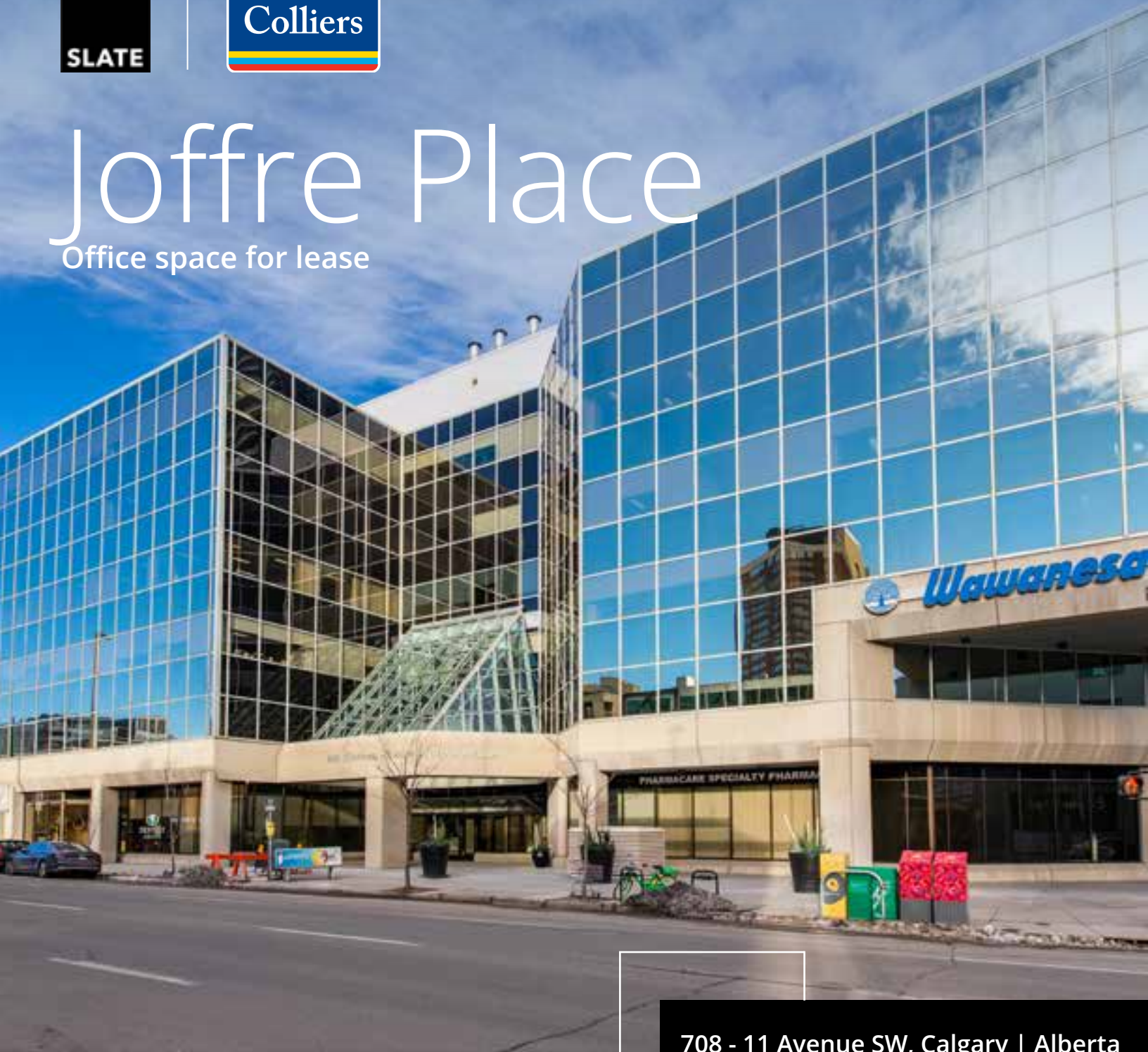




Joffre Place

Office space for lease



708 - 11 Avenue SW, Calgary | Alberta

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Lease Information

Suite	SQ/FT	Availability
Suite 102	3,257 SF	Immediately
Suite 300	6,527 SF	30 Days Notice
Suite 305	2,539 SF	Immediately
Suite 310	2,562 SF	Immediately
Suite 330	3,557 SF	Immediately
Suite 350	4,727 SF	Immediately
Suite 405	3,281 SF	Immediately
Suite 410	934 SF	Immediately
Suite 445	4,734 SF	Immediately
Suite 450	2,626 SF	Immediately
Suite 485	2,262 SF	Immediately
Suite 500	9,814 SF	Immediately
Suite 510	10,097 SF	Immediately
Suite 600	19,912 SF	Immediately

Contiguous to
19,912 SF

Contiguous to
8,949 SF

Contiguous to
4,888 SF

Contiguous to
39,823 SF



Building Information

Building Details

Constructed	1980
Rentable Area	105,898 square feet
Average Floorplate	18,630 square feet
Number of Floors	6
Landlord	SCREO I Gill Inc.
Operating Costs & Taxes	\$19.45 per SF (2024 estimate)
HVAC Hours	6:30 am to 6:00 pm // Monday to Friday
On-Site Security Hours	6:30 am to 6:00 pm // Monday to Friday
Fibre Provider	Shaw and Telus
Parking	1 Stall Per 994 SF Parkade Height: 6'2" \$310/Stall/Month // Reserved Underground \$235/Stall/Month // Reserved Surface

