



Joffre Place

Office space for lease



708 - 11 Avenue SW, Calgary | Alberta

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Lease Information

SuiteSQ/FTAvailability

Suite 1023,257 SFImmediately

Suite 3006,527 SFImmediately

Suite 3052,539 SFImmediately

Suite 3102,562 SFImmediately

Suite 3303,557 SFImmediately

Suite 3504,727 SFImmediately

Suite 4053,281 SFImmediately

Suite 410934 SFImmediately

Suite 4201,576 SFImmediately

Suite 4454,734 SFImmediately

Suite 4502,626 SFImmediately

Suite 4852,262 SFImmediately

Suite 5009,814 SFImmediately

Suite 51010,097 SFImmediately

Suite 60019,912 SFImmediately

Contiguous to
19,912 SF

Contiguous to
15,413 SF

Contiguous to
39,823 SF



Building Information

Building Details

Constructed	1980
Building Rentable Area	110,103 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

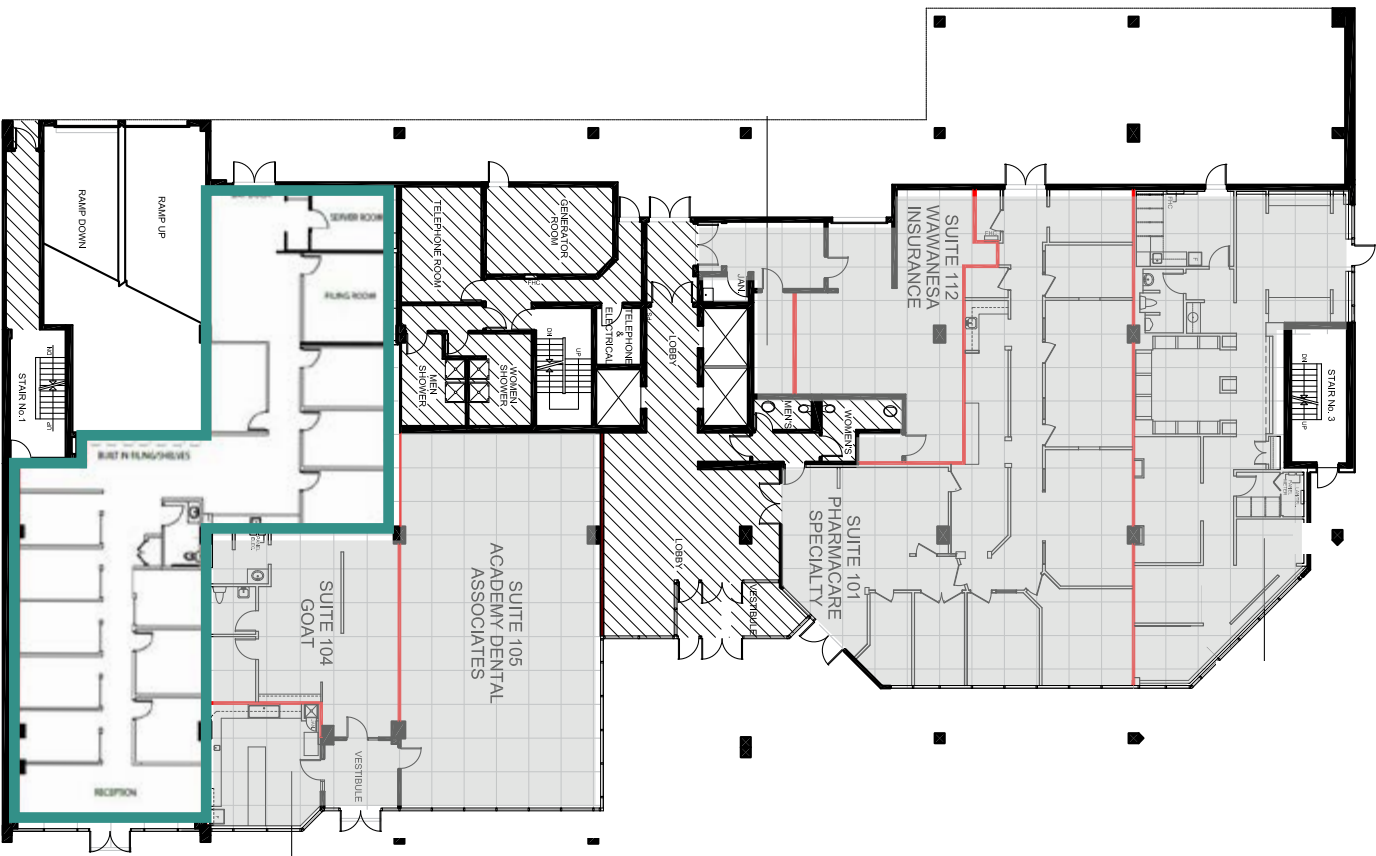
- Located at the corner of 11th Avenue and 6th Street SW, the building is surrounded by numerous restaurants such as Last Best Brewing & Distillery, Bonterra and Posto.
- Major thoroughfares such as 11th Avenue, 12th Avenue and 8th Street SW make Joffre Place easily accessible.
- Building is surrounded 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



