

Vintage Towers I & II

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



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Property Highlights

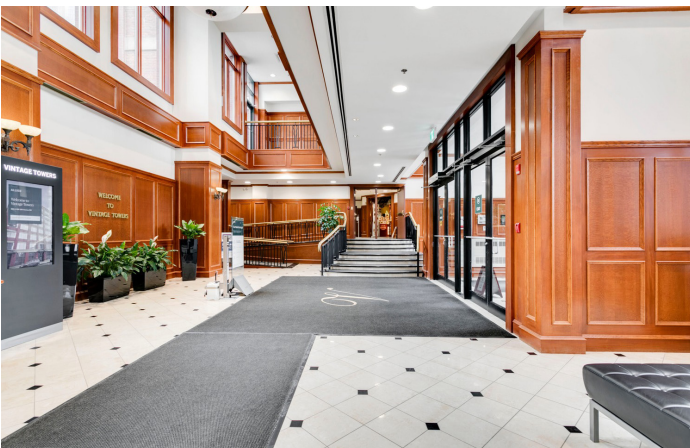
Vintage Towers I & II are Class A character buildings located in the heart of the Beltline. Constructed in 1924, the buildings were designed with brick pilasters, large windows, and possess heritage value as a high-quality and characteristic example of the commercial warehouse style of the late 1920's.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



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

Property Highlights

- Operating Cost: \$18.10 per SF
- Parking Ratio: 1 stall per 1,005 SF
- Parking Rate: \$350 per stall per month (underground, reserved)
 - Class A character building
 - New fitness facility now open and ready for tenant use
 - New conference facility
 - 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



Property Highlights

New ✨ Fitness Facility

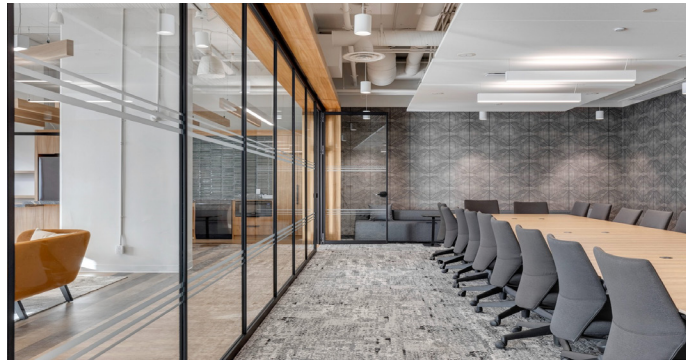
CBRE proudly introduces Forme to the market on behalf of Allied Properties REIT. Forme offers a fitness experience for Allied tenants across their Calgary* portfolio.

The newly built fitness facility in the Vintage Towers now welcomes tenants to enjoy the endless options of fitness machinery, free weights, lockers, changerooms, showers and much more.

*Subject to landlord approval and excludes Woodstone, Local Motive and The Lougheed Block.



