



Colliers

318 11th Avenue SE | Calgary, AB

# Ribtor West

## Character Office Space For Lease

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Accelerating success.

# Property History

One of several implement warehouses built in Calgary's wholesale district, this 1912 warehouse was occupied by Massey Harris from the date of construction to 1979. The building was then occupied by Ribtor Manufacturing & Distributing Co., a popular sporting goods and hardware retailer for many years.

The Massey Harris warehouse played an important role in the maturation of Calgary's wholesale district. In 1902, Calgary was given a competitive freight rate advantage by the C.P.R. By 1906, there were 64 wholesale houses around the C.P.R. right-of-way, and at the apex of the boom, when this building was constructed, over 160.

An irregular plan, the Massey Harris warehouse consumed four city lots and was four storeys. The brick facade design features elements of both warehousing and retail. The lower level has enlarged windows for display; however, the floor is set up at the height at which the railcars at the rear could be loaded/unloaded. Organization of the facade is in keeping with the Edwardian manner of an ordered classical format: pilasters, corbelled cornice, sandstone plinth, and a horizontal signband element typical of retail storefronts. The site is representative of Calgary's economic development, and an important component of a highly visible grouping of prominent warehouse buildings.



# Property Overview

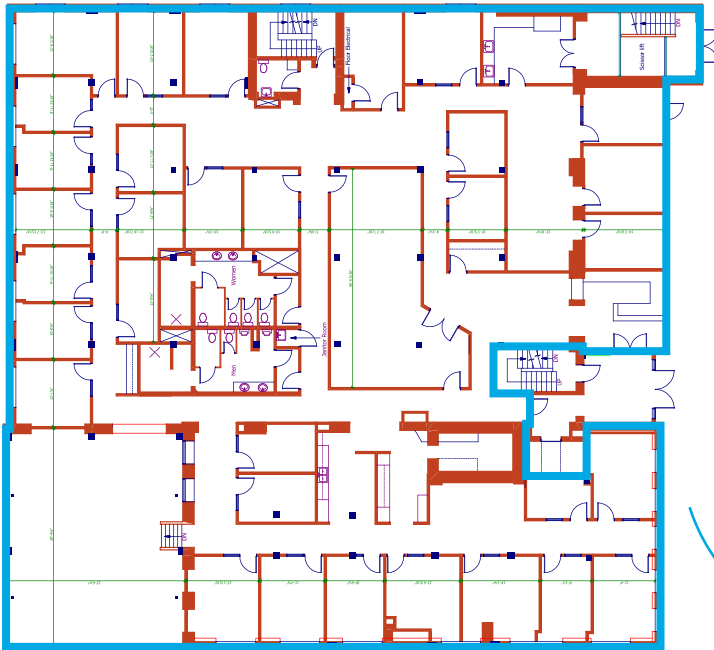
<b>Available Space</b>	Main Floor: 13,352 SF	Available Immediately // <a href="#">Click Here for Virtual Tour</a>
	Second Floor: 11,290 SF	Available Immediately // <a href="#">Click Here for Virtual Tour</a>
	Suite 340: 2,240-SF	<b>Leased</b>
<b>Net Rent</b>	Market Rates	
<b>Operating Costs (2024 Estimate)</b>	CAM: \$10.58 PSF/Annum	
	Tax: \$3.29 PSF/Annum	
	Total: \$13.87 PSF/Annum	
<b>Term</b>	5-10 Years	
<b>Parking</b>	1 Stall Per 1,450 SF // Subject to Availability	
	\$240/Stall/Month // Underground	
	\$175/Stall/Month // Surface	
<b>Year Built</b>	1912	
<b>Floors</b>	4	
<b>Building Hours</b>	7:00 a.m. to 5:00 p.m. // Monday to Friday // Card Access After Hours	
<b>HVAC</b>	24/7 Operation	
<b>Fibre Provider</b>	Telus	