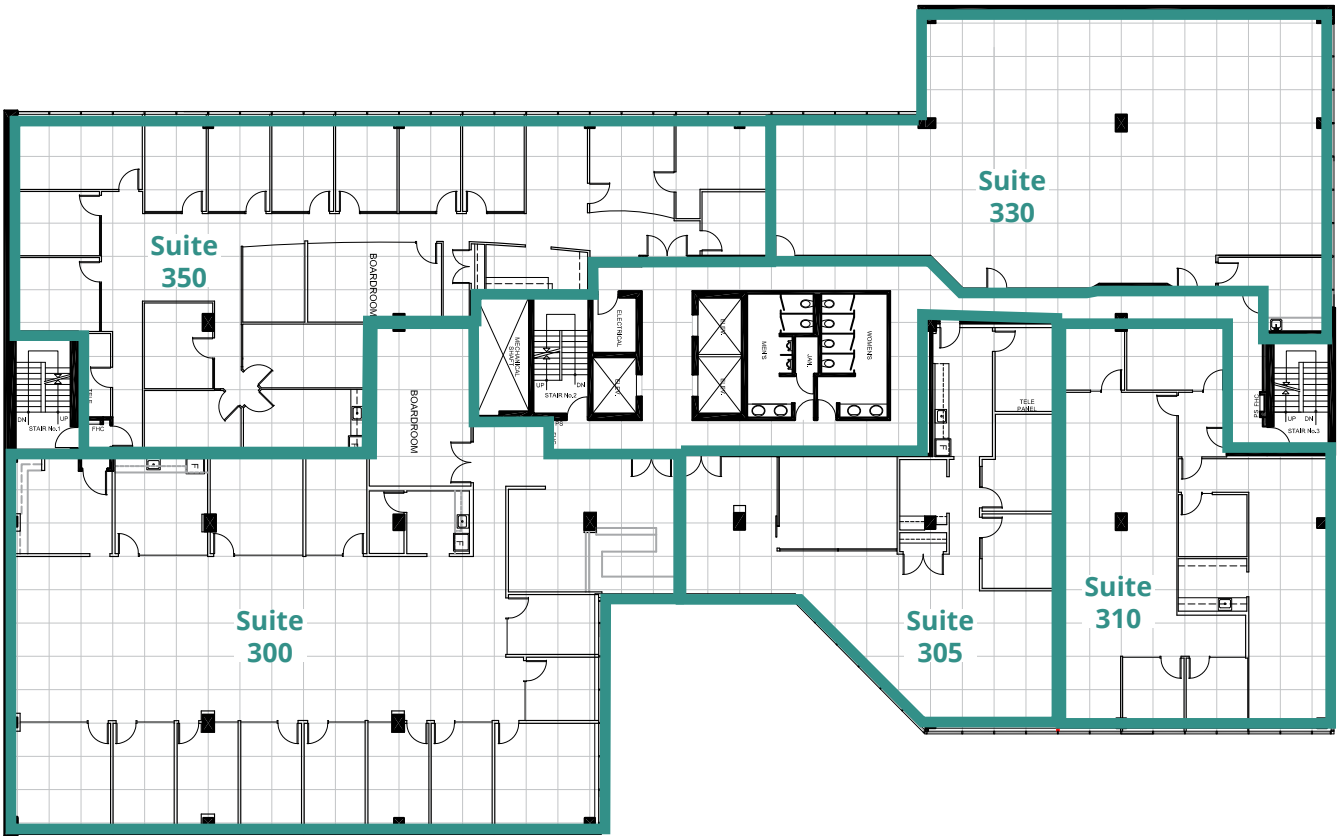
Suite 102 | 3,257 SF

- 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

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

- open area
- kitchen

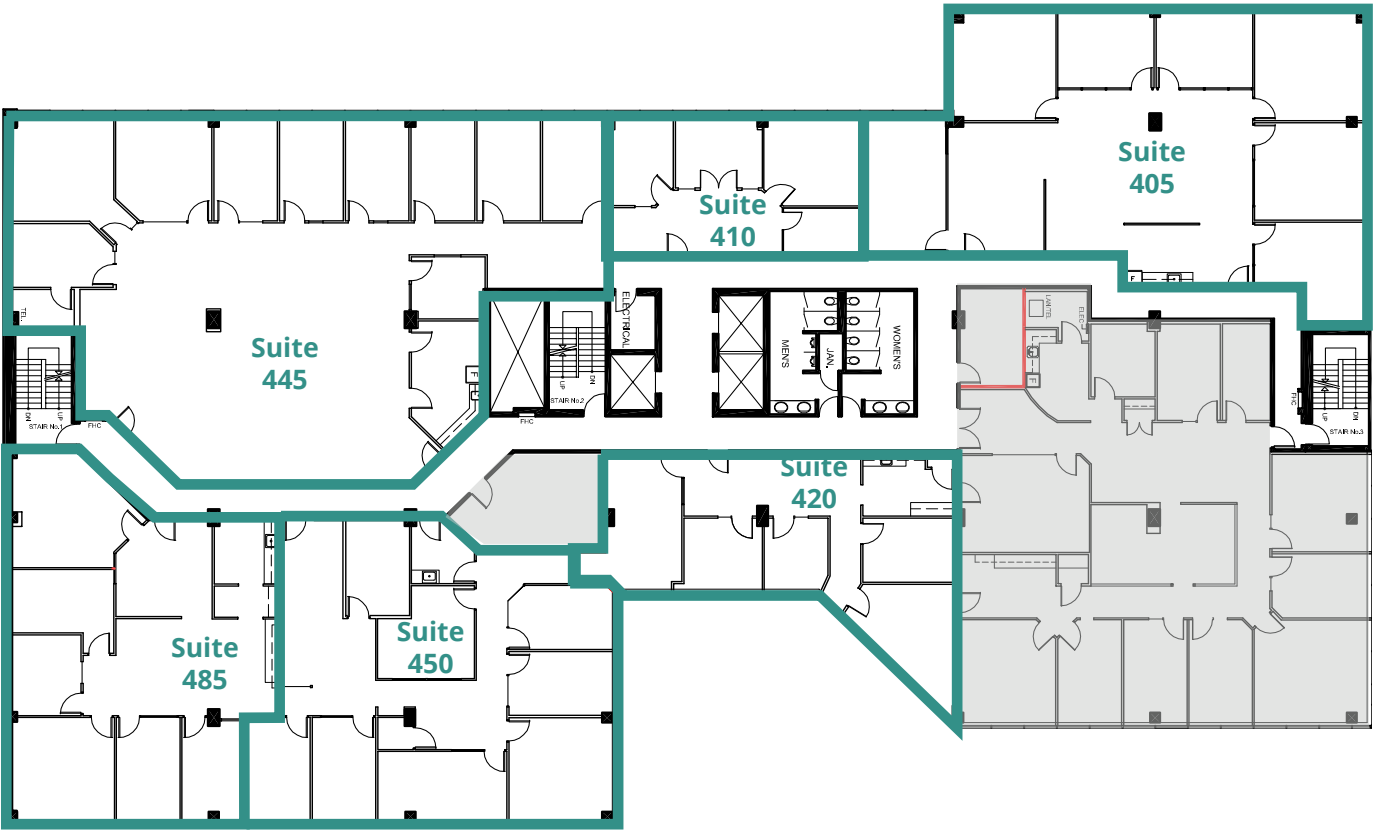
Suite 350 | 4,727 SF

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

Floor Plans

Floor 4

15,413 SF



Suite 405 | 3,281 SF

- 6 exterior offices
- meeting room
- storage
- kitchen
- reception



Suite 410 | 934 SF

- 3 exterior offices
- 1 interior office

Suite 420 | 1,576 SF

- 3 exterior offices
- 1 interior office
- meeting room
- kitchen

Suite 445 | 4,734 SF

- 9 exterior offices
- 1 interior office/ meeting room
- kitchen
- large open area



