

# Sherwin Block

738 11<sup>th</sup> Ave SW  
Calgary, AB



Property Information

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Floor Plans

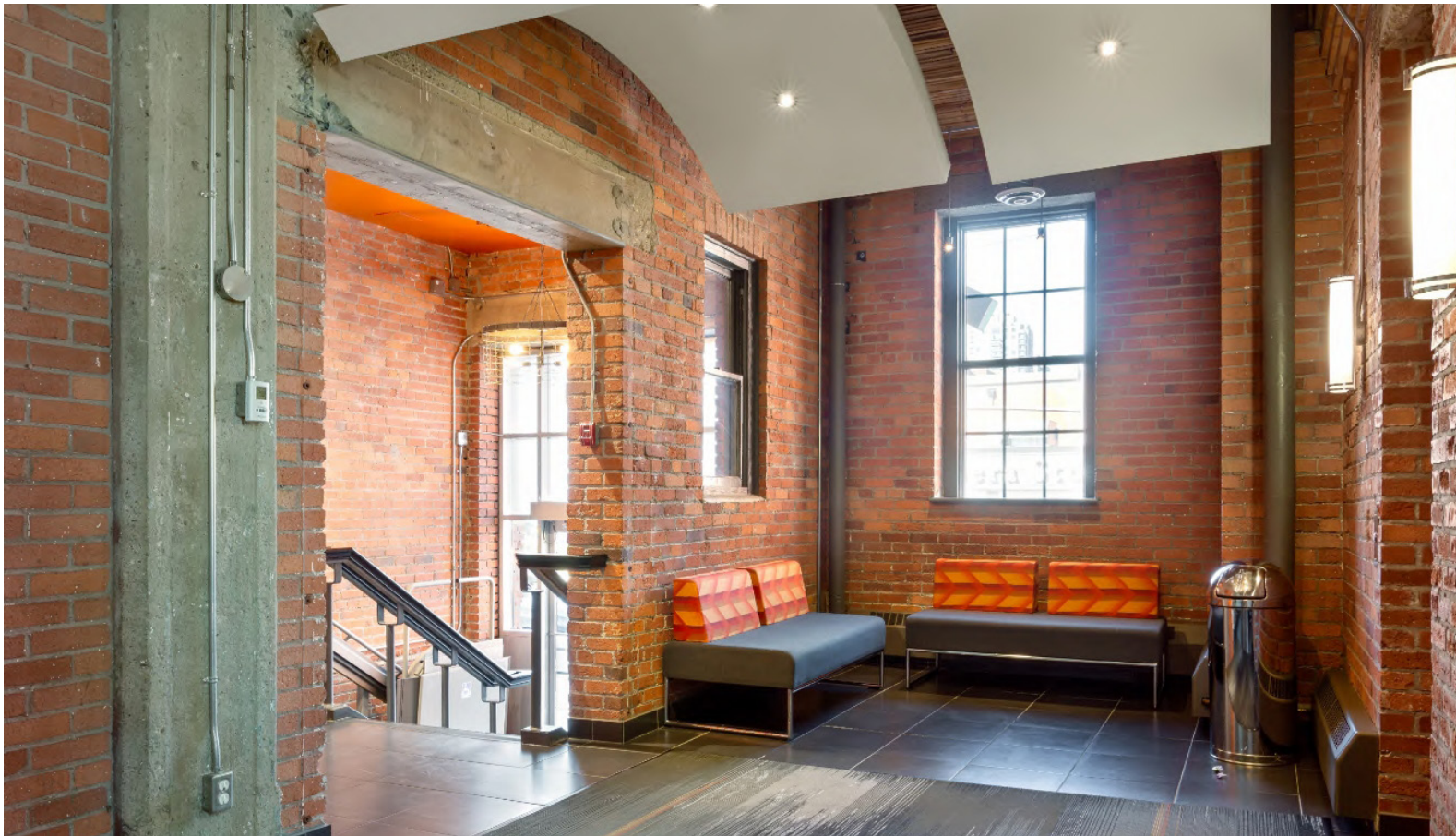
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Local Amenities

