Ribtor East

334 - 11th Avenue S.E. | Calgary, Alberta

Office Leasing Opportunity

Ronmor Developers Inc.
Suite 250
5920 - 1A Street SW
Calgary, Alberta T2H 0G3

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PROPERTY OVERVIEW

- Located just off of MacLeod Trail in Calgary's Beltline District
- Secure underground parking
- Within 500 metres of Stampede Park and new BMO Centre
- Convenient access to City Centre
- Easy walking distance to LRT Station and public transportation routes
- Modern upgraded lobby

Vacancy Information

Landlord's Legal Name:	Ribtor East Ltd.
Rentable Area:	4,499 SF | Suite 310
Lease Rate:	Market
Annual Operating Costs:	$16.51 PSF
Availability:	Immediate
Term:	5-10 years
Parking:	Underground reserved stalls available at $250/month/stall

Main Floor Lobby

LOCATION

334 - 11th Avenue S.E. | Calgary, Alberta

Area Businesses

1. Calgary Tower
2. Sunterra Market
3. Calgary City Hall
4. Studio Bell
5. BMO Centre
6. Scotiabank Saddledome
7. MNP Sport Centre

PHOTOS

Suite 310 | 4,499 SF

South view from Premises

East view from Premises

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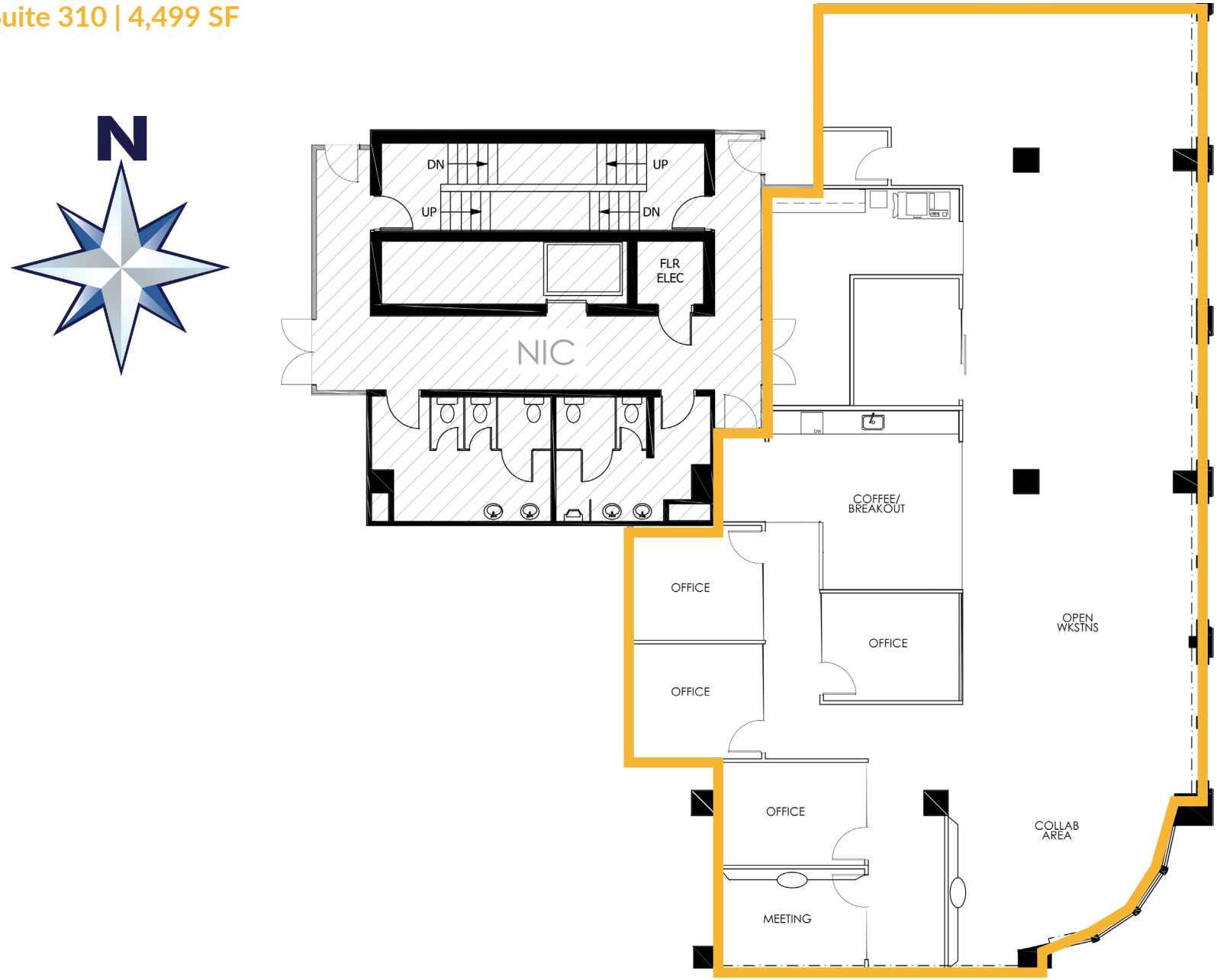
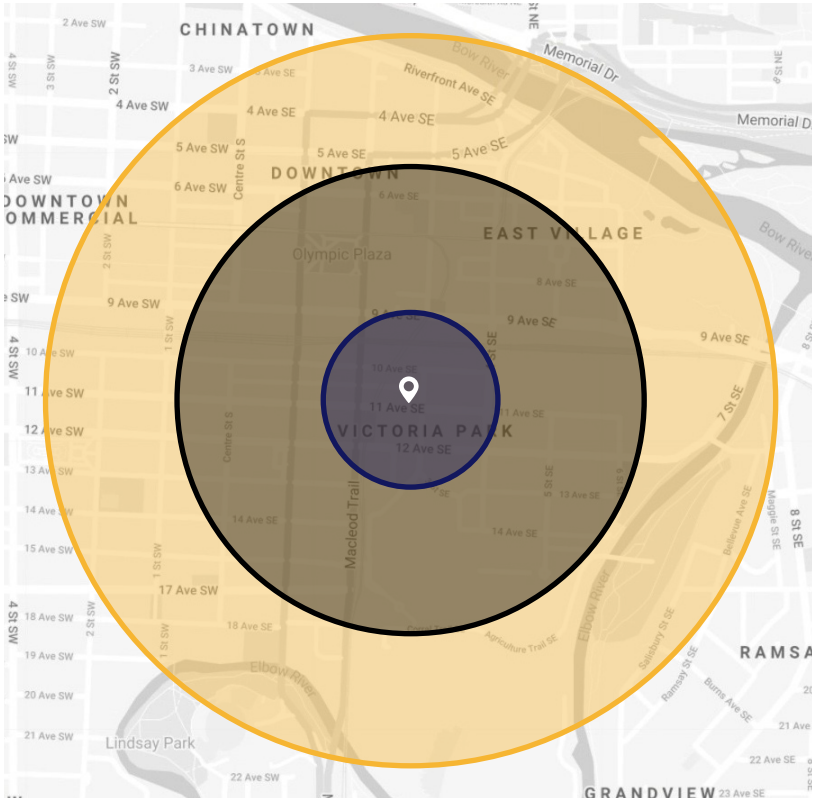
CONCEPTUAL FLOOR PLAN

Suite 310 | 4,499 SF



DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	12,516	89,250	180,270
Daytime Population	Sum	73,702	297,586	449,743
Total Households	Sum	7,279	49,953	91,170



Median age
36 years old

69%

Employment Rate
within 1 km radius

Median Household Income
$66,764

Primary age group
22-37 year olds

A **MAJORITY** of the population is **university educated**