Suite 450 | 2,626 SF

- 5 exterior offices
- 2 interior offices
- meeting room
- kitchenette

Suite 485 | 2,262 SF

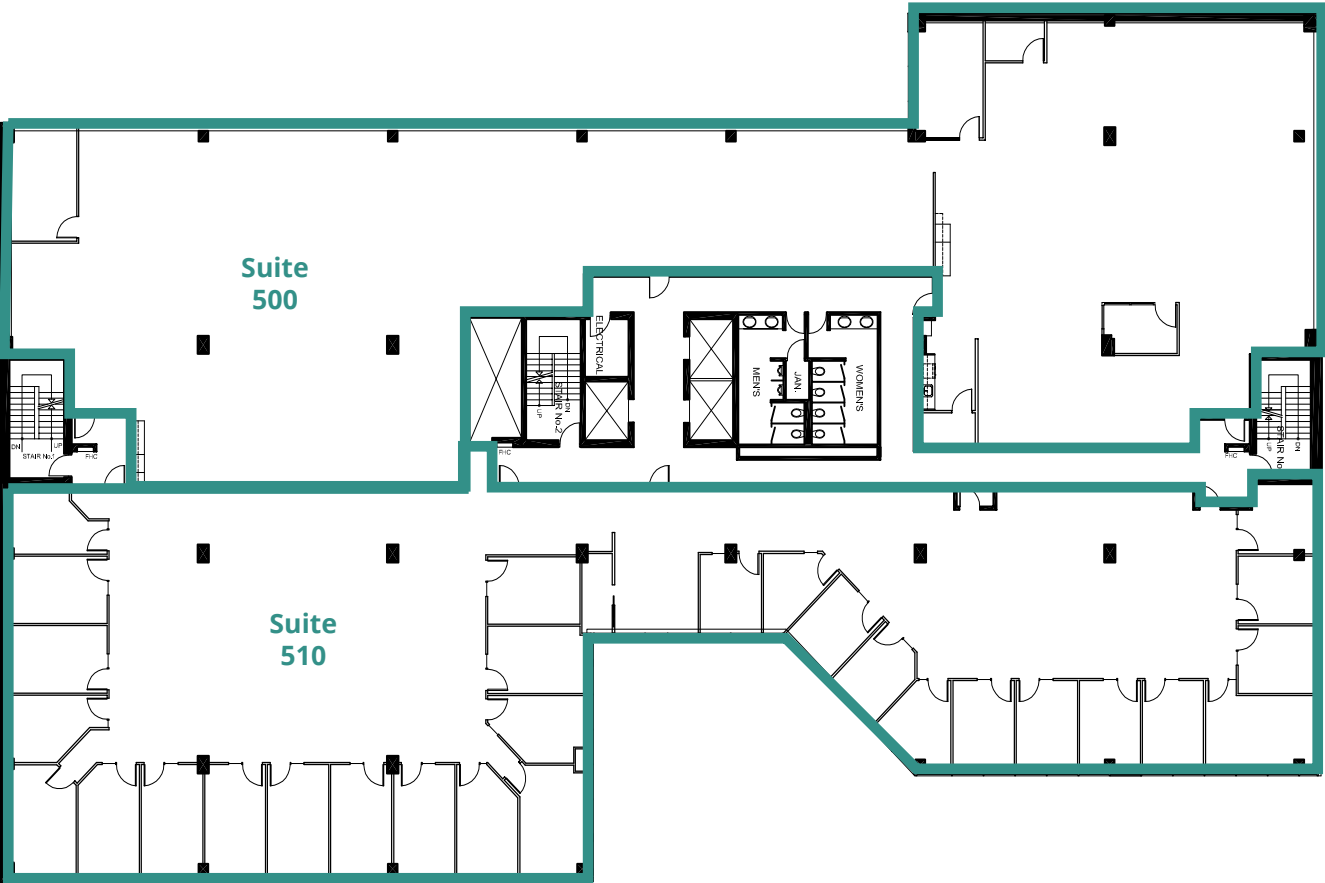
- 5 exterior offices
- boardroom
- kitchen
- reception area



