

4,315 sf

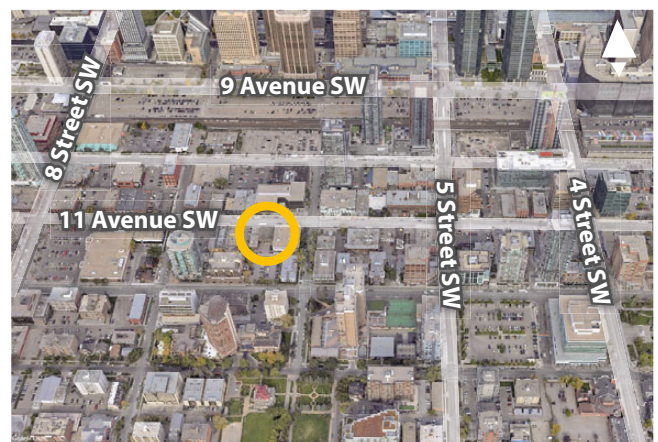
Suite 200 • Full second floor



## BELTLINE OFFICE SPACE FOR LEASE

709 11th Avenue SW  
Calgary

» Excellent signage opportunity on 11 Avenue SW



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CELEBRATING

50 YEARS

1973-2023





- » 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

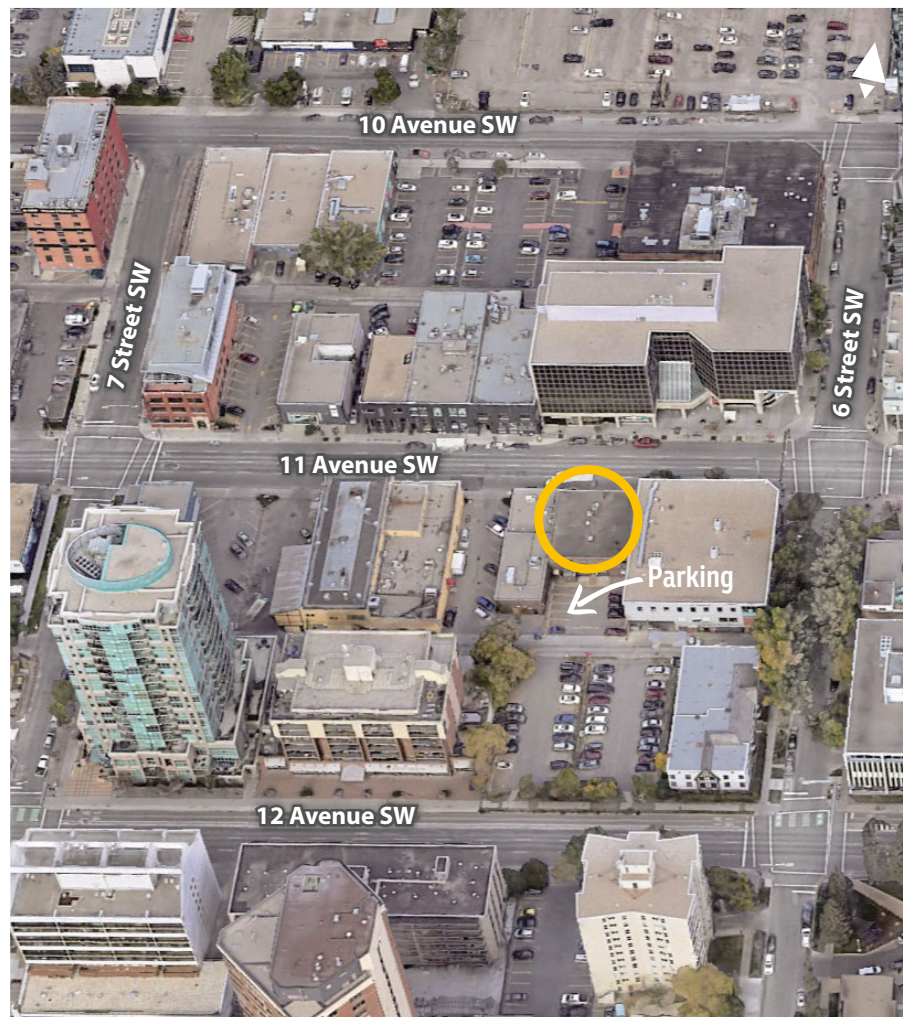
AVAILABLE FOR LEASE:  
4,315 sq. ft. – Suite 200

AVAILABILITY:  
Immediate

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

OP. COSTS AND TAXES:  
\$17.30 per sq. ft. (est 2023)

LEASE RATE:  
Market



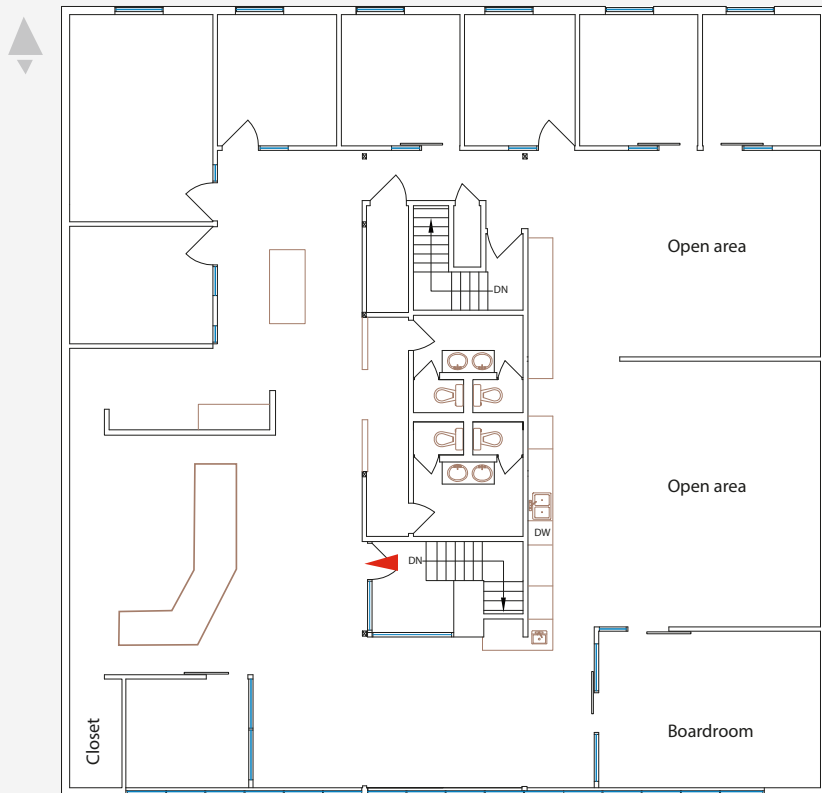




SUITE 200

**4,315** SQ.FT.

11<sup>TH</sup> AVENUE SW







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LOCAL EXPERTISE MATTERS

