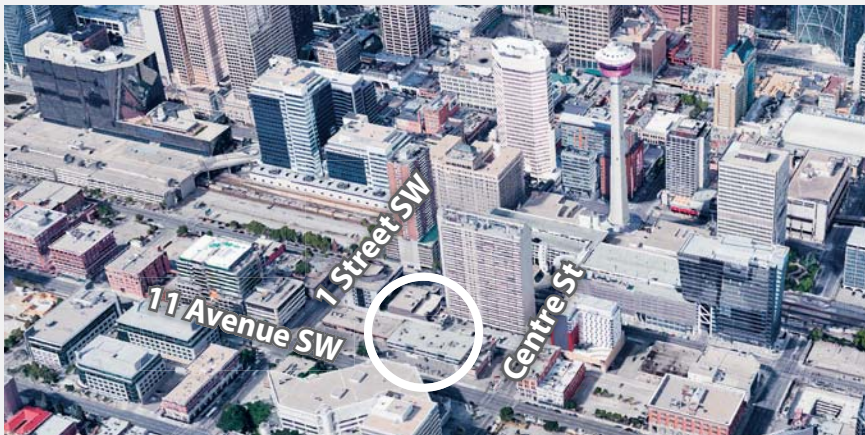




BELTLINE OFFICE SPACE FOR LEASE

Clennan Square

110 11 Avenue SW, Calgary



- ▶ Clennan Square is situated along Calgary's newest and trendy redeveloped node – 1st Street SW in the Beltline district.
- ▶ Easy access and egress to Downtown, Macleod Trail and 17th Avenue SW.
- ▶ This building has gone through extensive recent improvements.

LEASE INFORMATION

MUNICIPAL ADDRESS:
110 11th Avenue SW, Calgary

AVAILABLE FOR LEASE:

- 1,100** sq. ft. – Suite 211
- 1,902** sq. ft. – Suite 212
- 895** sq. ft. – Suite 213

AVAILABILITY: Immediately

TERM: 2-5 years

TENANT IMPROVEMENTS:
Negotiable

PARKING: Negotiable

LEASE RENT: \$18.00 per sq. ft. Gross Rent

BUILDING INFORMATION

LANDLORD: Carbon Copy Digital
NUMBER OF FLOORS: 2

Ian Robertson

ASSOCIATE, OFFICE LEASING

irobertson@barclaystreet.com

d: 587-393-9332 c: 403-860-2383 p: 403-290-0178

403-290-0178 • Toll Free 1-877-867-6334 • 200, 407 8th Avenue SW Calgary, AB T2P 1E5 • www.barclaystreet.com

Bill Falagaris

EXECUTIVE VICE PRESIDENT, OFFICE LEASING

bfalagaris@barclaystreet.com

d: 403-294-7161 c: 403-650-2347 p: 403-290-0178



BARCLAY STREET
REAL ESTATE



LOCAL EXPERTISE MATTERS

2
FLOOR

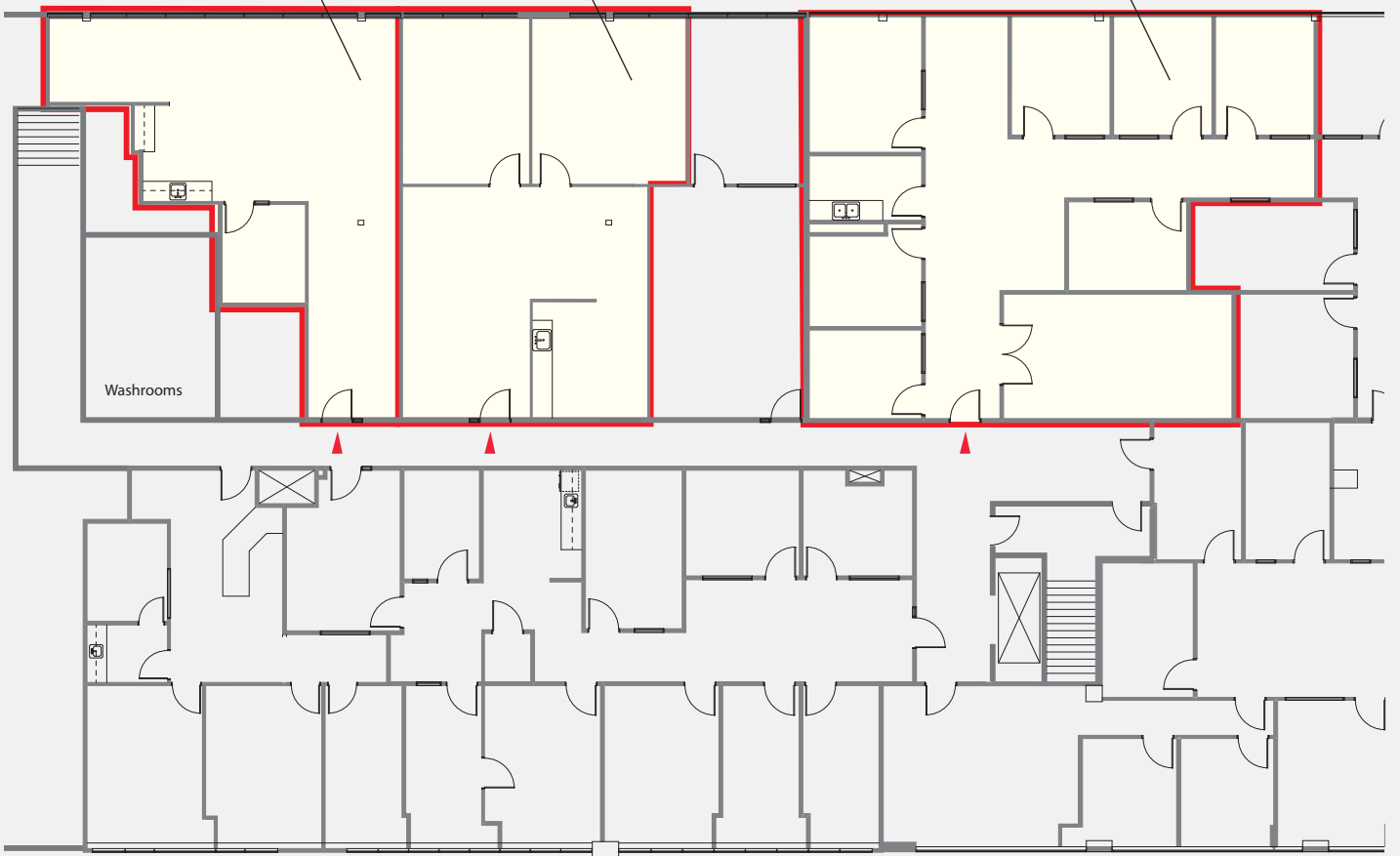
**LOW
LEASE
RATE**

**\$18/sf
GROSS RENT**

SUITE 211
1,100 SQ.FT.
AVAILABLE
IMMEDIATELY

SUITE 213
895 SQ.FT.
AVAILABLE
IMMEDIATELY

SUITE 212
1,902 SQ.FT.
AVAILABLE
IMMEDIATELY



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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STREET**
REAL ESTATE

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REAL ESTATE SERVICES



LOCAL EXPERTISE MATTERS