Floor Plans

Floor 5

19,911 SF



Suite 500 | 9,814 SF

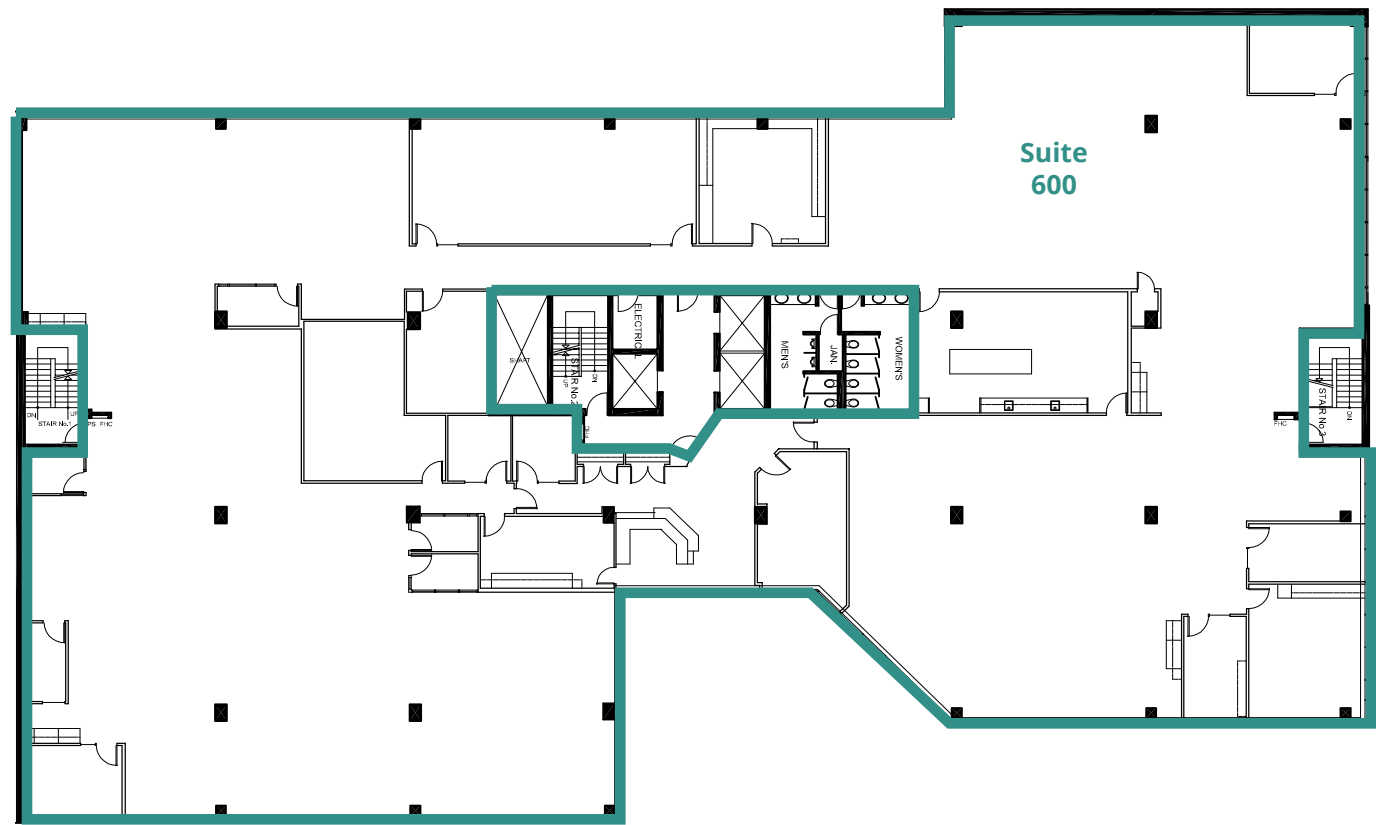
- 2 exterior offices
- 2 phone rooms
- kitchen
- large open area
- copy/print area

