Vintage Towers I II

322-326 11th Avenue SW
Calgary, AB

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About the Building

Vintage Towers I & II are Class A character buildings located in the heart of the Beltline. Constructed in 1924, the buildings were designed with brick pilasters, large windows, and possess heritage value as a high-quality and characteristic example of the commercial warehouse style of the late 1920's. Restored in 2004, Vintage Towers I & II are the Beltline's premier character buildings.

Property Highlights

NET RENT	Market
ADDITIONAL RENT	$18.21 PSF (2026)
TERM	TBD
PARKING RATIO	1:1,005 SF
PARKING RATE	$350/MONTH/STALL (UNDERGROUND RESERVED PARKING)
YEAR BUILT	1924

AVAILABILITIES

Tower	Suites	Size (SF)	DATE AVAILABLE
Vintage Tower East I	502	2,668	Immediately
Vintage Tower East II	200	15,079	Immediately

Property Highlights

- Class A character building
- New fitness facility now open and ready for tenant use
- New conference facility
- On-Site food and coffee offerings at The Green Bean
- One block from +15 access via Gulf Canada Square
- Secure Bicycle Parking
- Multiple food, drink and lifestyle amenities in the immediate area
- Private terrace for tenants, located on the second floor
- On-site security and building management
- Building amenities include Cafe, Vintage Chop House and Hair Salon

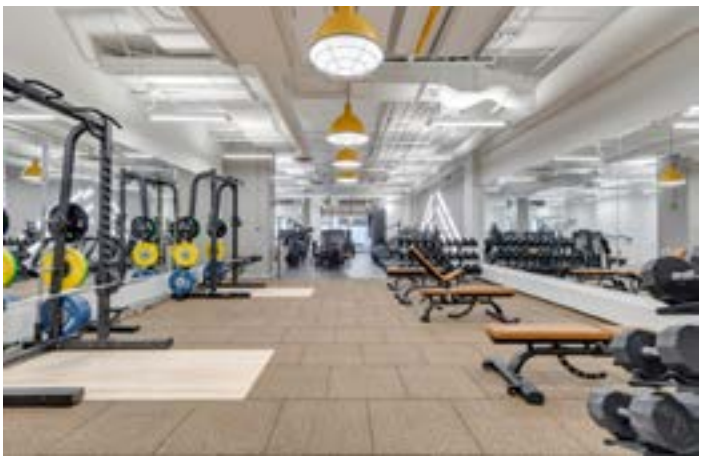
New Fitness Facility

VIRTUAL TOUR

CBRE proudly introduces Forme to the market on behalf of Allied Properties REIT. Forme offers a fitness experience for Allied tenants across their Calgary* portfolio.

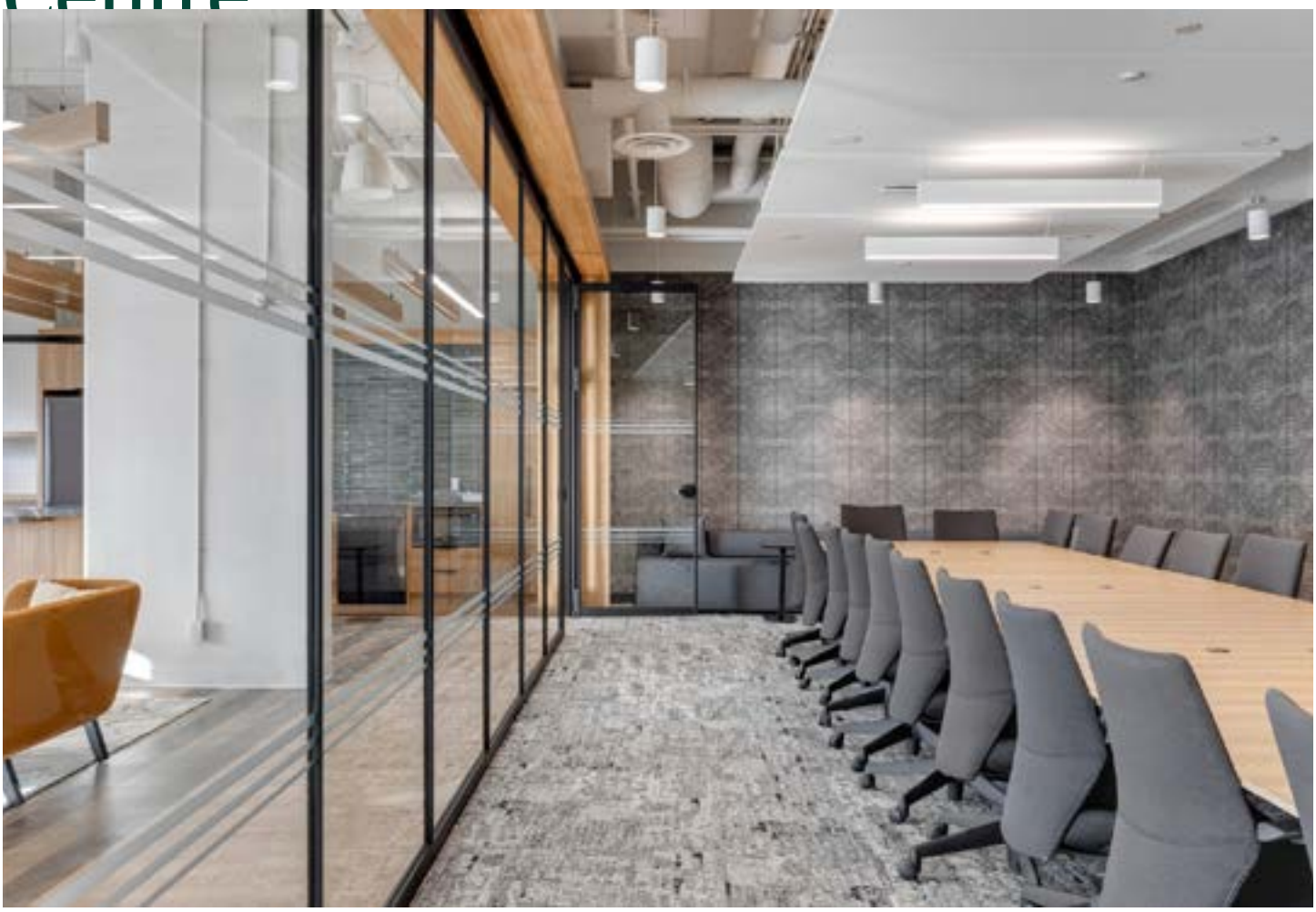
The newly built fitness facility in the Vintage Towers now welcomes tenants to enjoy the endless options of fitness machinery, free weights, lockers, changerooms, showers and much more.

