

# THE DISTRICT

AT BELTLINE



## 211 11<sup>TH</sup> AVENUE SW



### PROPERTY OVERVIEW

**Year Built:** 2007

**Space Available:** Suite 200: 22,586 SF  
Suite 300: 23,855 SF  
Total: 46,441 SF

**Basic Rent:** Market

**Operating Costs:** \$16.34 per SF

**Available Date:** Immediately

**Other:** Suites 200 & 300 are connected via internal staircase

**Parking:** 1:1,080 SF, underground

### Property Highlights



Under new ownership, The District at Beltline is undergoing significant renovations to enhance the tenant experience through improved retail amenities, gathering and collaborative spaces, and an improved aesthetic across all three buildings. Construction has begun and will be complete in 2020.



In addition to added retail amenities, planned Tenant amenities include: a tenant-only gym with locker and shower facilities, a bicycle storage and tune-up facility, and an outdoor urban courtyard.



The District at Beltline is conveniently located in the most central part of the Beltline with quick walking access to Central Memorial Park (across the street), Downtown and the +15 network (two blocks), 1<sup>st</sup> Street (one block), and 17<sup>th</sup> Avenue SW (four blocks).



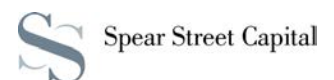
The District at Beltline is one of the City's most easily accessible buildings located walking distance to over 25,000 residents and connected via the Calgary Cycle Track network, a six minute walk to the LRT Station and serviced by multiple transit buses daily.



