



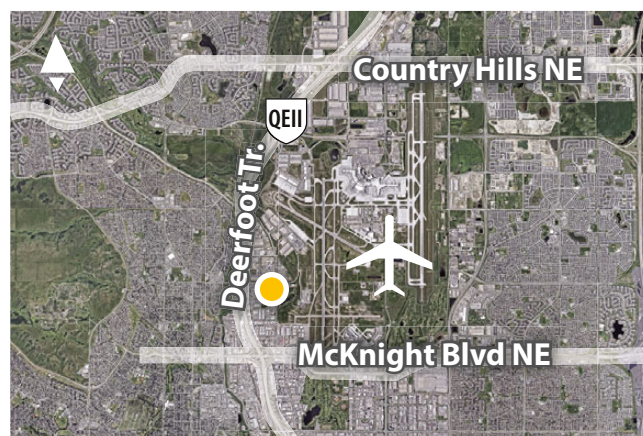
<b>7,063 sf</b>	Suite 100 (main fl.)
<b>4,025 sf</b>	Suite 110 (main fl.)
<b>± 1,750 sf</b>	Suite 100A (2nd fl.)
<b>± 3,250 sf</b>	Suite 110B (2nd fl.)
<b>± 3,900 sf</b>	Suite 100S (2nd fl.)
<b>± 1,888 sf</b>	Suite 215 (2nd fl.)
<b>± 2,014 sf</b>	Suite 200 (2nd fl.)

**Spaces are contiguous and can be combined**

## OFFICE SPACE FOR LEASE

**1111 and 1115 57 Avenue NE  
Calgary**

- » Walking distance to Deerfoot City.
- » Ample parking – free of charge.



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LOCAL EXPERTISE MATTERS



- » Excellent access to Deerfoot Trail and McKnight Blvd.
- » Walking distance to Deerfoot City – vibrant retail hub with 50+ retailers (including big-box retailers such as Walmart Supercentre, Canadian Tire and Cabela's), celebrated eateries, seasonal celebrations and year-round entertainment.



## LEASE INFORMATION

MUNICIPAL ADDRESS:  
1111 and 1115 57 Avenue NE, Calgary

AVAILABLE FOR LEASE:

BUILDING 1 (1111 57 AVE NE):

- |  |                       |                      |
|--|-----------------------|----------------------|
| » 7,063 sq. ft. – Suite 100 (main fl.)                                 | Main fl.<br>11,088 sf | Bldg. 1<br>21,876 sf |
| » 4,025 sq. ft. – Suite 110 (main fl.)<br>• Available on 90-day notice |                       |                      |
| » ±1,750* sq. ft. – Suite 100A (2nd fl.)                               | 2nd fl.<br>10,788 sf  |                      |
| » ±3,250* sq. ft. – Suite 110B (2nd fl.)<br>• Available June 1, 2025   |                       |                      |
| » ±3,900* sq. ft. – Suite 100S (2nd fl.)                               |                       |                      |
| » ±1,888* sq. ft. – Suite 215 (2nd fl.)                                |                       |                      |

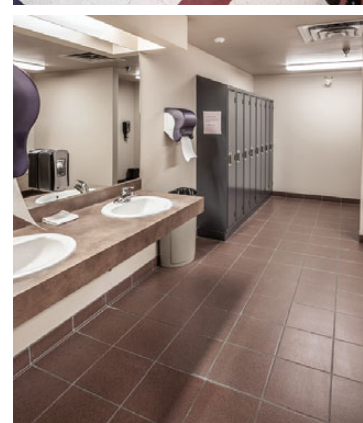
BUILDING 2 (1115 57 AVE NE):

- » 2,014 sq. ft. – Suite 200 (2nd fl.)