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# Property Information



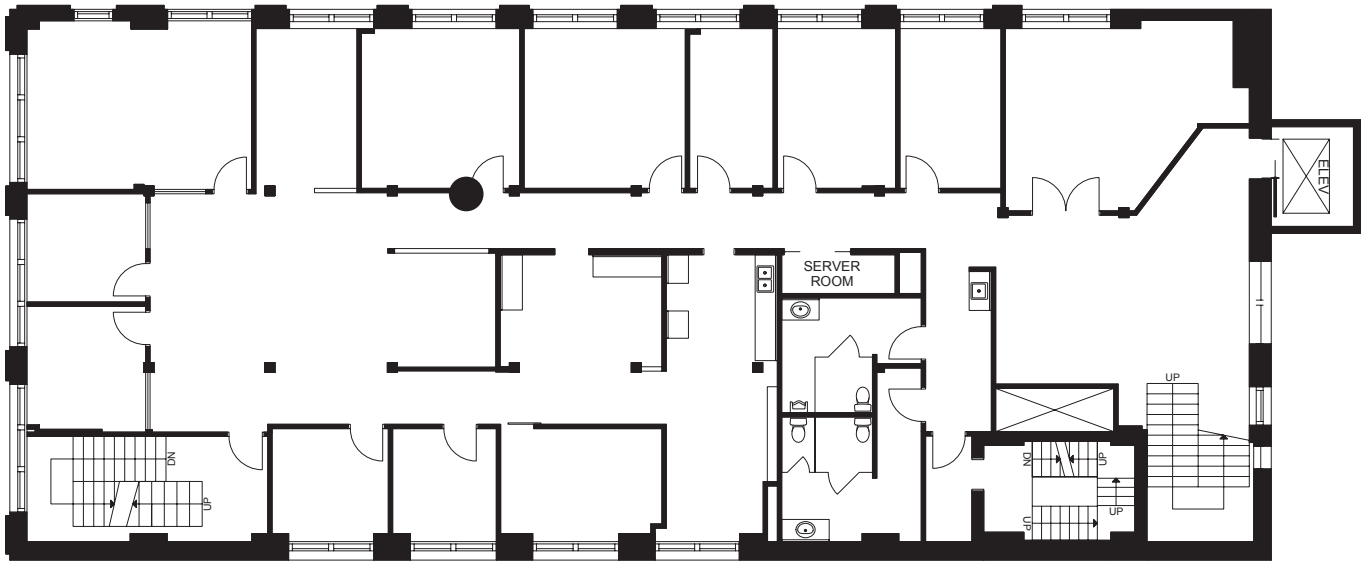
- Move-in ready character building with exposed brick and beam
- Central Beltline location within walking distance to numerous amenities including Bridgette Bar, Wayne's Bagels, Holy Grill, MEC, 7-11 and Sucre Café
- Floors 2 & 3 connected via internal staircase
- Access to exclusive patio space
- 10 minute walk to Downtown
- Located on the block from Calgary Cycle

<b>Rent</b>	Market
<b>Additional Rent</b>	\$17.99 SF
<b>Area Available</b>	Suite 200: 5,137 SF Suite 300: 5,235 SF
	**Suite 200 & 300 are connected by an internal staircase.
<b>Availability</b>	Immediately
<b>Term</b>	TBD
<b>Parking</b>	4 stalls per suite
<b>Parking Rate</b>	\$250/stall/month
<b>Year Built</b>	1911/2005

