



1305 - 11 AVENUE SW
FOR LEASE

CONTACT



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1305 - 11 AVENUE SW

SPACE PROFILE

PREMISES:	Floor 2: 3,736 sf
AVAILABILITY:	Immediately
TERM:	Negotiable
ASKING NET RATE:	Market rates
T.I.A.:	As-is
OP. COSTS & TAXES:	TBD
PARKING:	Abundance of surface parking

BUILDING PROFILE

ADDRESS:	1305 - 11 Avenue SW
YEAR OF COMPLETION:	1977
NUMBER OF FLOORS:	4
RENTABLE AREA:	34,648 sf
SECURITY:	Key card access
HVAC:	24 hours, 7 days a week
LANDLORD:	Marula Building Corp.
BUILDING MANAGER:	Marula Building Corp.



PROPERTY HIGHLIGHTS

Prominent second-floor office opportunity with excellent exposure to a high-traffic corridor

Bright, modern office space featuring abundant natural light and modern finishes throughout

Efficient floorplate offering a functional mix of private offices, meeting rooms, and open workspace

Move-in ready premises with minimal tenant improvements required

Spacious tenant kitchen and collaboration area, ideal for team gatherings and informal meetings

Furniture available

On-site fitness facility available for tenant use

Upcoming retail users (TBD) located on the main floor

Discounted on-site parking available for tenants

Landlord on-site

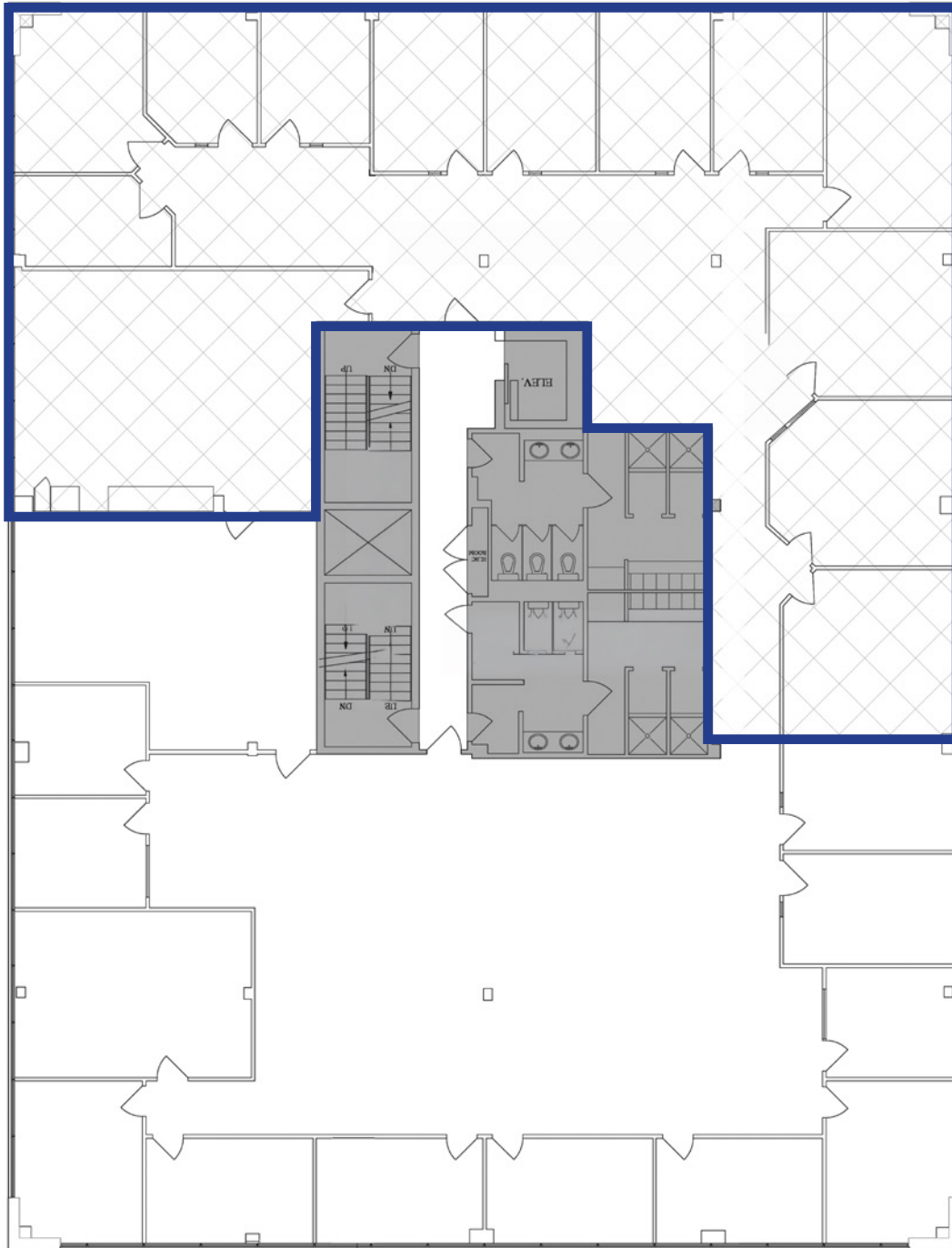


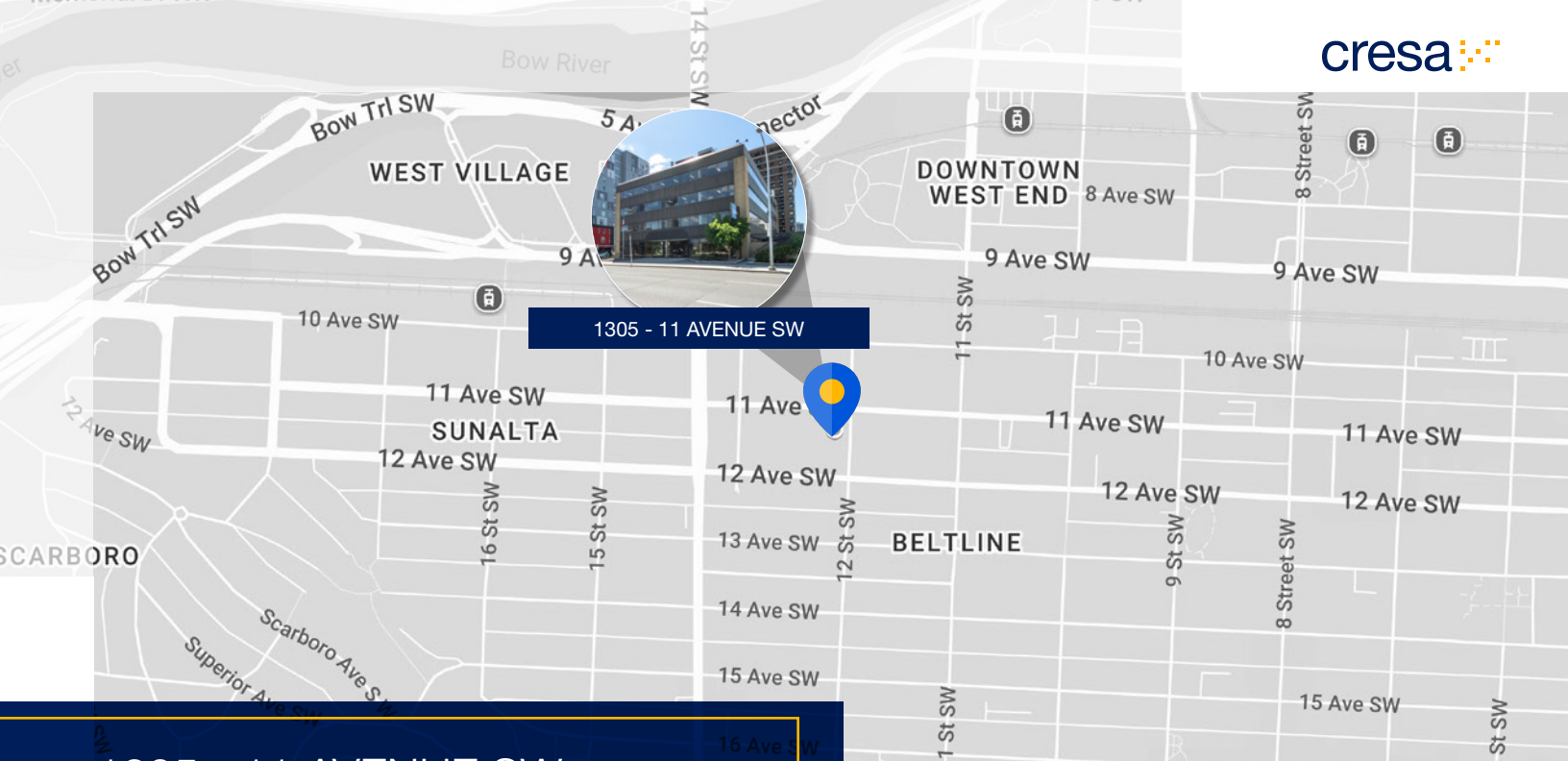
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FLOORPLAN - 2nd Floor: 3,796 sf

- 12 perimeter offices
- Open area for workstations
- Large kitchen/staff room

VIEW THE
VIRTUAL TOUR **360°**





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