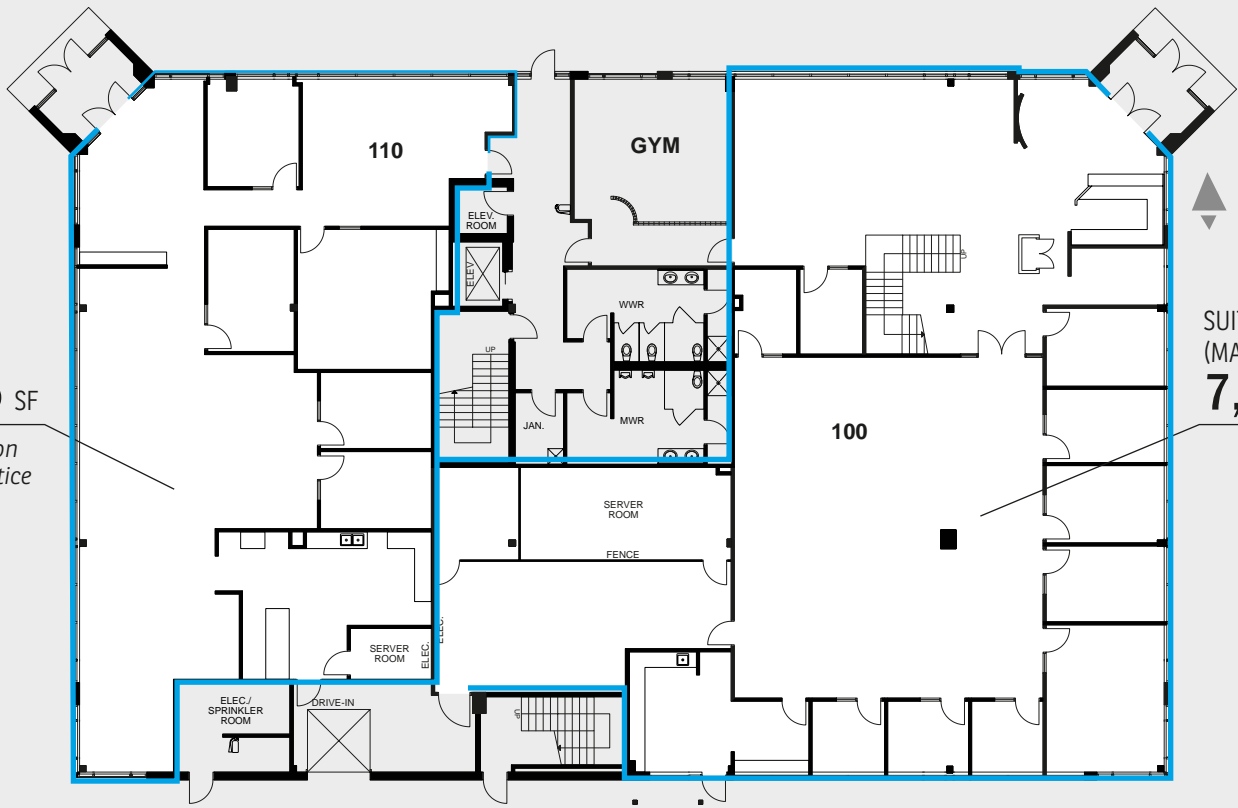
PARKING: Ample – free of charge

OP. COSTS AND TAXES:  
\$12.50 per sq. ft. (est.).