# Main Floor



## Main Floor | 13,352 SF | Existing Layout

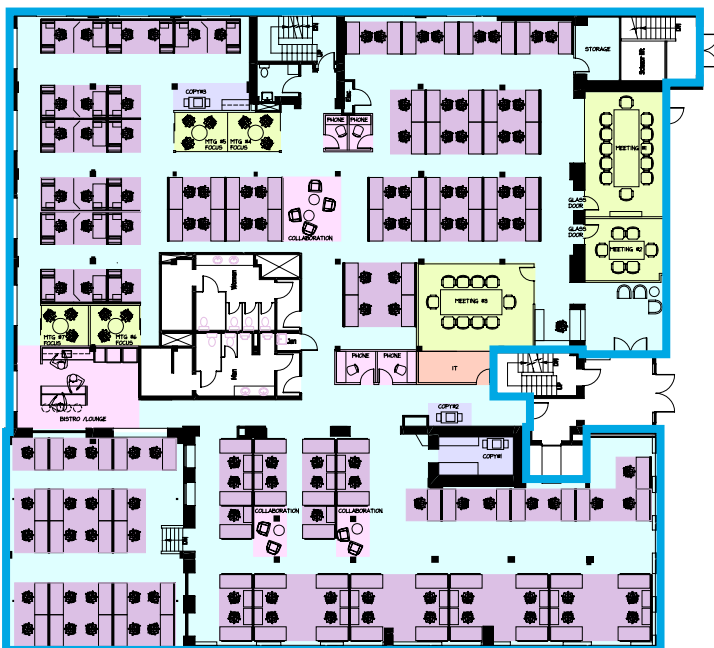


- Available Immediately
- Brick and Beam Character Space with 12' 2" Ceilings
- 21 Exterior Offices
- 8 Interior Offices
- Large Boardroom
- Bull Pen / Workstation Area with 15' 9" Ceiling
- 2 Kitchens
- Reception Area
- Dedicated Washrooms
- Scissor Lift
- Basement Storage Space (±1,400 SF)

Click Here or  
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for Virtual Tour



## Main Floor | Proposed Layout 100% Open Plan



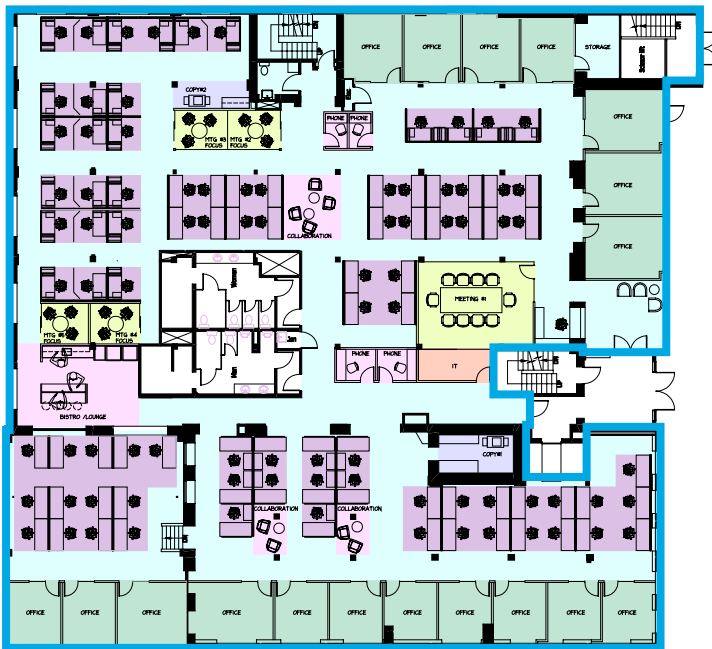
- 112 Workstations
- 3 Meeting Rooms
- 4 Breakout Rooms
- 3 Collaboration Areas
- 4 Phone Booths
- Bistro/Lounge
- Server Room
- 3 Copy/Print Areas
- Reception & Waiting Area

	PRIVATE OFFICES
	WORKSTATIONS
	MEETING ROOMS
	COLLABORATIVE / LOUNGE / COFFEE AREAS
	FILE / PRINTER AREAS
	CIRCULATION
	COMPUTER