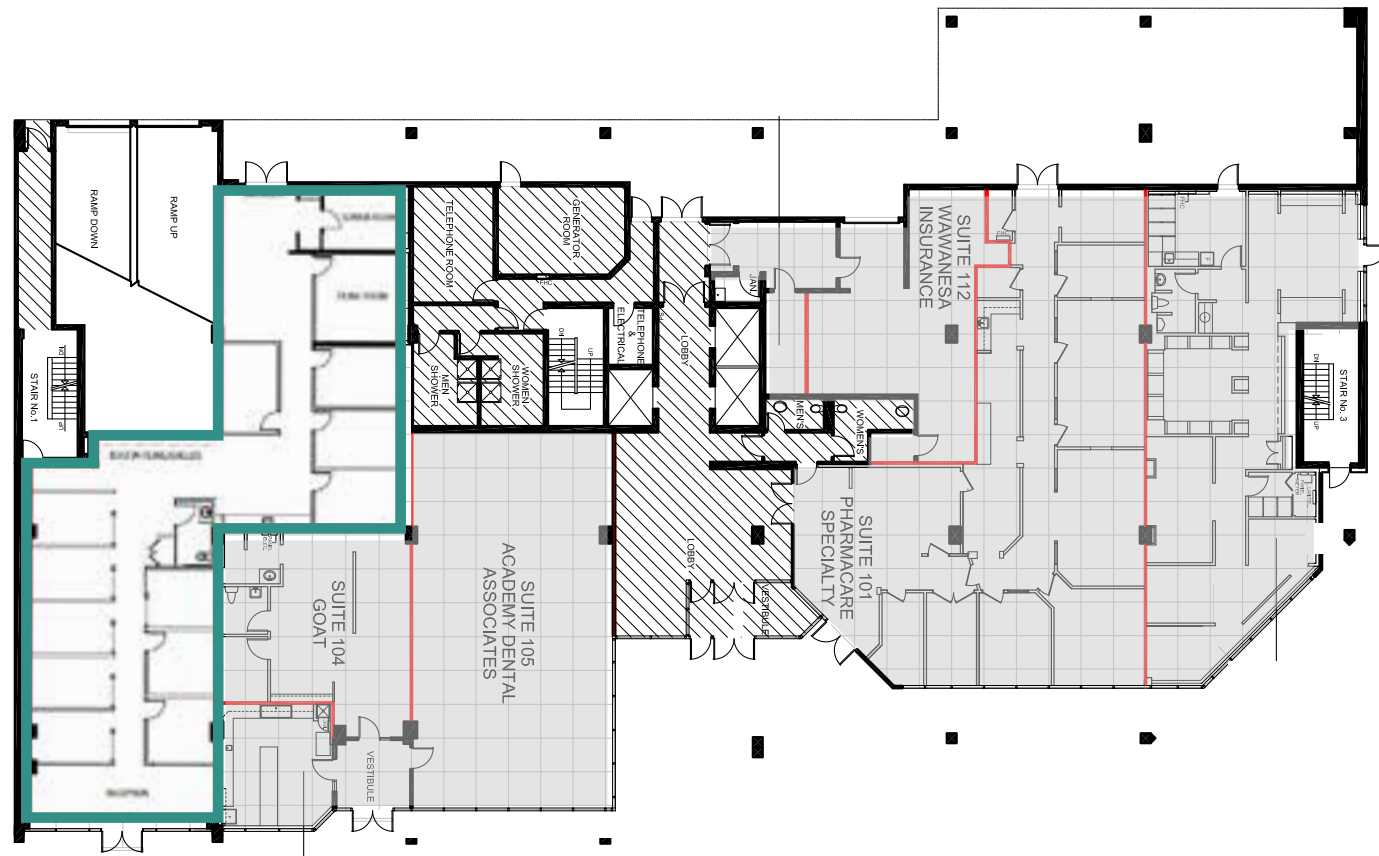
Highlights

- Located at the corner of 11th Avenue and 6th Street SW, the building is surrounded by numerous restaurants such as Last Best Brewing & Distillery, Bonterra and Posto.
- Major thoroughfares such as 11th Avenue, 12th Avenue and 8th Street SW make Joffre Place easily accessible.
- Building is surrounded by numerous bus stops, and is walking distance from 8th Street West LRT Station.
- The building features on-site shower facilities and secure bicycle racks in the building parkade.
- Dog friendly
- Fitwel Viral Response Certified