LEASE RATE: Market



\* Subject to re-measuring and common area improvements



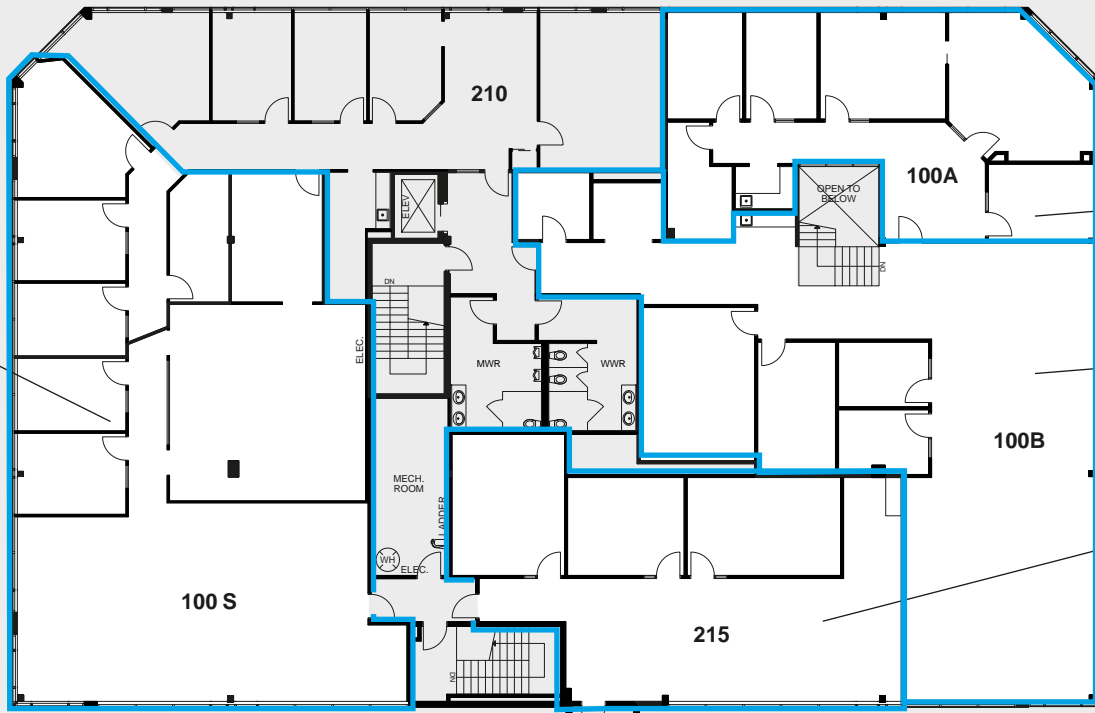
SUITE 110  
(MAIN FL.)  
**4,025 SF**  
*Available on  
90-day notice*

SUITE 100  
(MAIN FL.)  
**7,063 SF**

**SUITE 100  
MAIN FL.**



**BLDG. 1**  
2nd FLOOR



SUITE 100S  
(2ND FL.)  
±**3,900** SF

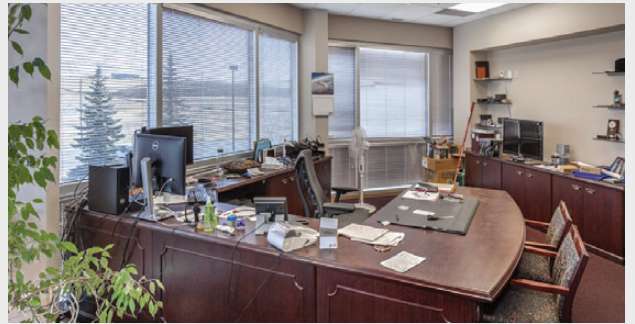
SUITE 100A  
(2ND FL.)  
±**1,750** SF

SUITE 100B  
(2ND FL.)  
±**3,250** SF

SUITE 215  
(2ND FL.)  
±**1,888** SF

*All unit areas are subject to re-measuring and common area improvements*

**SUITE 100A**  
2ND FL.



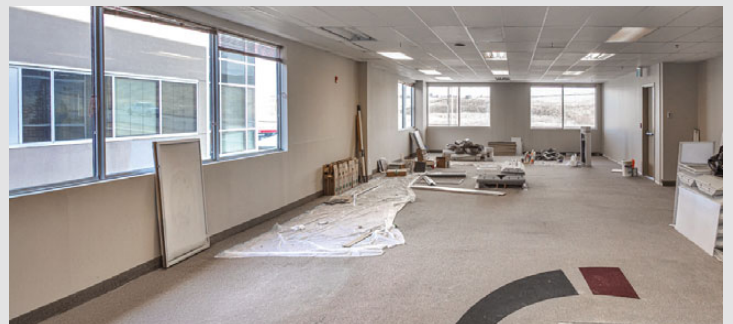
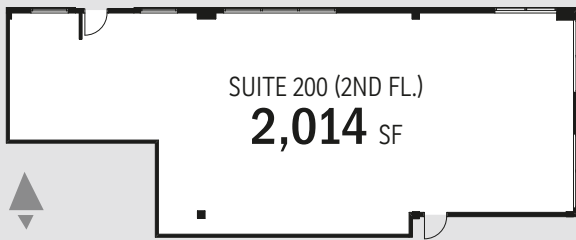
**SUITE 100S**  
2ND FL.



**SUITE 215**  
2ND FL.



**BLDG. 2**  
2nd FLOOR



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LOCAL EXPERTISE MATTERS