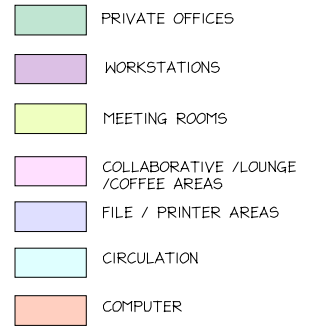
# Floor Plans



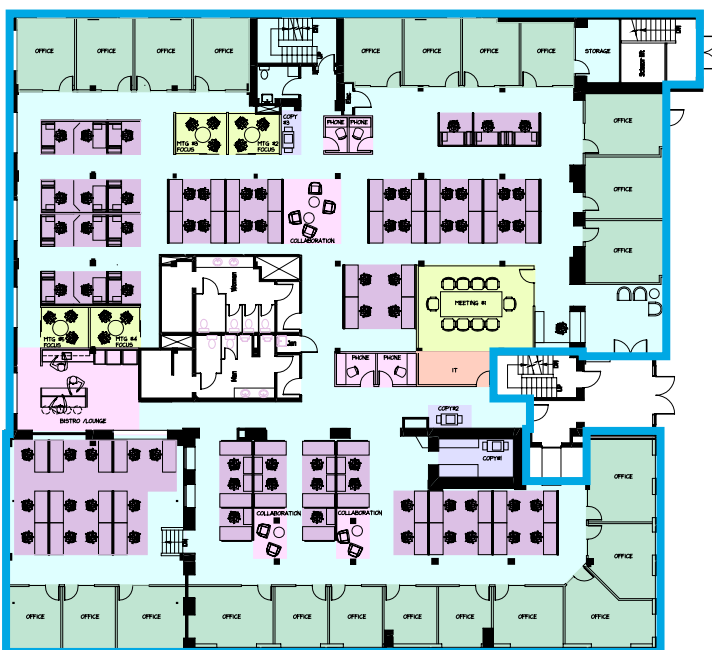
## Main Floor | Proposed Layout 75% Open Plan



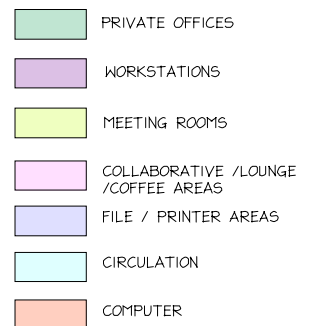
- 18 Offices
- 87 Workstations
- Meeting Room
- 4 Breakout Rooms
- 3 Collaboration Areas
- 4 Phone Booths
- Bistro/Lounge
- Server Room
- 2 Copy/Print Areas
- Reception & Waiting Area



## Main Floor | Proposed Layout 50% Open Plan



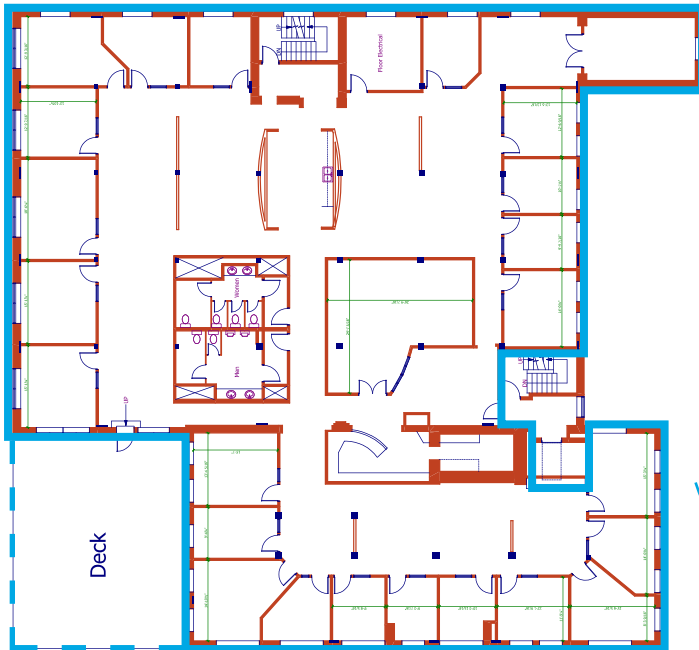
- 23 Offices
- 72 Workstations
- Meeting Room
- 4 Breakout Rooms
- 3 Collaboration Areas
- 4 Phone Booths
- Bistro/Lounge
- Server Room
- 3 Copy/Print Areas
- Reception & Waiting Area