Floor Plans

Floor 1 3,257 SF

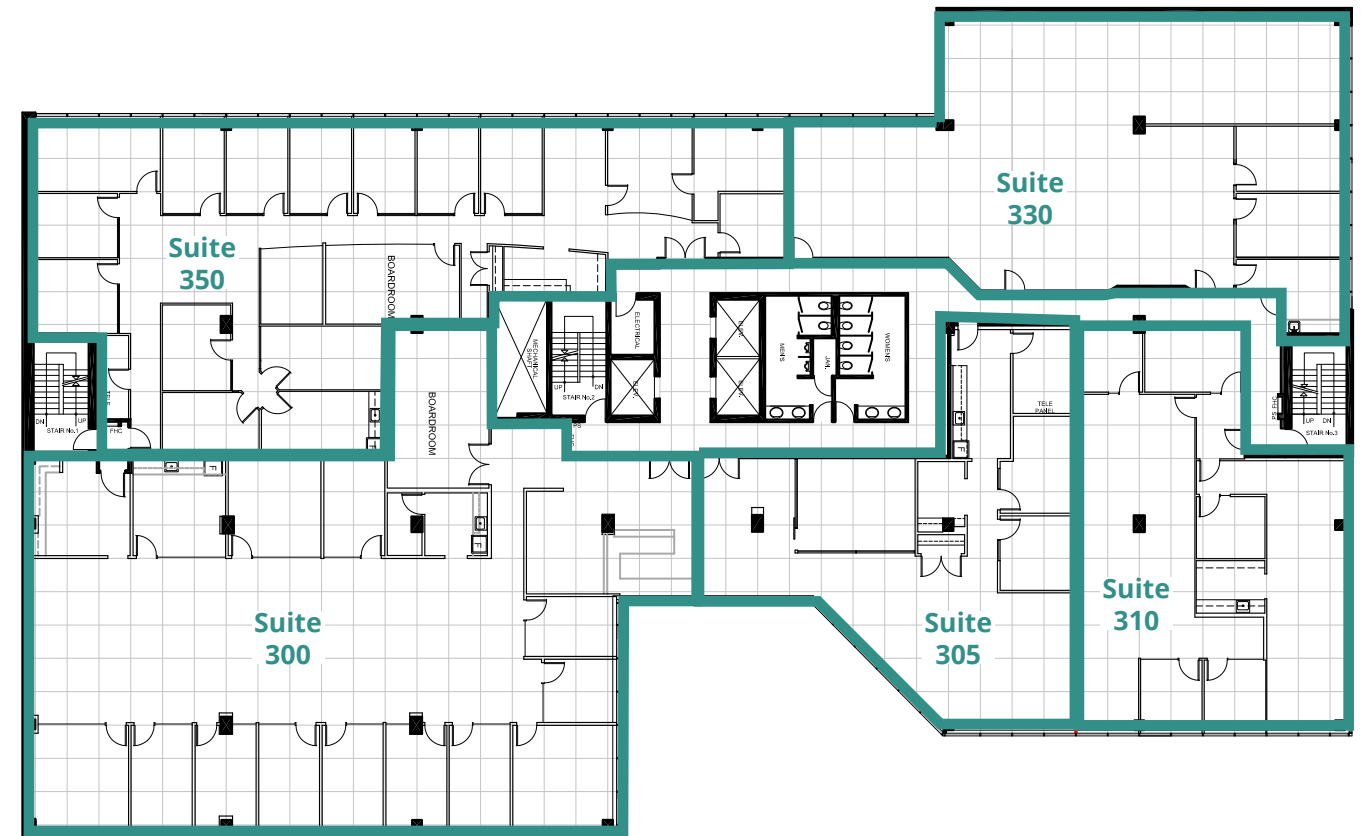


Suite 102 | 3,257 SF

- 12 offices
- small open area
- kitchen
- reception
- private washroom

Floor Plans

Floor 3 19,912 SF



Suite 300 | 6,527 SF

- 10 exterior offices
- 2 interior offices
- boardroom
- reception
- 2 kitchens
- open area
- copy/print area

Available on 30 Days Notice

Suite 305 | 2,539 SF

- 3 interior offices
- meeting room
- reception
- kitchen
- small open area
- copy/print area

