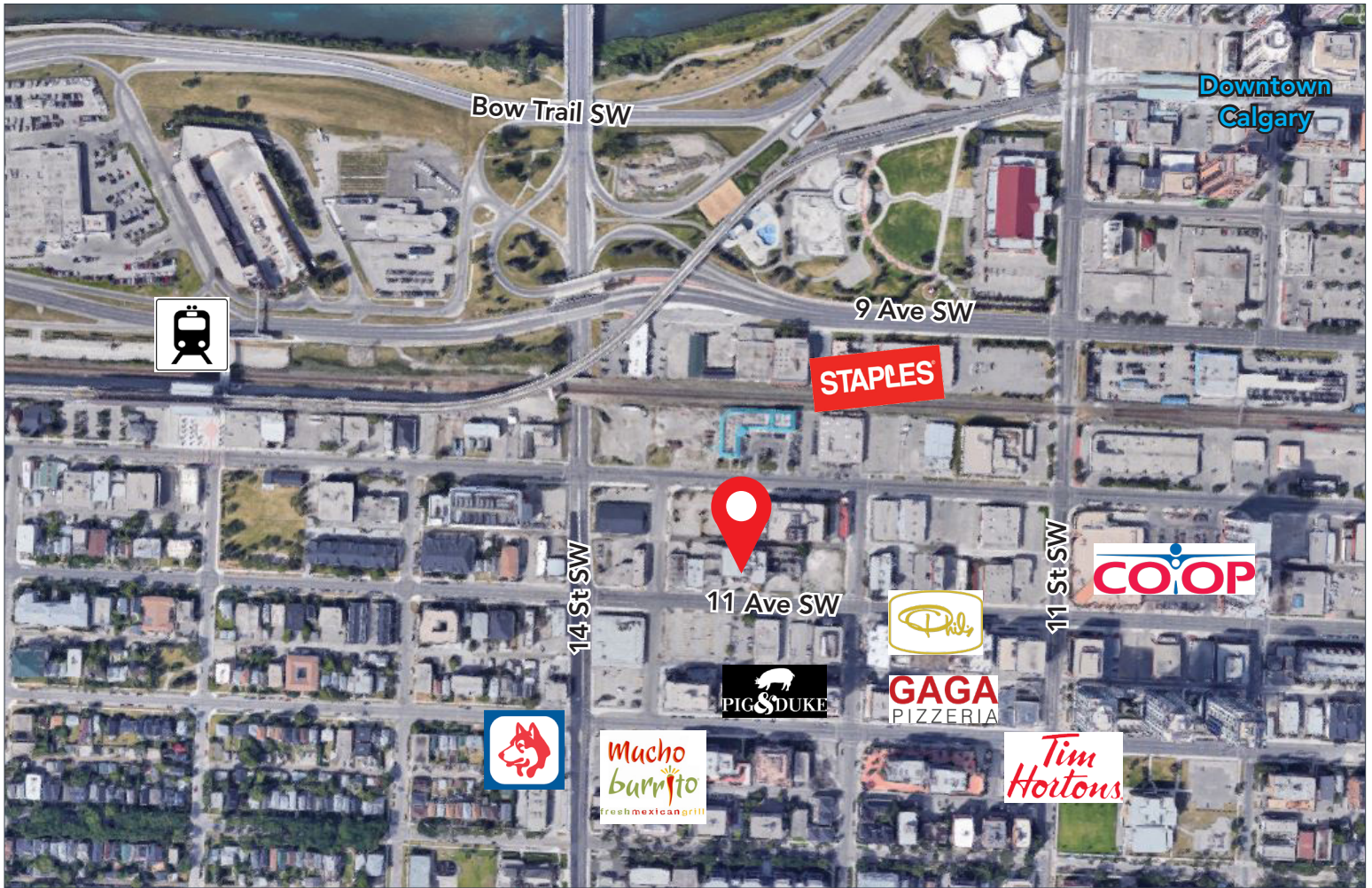
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# LOCATION

1324 11 Avenue SW, Calgary, Alberta



## CHOOSE YOUR AVENUE

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**Steven Butt**

*President/Founder*

**403.802.6767**

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