*Subject to landlord approval and excludes Woodstone, Local Motive and Lougheed Block.



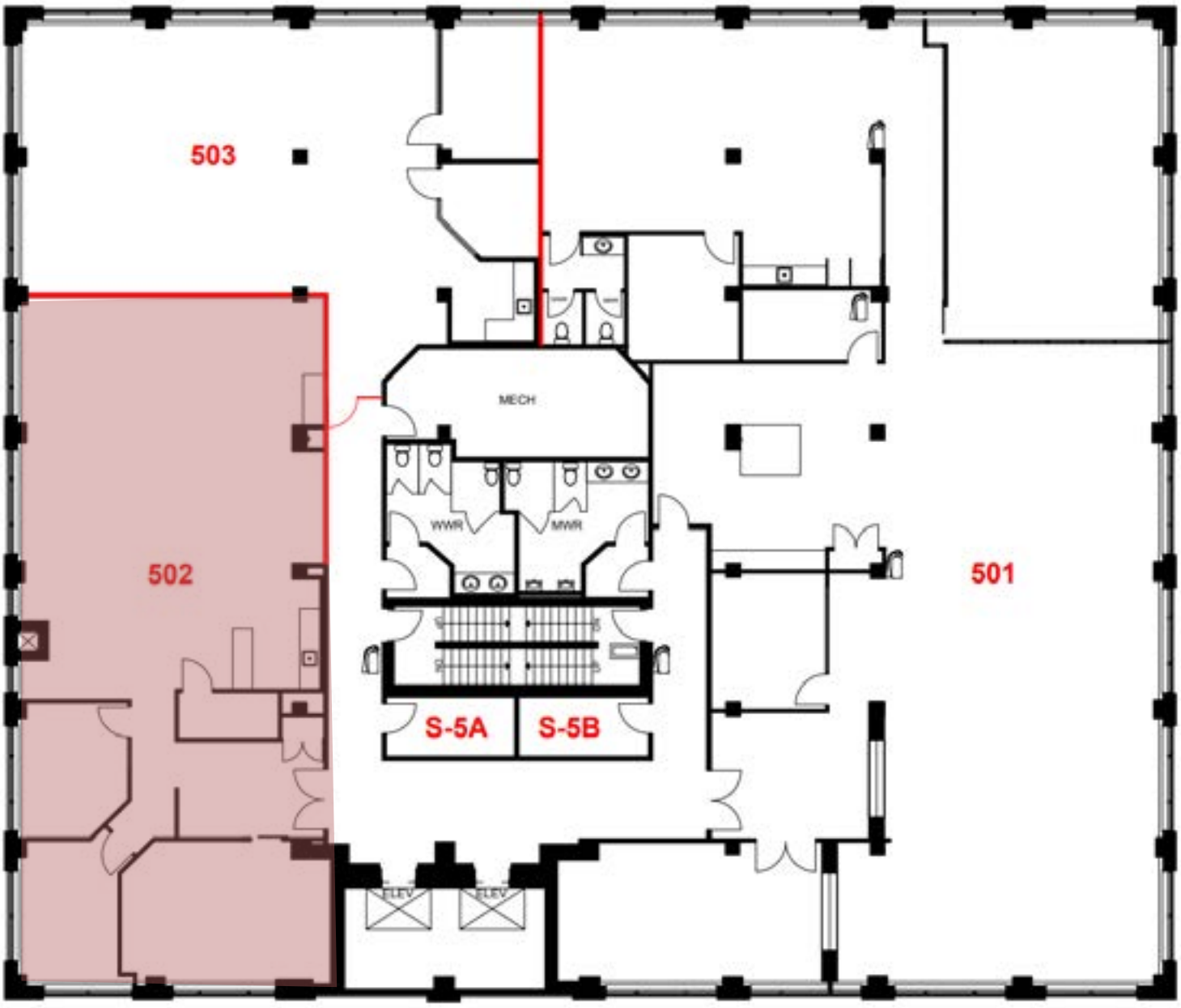
New Conference Centre

VIRTUAL TOUR



Suite 502 - Vintage Tower I

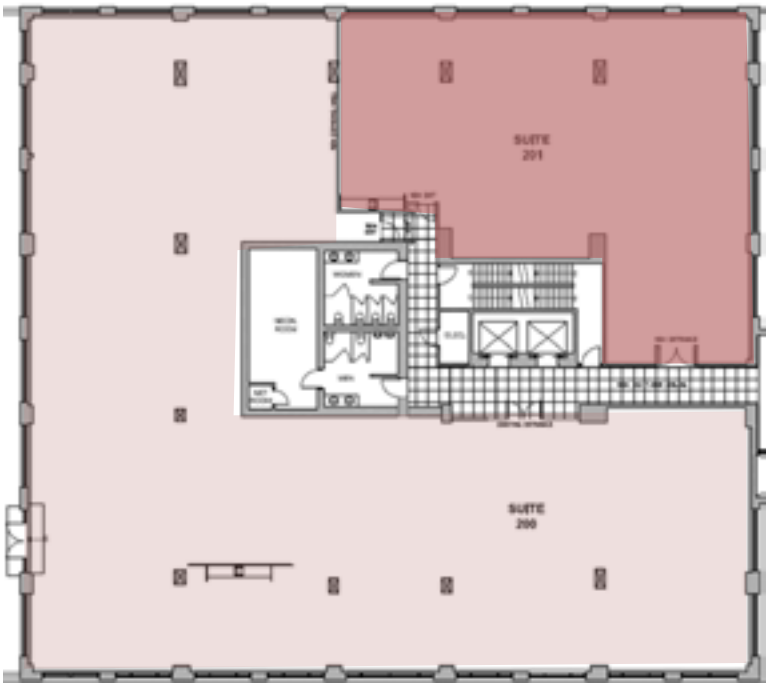
2,668 SF VIRTUAL TOUR



Suite 200 - Vintage Tower II

15,079 SF

VIRTUAL TOUR



Demising option

Suite 200: 10,949 SF

Suite 201: 4,129 SF

Local Amenities

RESTAURANTS

1. Maru Sushi
2. UNTITLED Champagne Lounge
3. The Derrick Gin Mill & Kitchen
4. Mister M
5. Cucina
6. Barcelona Tavern
7. Hy's Steakhouse
8. Cactus Club
9. The Office Restaurant & Bar
10. Barbarella Bar
11. Major Tom
12. Bonterra Trattoria
13. Wayne's Bagels
14. Holy Grill
15. An An Kitchen & Bar
16. Bridgette Bar
17. Noble Pie
18. Orchard
19. REGRUB - Beltline
20. Layali Café
21. Modern Love
22. Last Best Brewing & Distilling
23. Milano Coffee
24. Canadian Pizza Unlimited
25. Shawarma House Calgary
26. strEATS
27. Singapore Sam's
28. Tim Hortons
29. Rodney's Oyster House
30. Thai Sai-On
31. CRAFT Beer Market
32. National on 10th
33. Japanese Village
34. Vintage Chophouse

SHOPPING AND SERVICES

35. The CORE
36. RBC Royal Bank
37. CIBC
38. MEC Calgary
39. 7-Eleven
40. Safeway
41. Atmosphere Canada
42. Metrovino Fine Wines

FITNESS

43. Anytime Fitness
44. Rage Fitness YYC
45. The Academy
46. World Gym
47. Wildcard Fitness
48. Yoga Passage

PARKING LOCATIONS

P. Parking Lot

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