# Second Floor



## Second Floor | 11,290 SF | Existing Layout

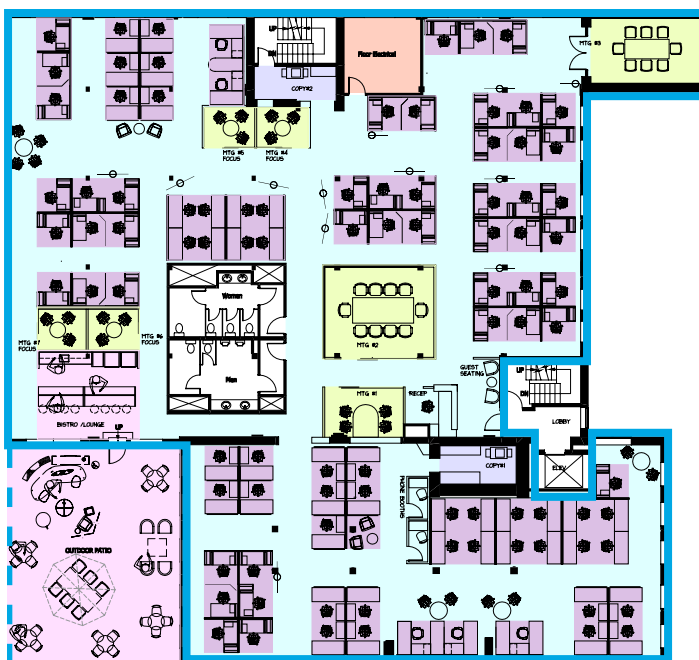


- Available Immediately
- Brick and Beam Character Space with 12' Ceilings
- 23 Offices
- Boardroom
- Open Area
- Kitchen
- Copy/Print Area
- Filing/Storage
- Reception
- Exclusive ±1,100 SF Patio

Click Here or Scan QR Code for Virtual Tour



## Second Floor | Proposed Layout 100% Open Plan



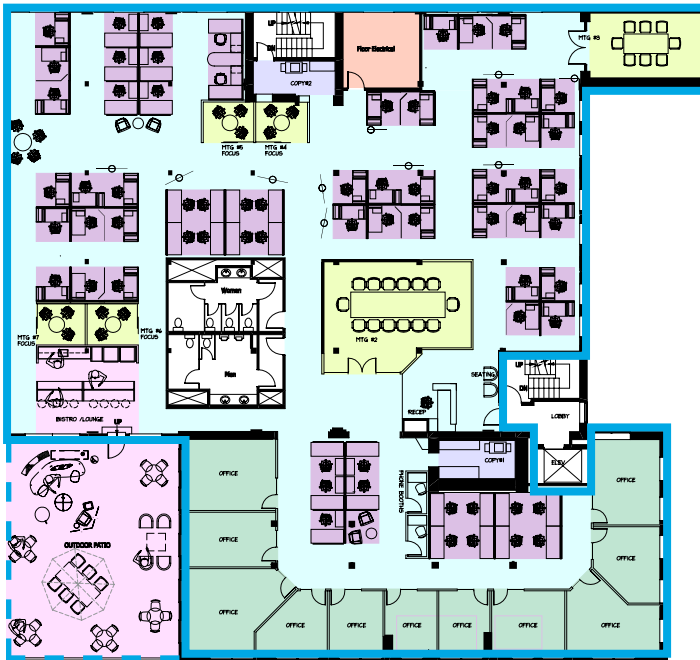
- 96 Workstations
- 2 Boardrooms
- 2 Meeting Rooms
- 2 Phone Rooms
- Kitchen
- 2 Copy Areas
- Reception
- Exclusive ±1,100 SF Patio