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# LOBBY RENOVATION PLANS



# PROPOSED FLOOR PLAN

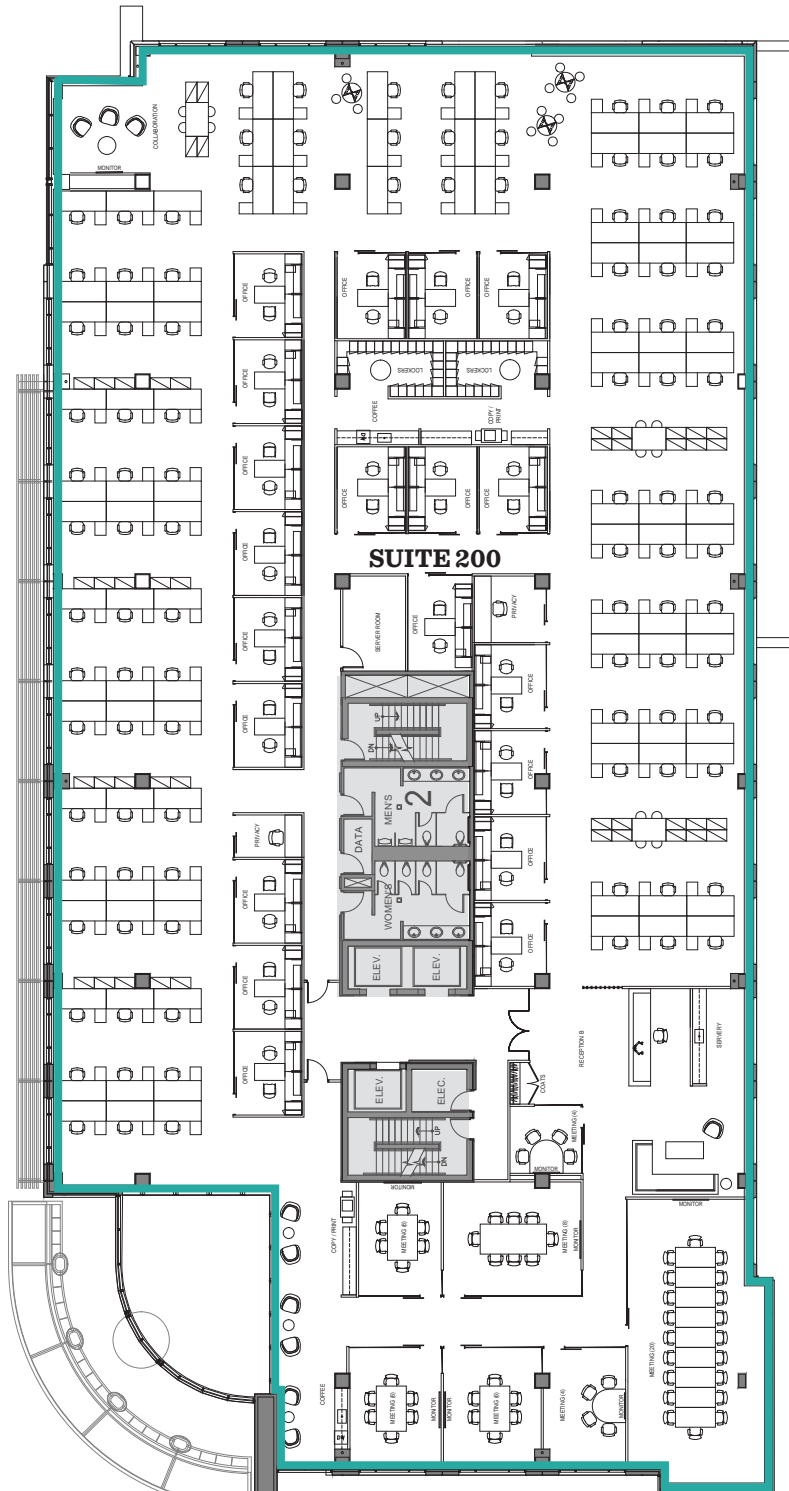
## BUILDING B: 2<sup>ND</sup> FLOOR

11th ave



12th ave

SUITE 200  
22,586 SF



SUMMARY	
OFFICE 10X12.5	20
WORKSTATIONS	102
TOTAL SEATS	122
RECEPTION	1
PRIVACY ROOMS	2
4 PERSON MEETING	2
6 PERSON MEETING	3
8 PERSON MEETING	1
20 PERSON MEETING	1
COLLABORATION	1
TOTAL SEATS	56
COPY/PRINT	2
COFFEE	2
SERVERY	1

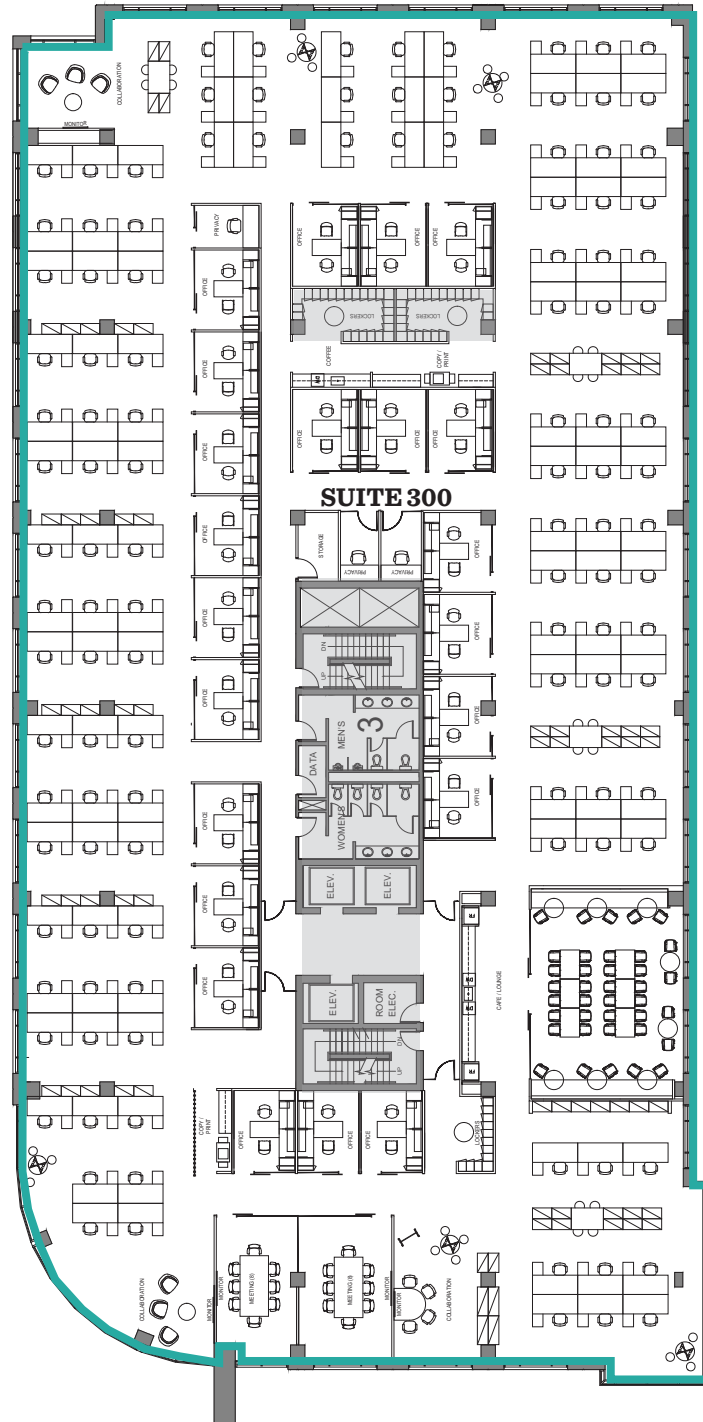


# PROPOSED FLOOR PLAN

## BUILDING B: 3<sup>RD</sup> FLOOR



SUITE 300  
23,855 SF



### SUMMARY

OFFICE 10x12.5	22
WORKSTATIONS	118
TOTAL SEATS	140
PRIVACY ROOMS	3
8 PERSON MEETING	2
COLLABORATION	5
TOTAL SEATS	30
COPY/PRINT	2
COFFEE	1
CAFE/LOUNGE	1



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