Suite 310 | 2,562 SF

- 2 exterior offices
- 2 interior offices
- meeting room
- reception
- kitchen

Suite 330 | 3,557 SF

- 2 exterior offices
- 1 interior office
- open area
- kitchen

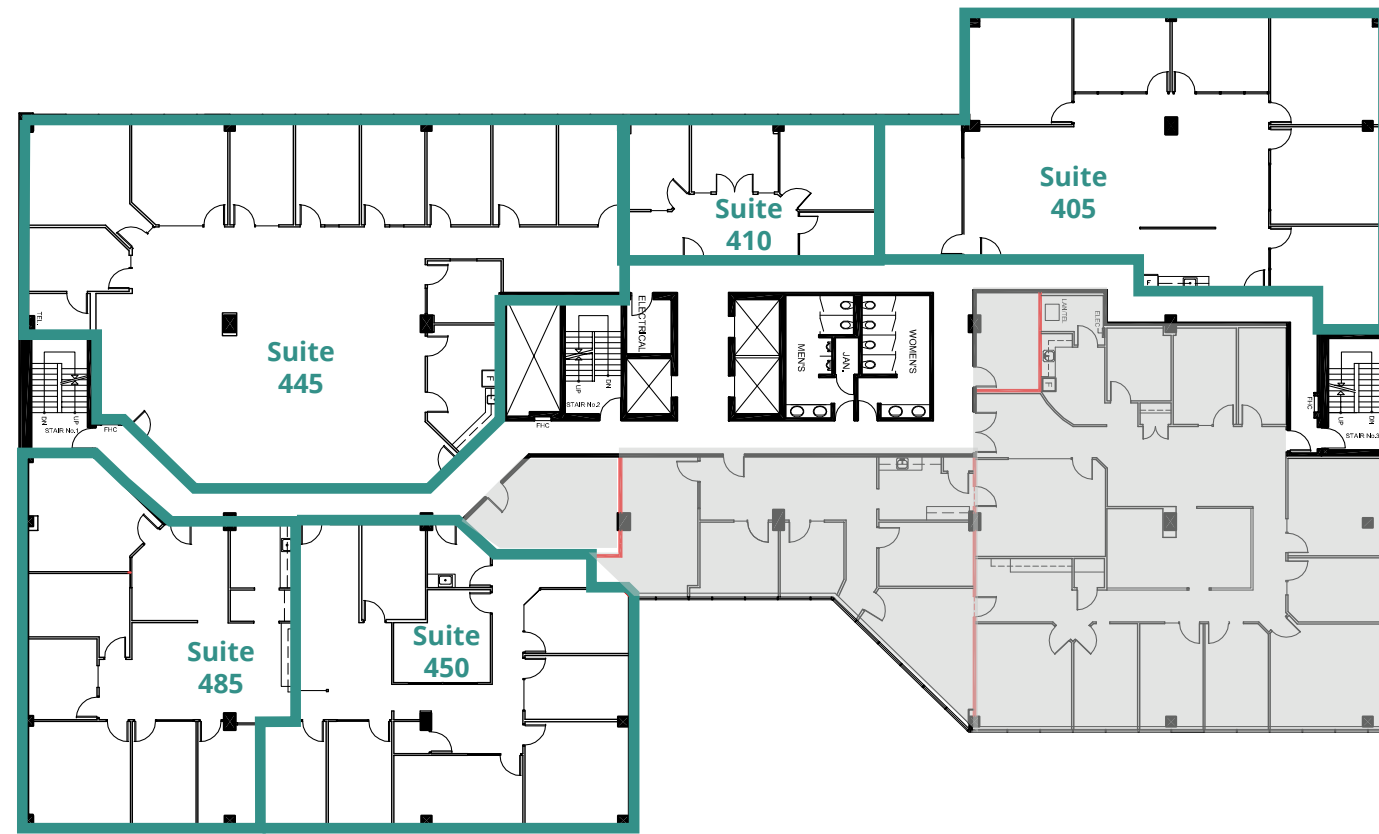
Suite 350 | 4,727 SF

- 11 exterior offices
- 3 interior offices
- 2 boardrooms
- kitchen

Floor Plans

Floor 4

13,837 SF



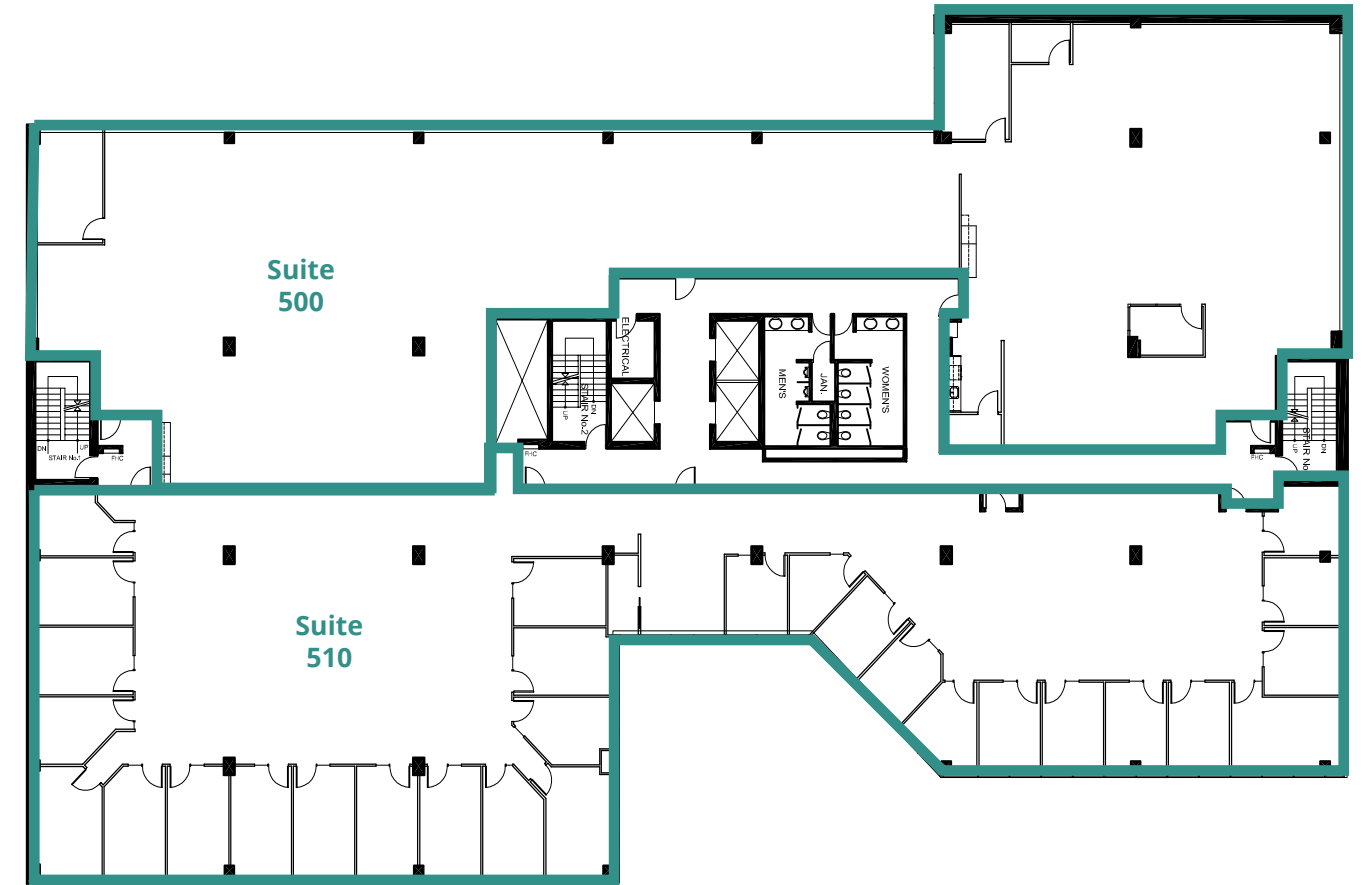
Suite 405 | 3,281 SF **Suite 410 | 934 SF** **Suite 445 | 4,734 SF** **Suite 450 | 2,626 SF** **Suite 485 | 2,262 SF**

- | | | | | |
|--|---|--|---|--|
| <ul style="list-style-type: none"> • 6 exterior offices • meeting room • storage • kitchen | <ul style="list-style-type: none"> • 3 exterior offices • 1 interior office | <ul style="list-style-type: none"> • 9 exterior offices • 1 interior office/ meeting room • kitchen • large open area <p>Available on 30 Days Notice</p> | <ul style="list-style-type: none"> • 5 exterior offices • 2 interior offices • meeting room • kitchenette | <ul style="list-style-type: none"> • 5 exterior offices • boardroom • kitchen • reception area |
|--|---|--|---|--|

