

Aggressive Rental Rate

4,315 sf

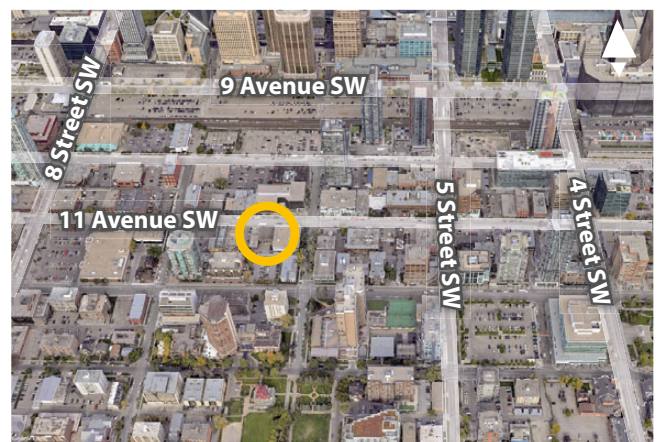
Suite 200 • Full second floor



BELTLINE OFFICE SPACE FOR LEASE

709 11th Avenue SW
Calgary

» Excellent signage opportunity on 11 Avenue SW



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



- » Excellent signage opportunity on 11th Avenue SW
- » Premium full second floor suite available.
- » Move-in ready.
- » Walking distance to downtown.

LEASE INFORMATION

MUNICIPAL ADDRESS:
709 11th Avenue SW, Calgary

AVAILABLE FOR LEASE:
4,315 sq. ft. – Suite 200

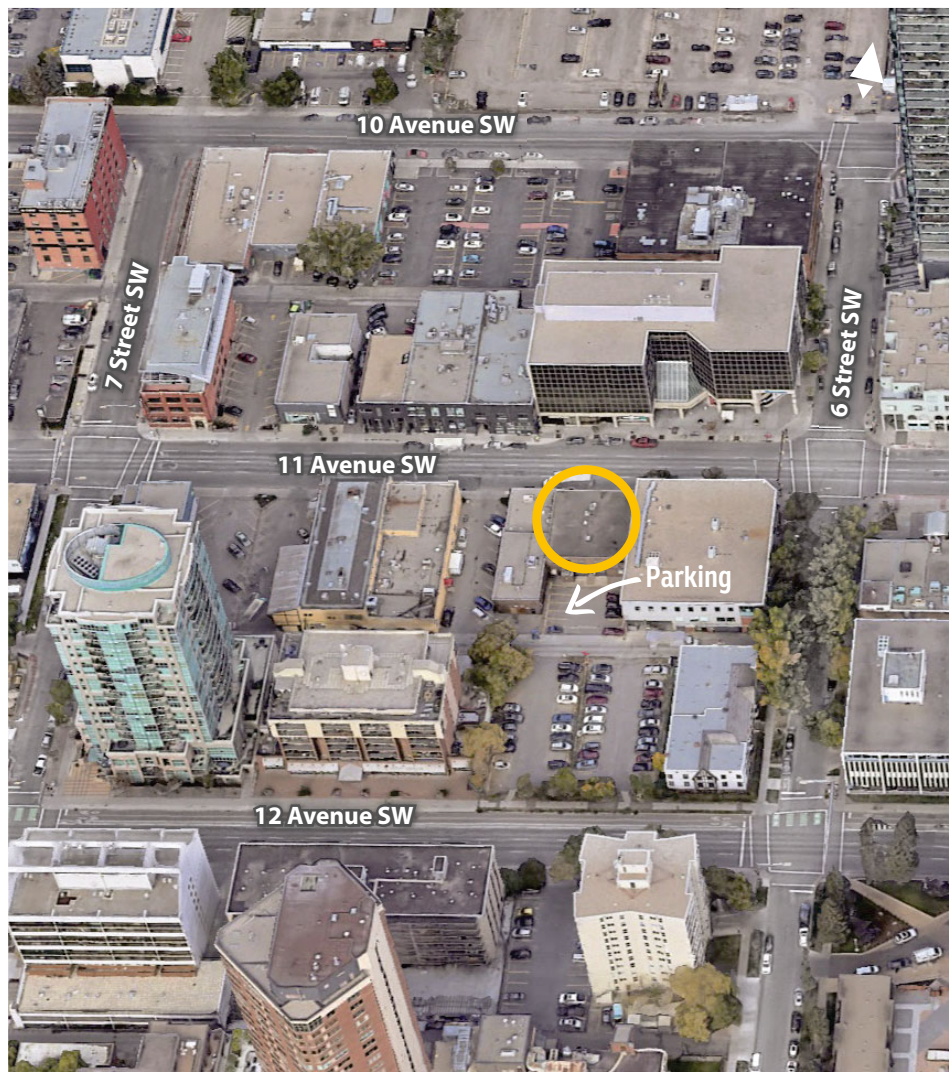
AVAILABILITY: Immediate

PARKING: 5 stalls at \$175/mo per stall

T.I.A.:
6 months Net Free Rent on As-Is 5-year term

OP. COSTS AND TAXES:
\$17.30 per sq. ft. (est.)

LEASE RATE: Aggressive rental rate

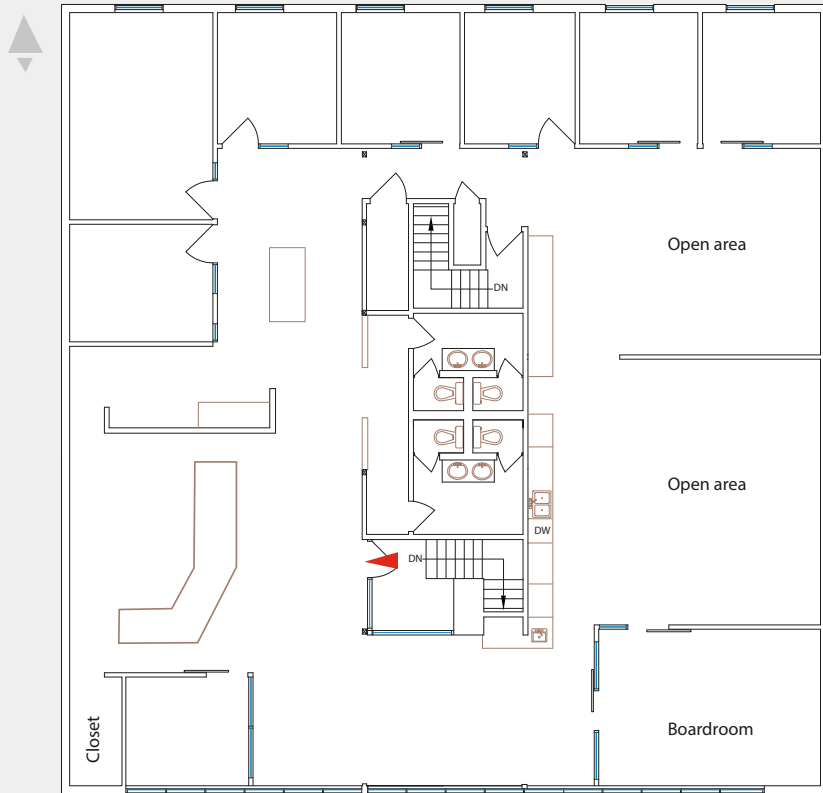




SUITE 200

4,315 SQ.FT.

11TH AVENUE SW





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LOCAL EXPERTISE MATTERS