Suite 510 | 10,097 SF

- 28 exterior offices
- 1 interior office
- kitchen
- reception
- open area

Floor Plans

Floor 6
19,912 SF



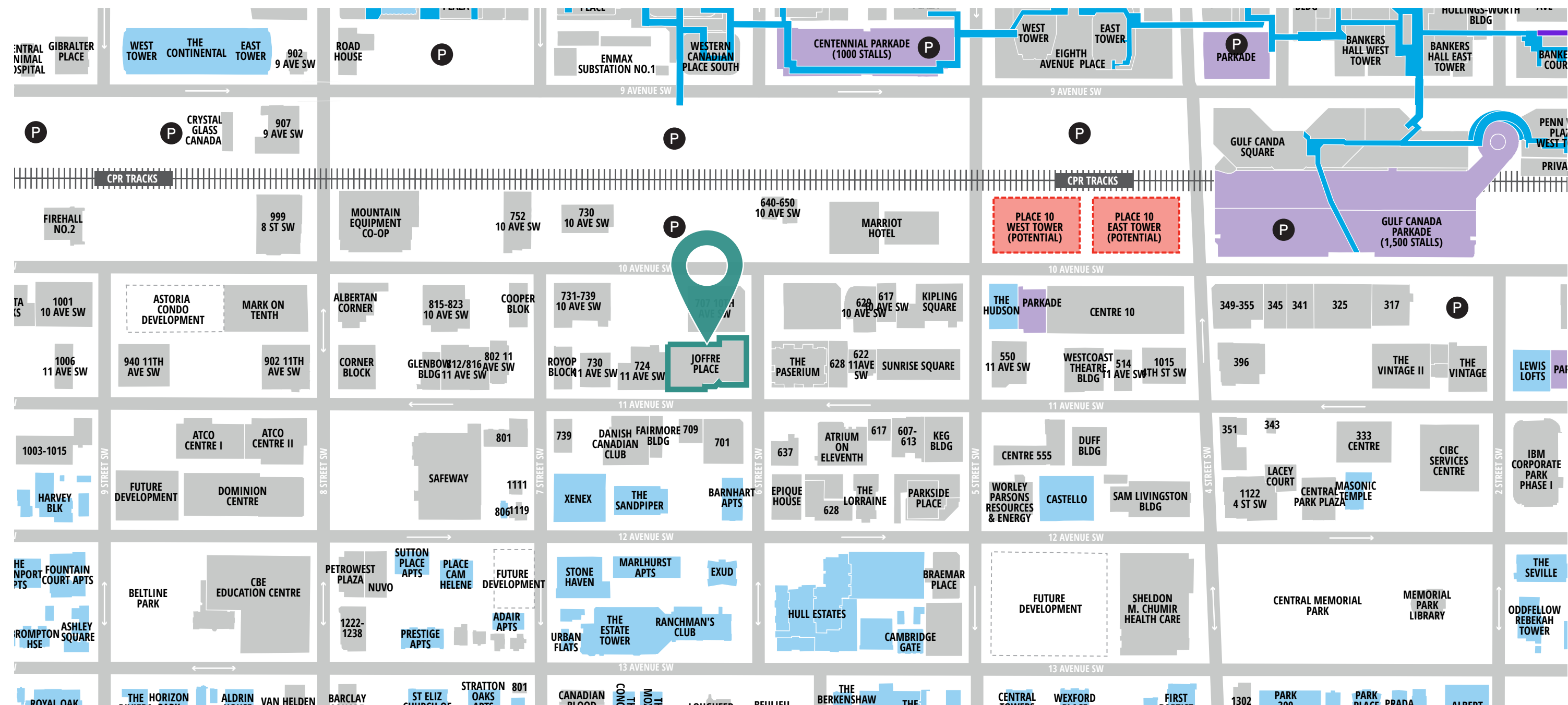
Suite 600 | 19,912 SF

- 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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