# Floor Plan

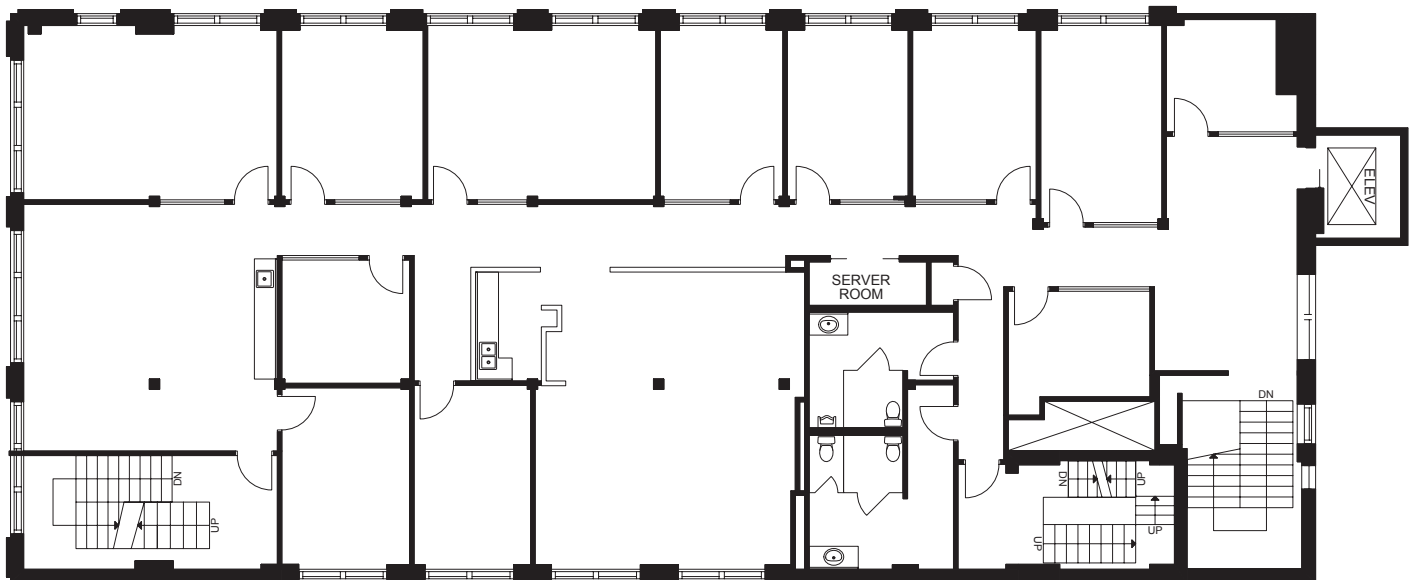
## Suite 200

5,137 SF  VIRTUAL TOUR

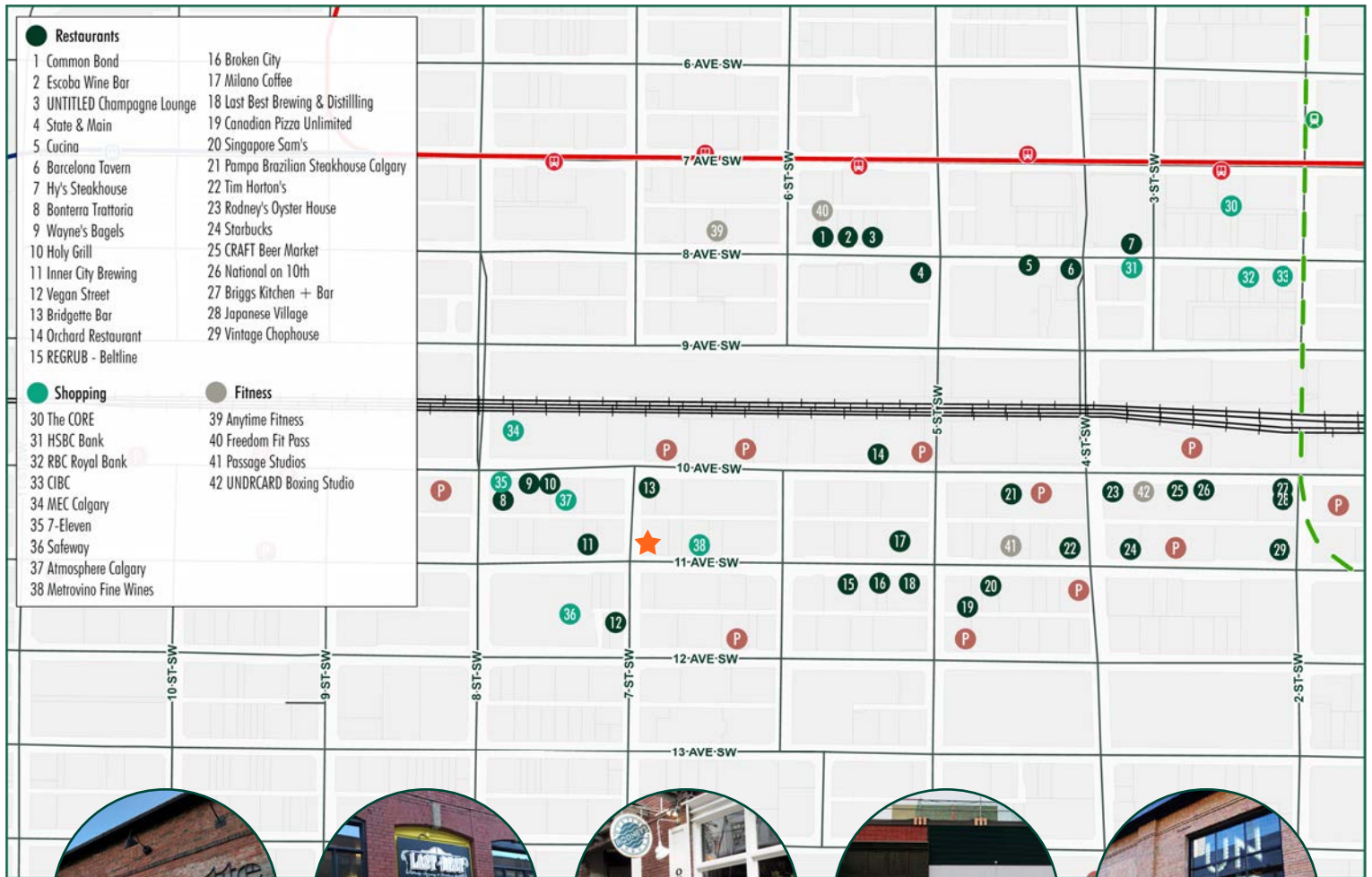


## Suite 300

5,235 SF  VIRTUAL TOUR



# Local Amenities



13. Bridgette Bar



18. Last Best Brewing



23. Rodney's Oyster House



25. CRAFT Beer Market



42. UNDRCARD Boxing

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