Floor Plans

Floor 5

19,911 SF

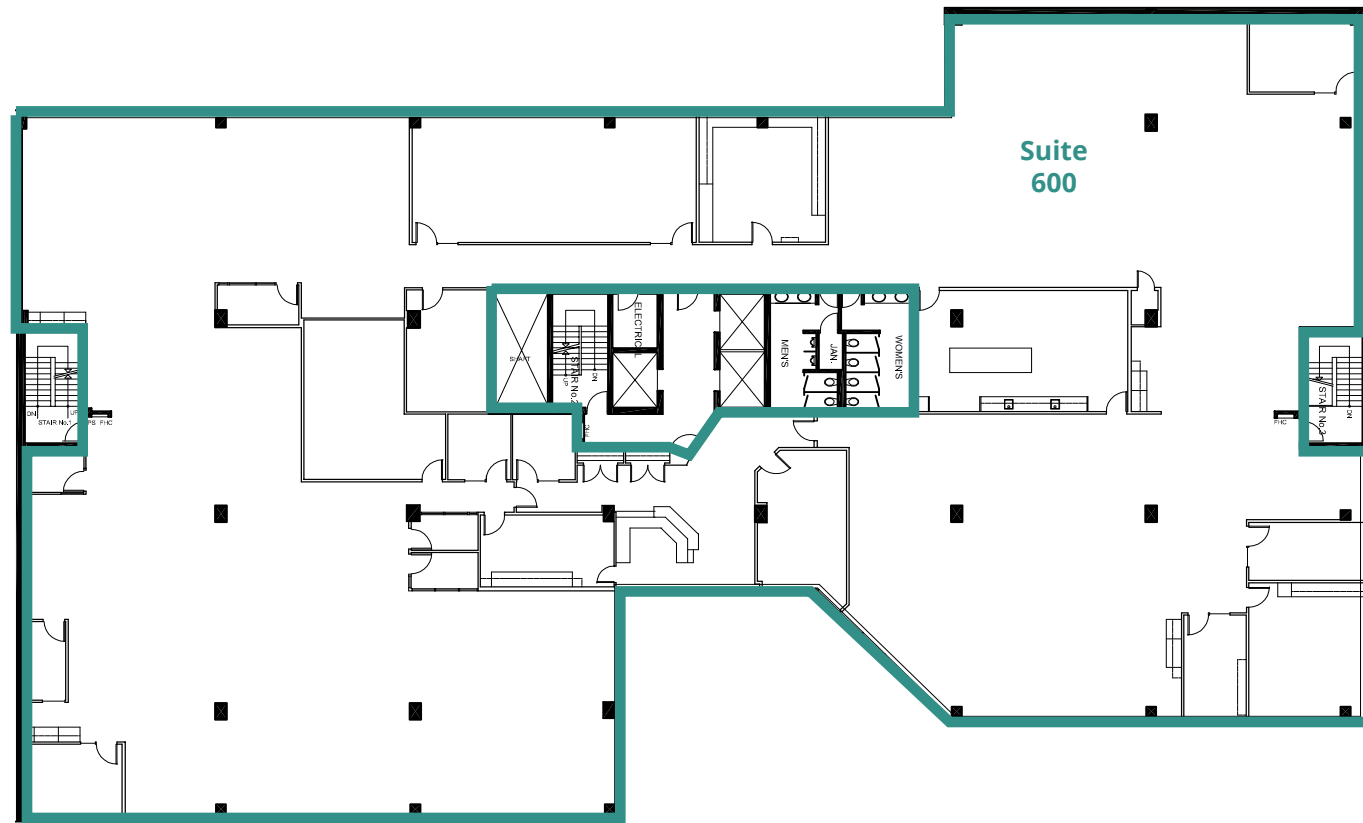


Suite 500 | 9,814 SF **Suite 510 | 10,097 SF**

- | | |
|--|---|
| <ul style="list-style-type: none"> • 2 exterior offices • 2 phone rooms • kitchen • large open area • copy/print area | <ul style="list-style-type: none"> • 28 exterior offices • 1 interior office • kitchen • reception • open area |
|--|---|