	PRIVATE OFFICES
	WORKSTATIONS
	MEETING ROOMS
	COLLABORATIVE / LOUNGE / COFFEE AREAS
	FILE / PRINTER AREAS
	CIRCULATION
	COMPUTER

# Floor Plans



## Second Floor | Proposed Layout 75% Open Plan



- 11 Offices
- 68 Workstations
- 2 Boardrooms
- 3 Meeting Rooms
- 2 Phone Rooms
- Kitchen
- 2 Copy Areas
- Reception
- Exclusive ±1,100 SF Patio

<span style="display:inline-block; width:15px; height:15px; background-color:#c8e6c9;"></span>	PRIVATE OFFICES
<span style="display:inline-block; width:15px; height:15px; background-color:#e1bee7;"></span>	WORKSTATIONS
<span style="display:inline-block; width:15px; height:15px; background-color:#fff9c4;"></span>	MEETING ROOMS
<span style="display:inline-block; width:15px; height:15px; background-color:#fce4ec;"></span>	COLLABORATIVE / LOUNGE / COFFEE AREAS
<span style="display:inline-block; width:15px; height:15px; background-color:#bbdefb;"></span>	FILE / PRINTER AREAS
<span style="display:inline-block; width:15px; height:15px; background-color:#e0f7fa;"></span>	CIRCULATION
<span style="display:inline-block; width:15px; height:15px; background-color:#ffe0b2;"></span>	COMPUTER

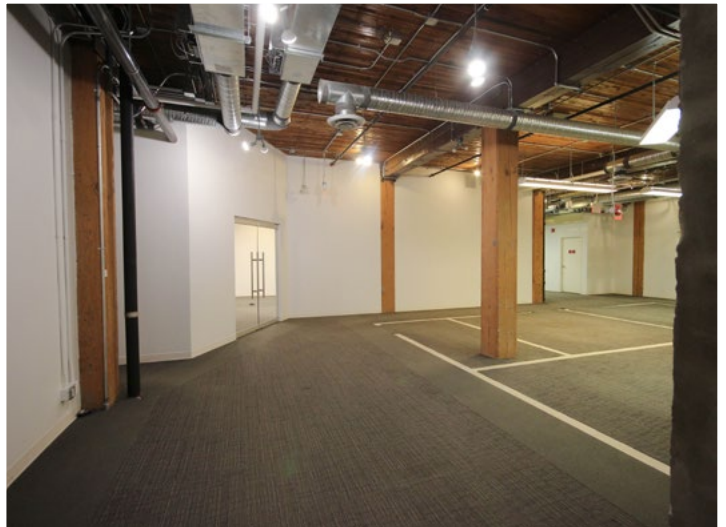
## Second Floor | Proposed Layout 50% Open Plan



- 16 Offices
- 50 Workstations
- 2 Boardrooms
- 4 Meeting Rooms
- 2 Phone Rooms
- Kitchen
- 2 Copy Areas
- Reception
- Exclusive ±1,100 SF Patio

