

THE DISTRICT

AT BELTLINE



211 11TH 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), 1st Street (one block), and 17th Avenue SW (four blocks).



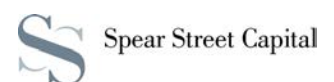
The District at Beltline is one of the City's most easily accessible buildings located walking distance to over 25,000 residents and connected via the Calgary Cycle Track network, a six minute walk to the LRT Station and serviced by multiple transit buses daily.



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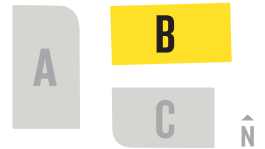
LOBBY RENOVATION PLANS



PROPOSED FLOOR PLAN

BUILDING B: 2ND FLOOR

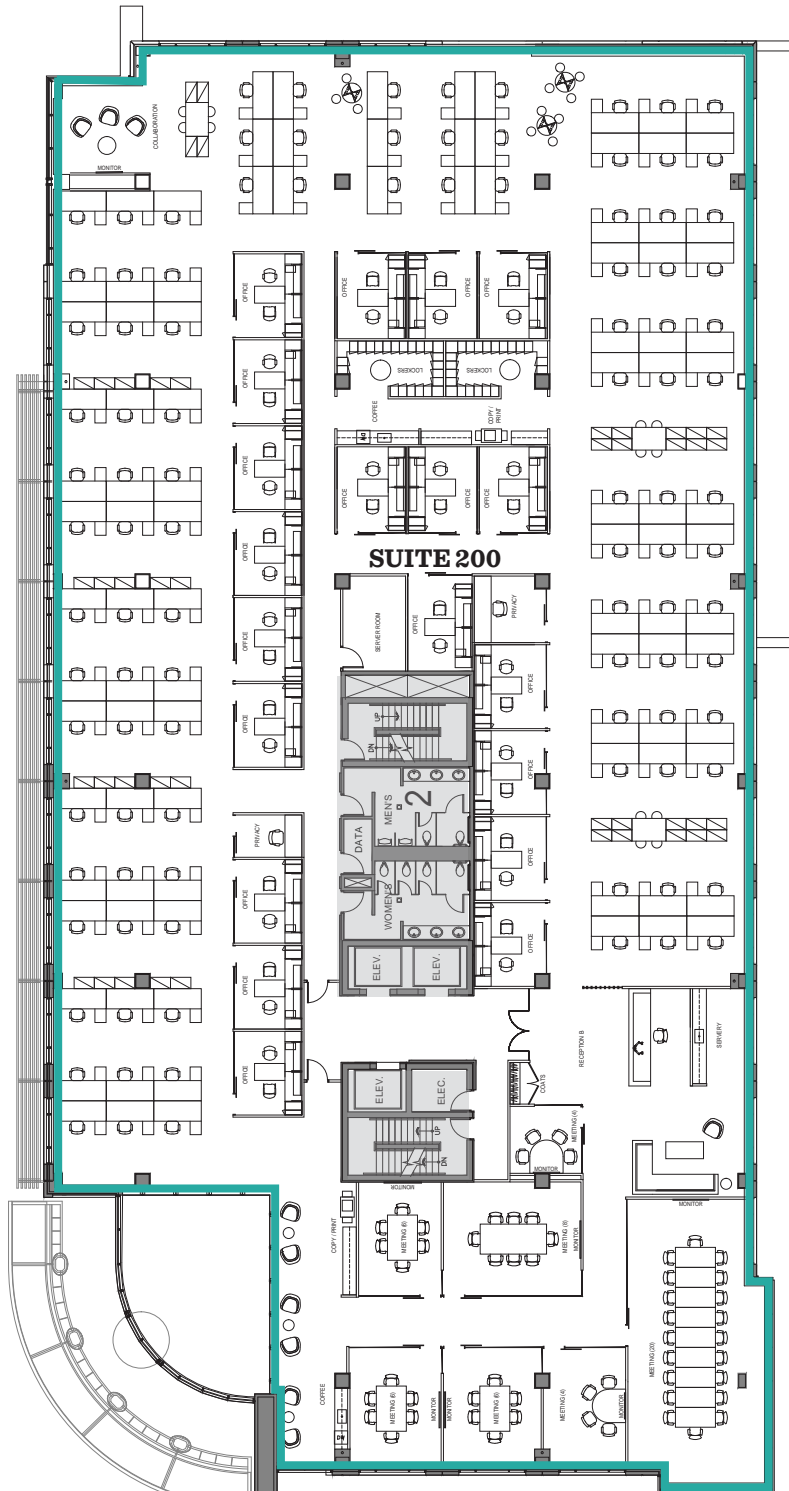
11th ave



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

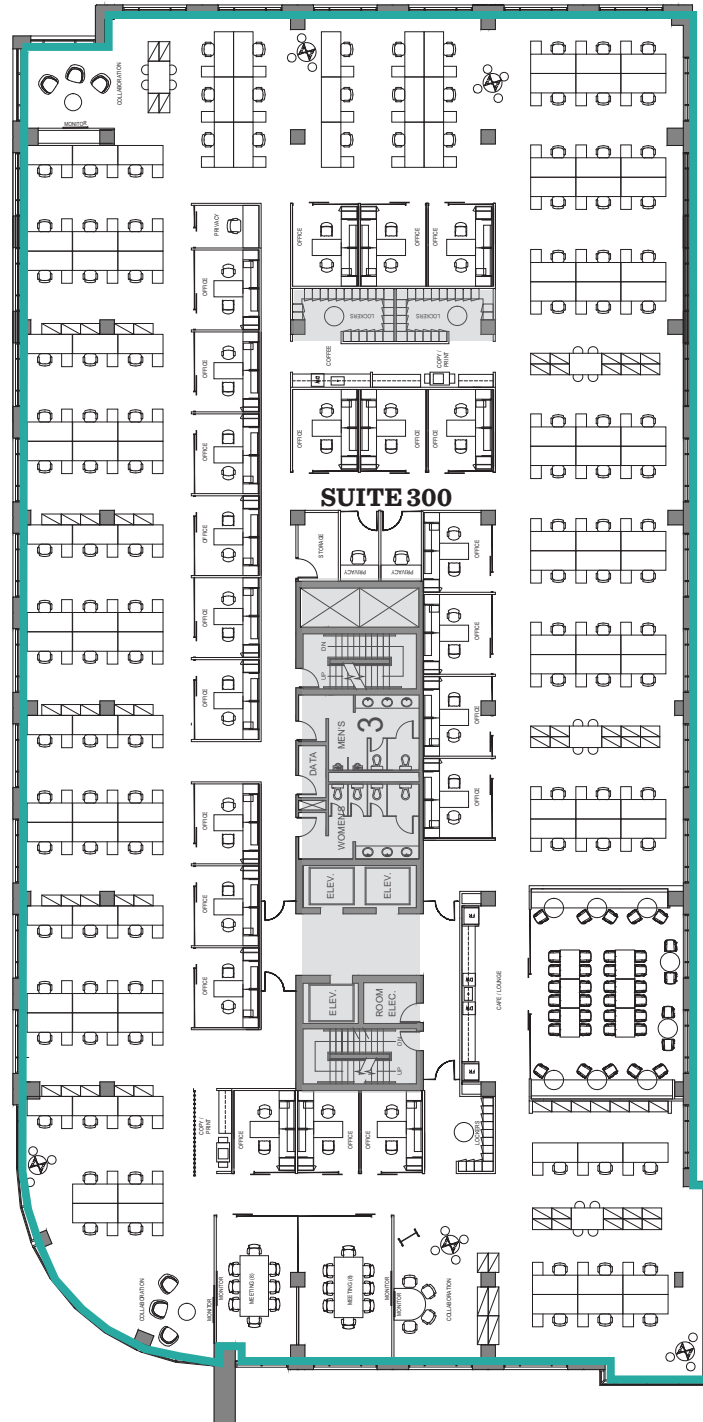


PROPOSED FLOOR PLAN

BUILDING B: 3RD 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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