Floor Plans

Floor 6 19,912 SF



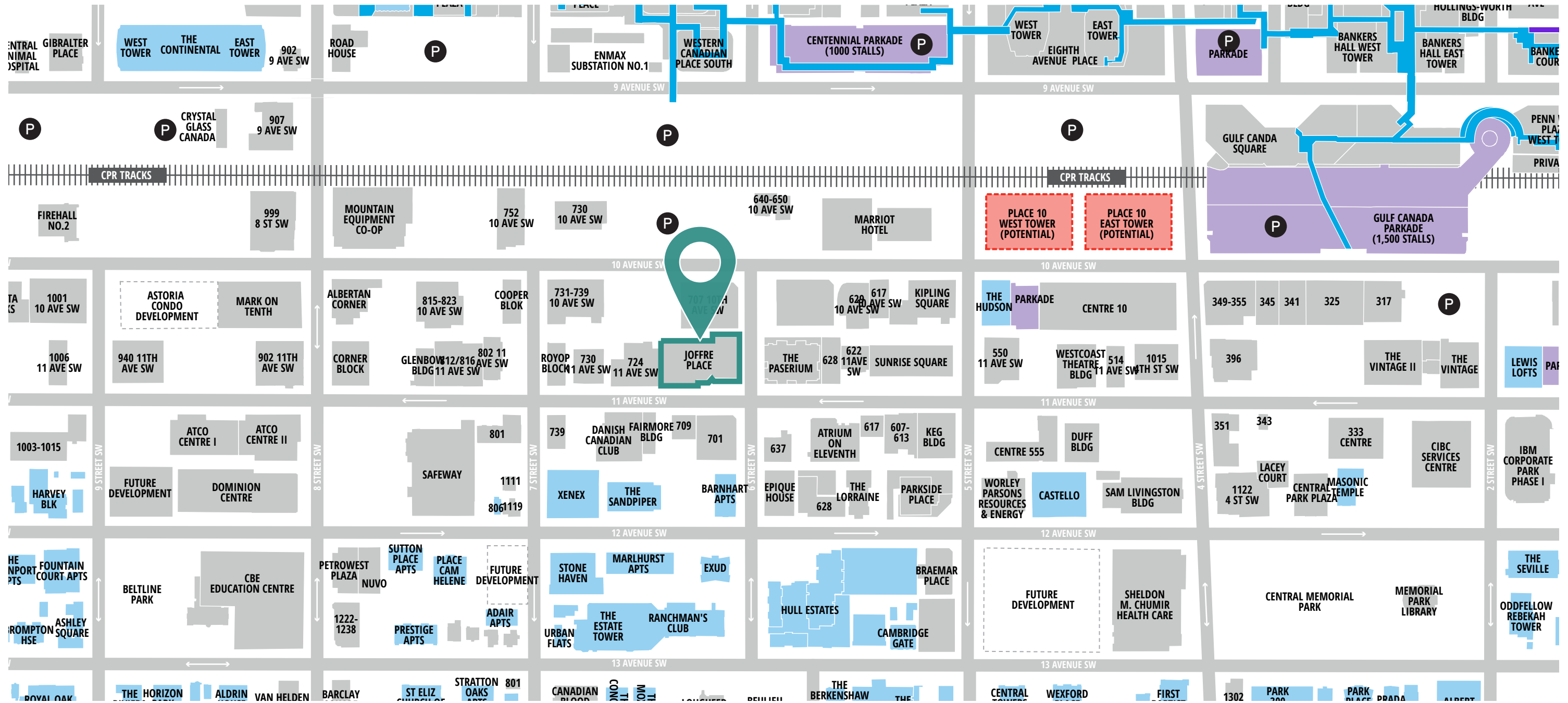
Suite 600 | 19,912 SF

- 6 exterior offices
- 5 interior offices
- 2 meeting rooms
- 2 boardrooms
- 3 copy/print rooms
- large open areas
- reception
- kitchen/lounge

Property Photos



Surrounding Area





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