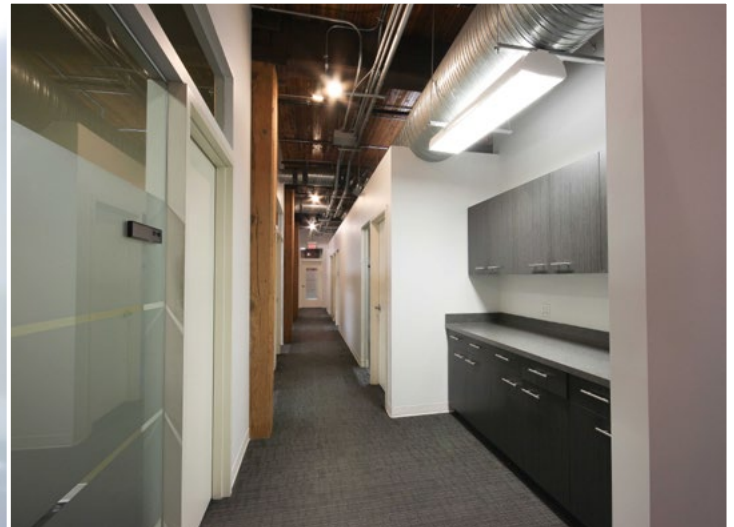
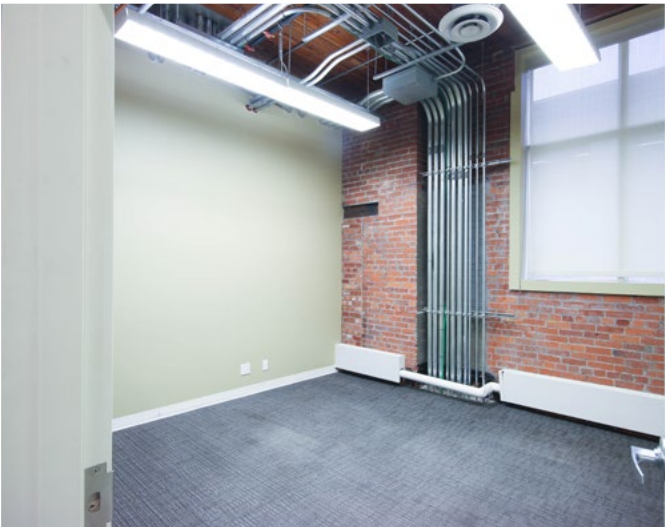
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# Main Floor Photos

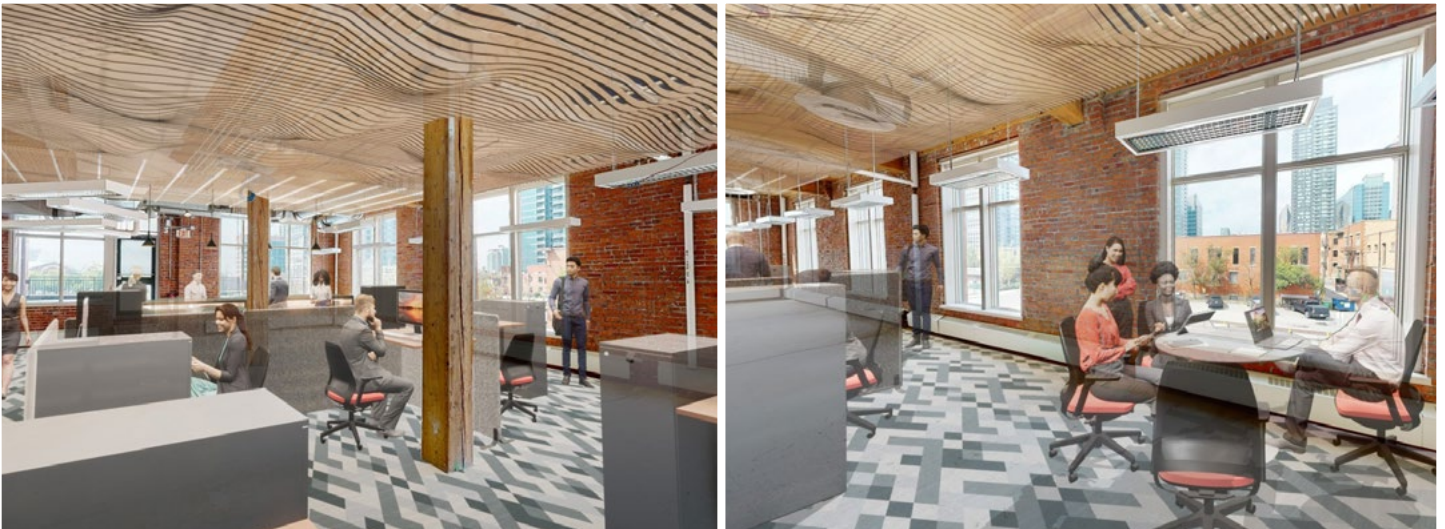




# Main Floor Photos



# Second Floor Renderings



# Second Floor Photos





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