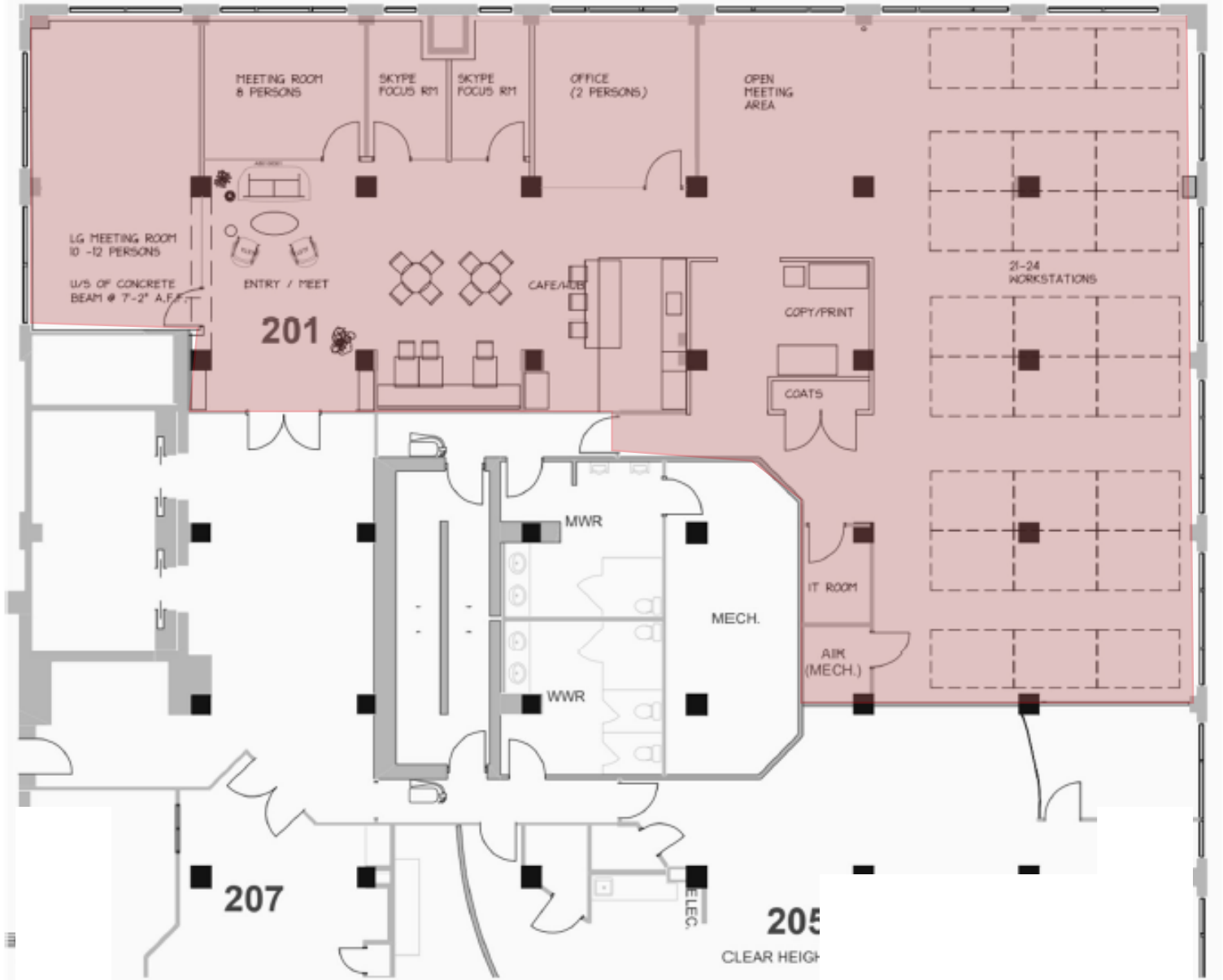
New ✨ Conference Centre

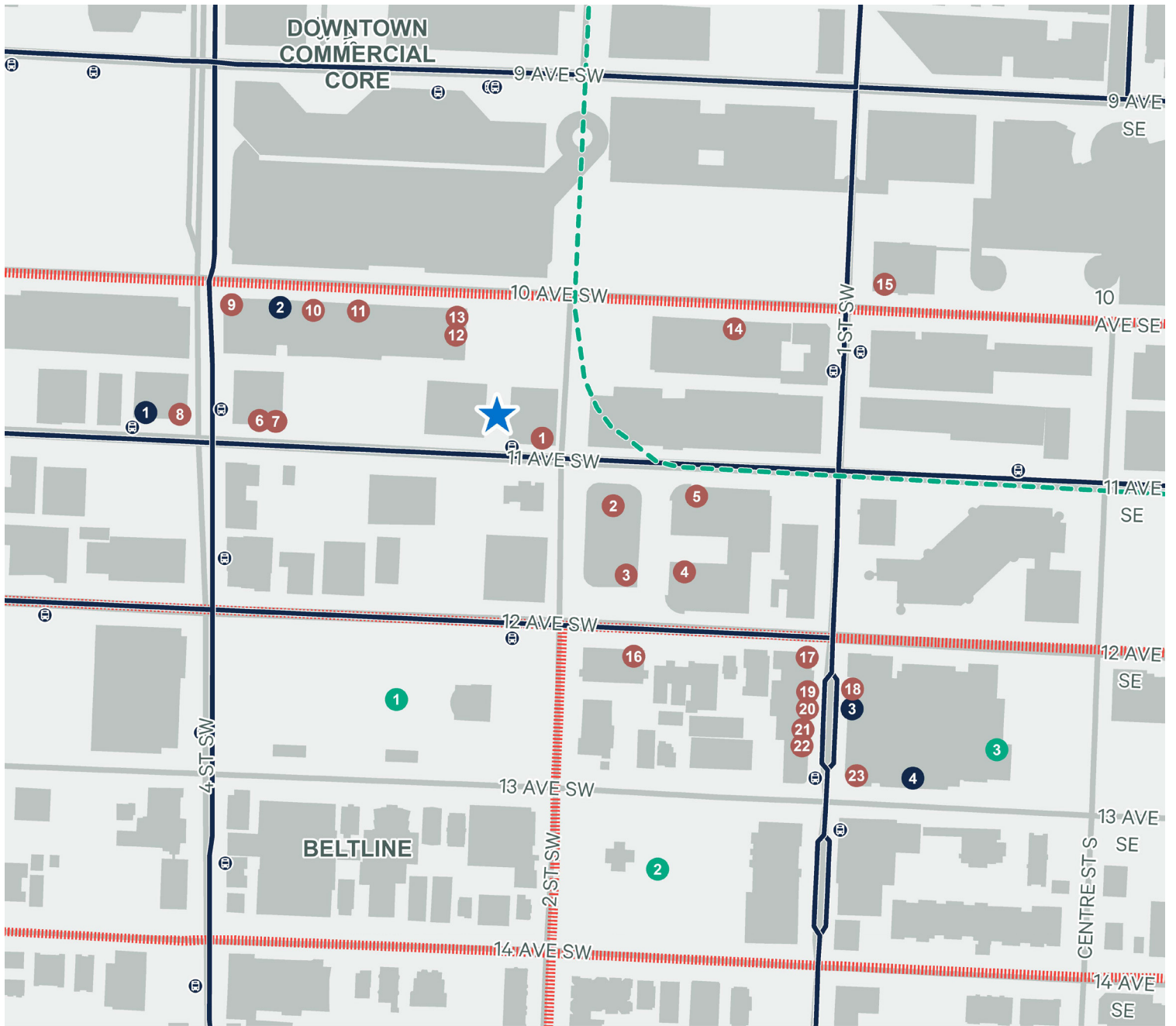


Floor Plan - Vintage Tower I

SUITE 201  VIRTUAL TOUR

5,062 SF







Subject Property


 Vintage Towers:
322-326 11th Avenue SW

Light Rail Transit

 Future Green Line

Bus Transit

 Bus Stop

 Transit Route





 Bike Paths

Amenities

Food & Beverage

- | | |
|--|---|
|  Vintage Chophouse and Tavern |  Briggs Kitchen + Bar |
|  The District at Beltline Food Hall |  Greta Bar |
|  Deville Coffee |  Bottlescrew Bill's Pub |
|  Central Taps |  Native Tongues Taqueria |
|  Kama |  Leopold's Tavern |
|  Subway |  Shelter Cocktail Bar |
|  Quesada Burritos & Tacos |  Home and Away |
|  Tim Hortons |  Ten Foot Henry |
|  Rodney's Oyster House |  A1 Café |
|  CRAFT Beer Market |  Pat and Betty |
|  National on 10th |  Starbucks |
|  Japanese Village | |

Fitness

-  F45 Training
-  UNDRCARD Fitness Club
-  Anytime Fitness
-  HotShop Hot Yoga

Lifestyle

-  Central Memorial Park
-  Haultain Park
-  Kido Care

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envirionics Analytics, Microsoft Bing, Google Earth.



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