

**FLAMINGO BLOCK**  
**229 11 AVENUE SE**  
CALGARY, AB

**Triovest**



INFO



PLANS



IMAGES



LOCATION



WEB



## Character Office Space in Victoria Park

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## LOCATION

Located in Calgary's popular Beltline area, Flamingo Block holds a rustic charm with exposed brick walls and antique lamps. It was built in 1912 and renovated in 1954. This character building is in close proximity to the LRT station, bus routes and major roads in and out of downtown. It is within walking distance of Sunterra Market, Enoch Park, and home to the Calgary Stampede.

## BUILDING FEATURES

<b>YEAR BUILT</b>	1912
<b>RENTABLE AREA</b>	15,108 sf
<b>AVG. FLOORPLATE</b>	5,036 sf
<b>NUMBER OF FLOORS</b>	3
<b>BASIC RENT</b>	Market
<b>ADDITIONAL RENT</b>	\$14.27 (2023 estimate)
<b>PARKING RATIO</b>	1 stall per 944 sf
<b>PARKING RATE</b>	\$275/month (random, surface parking)
<b>BUILDING HOURS</b>	7:30 am to 6:00 pm, Monday to Friday
<b>OTHER FEATURES</b>	<ul style="list-style-type: none"><li>• Character building with brick facade</li><li>• Keypad access</li><li>• Modernized elevator</li><li>• Common area washrooms</li></ul>

## AVAILABILITIES



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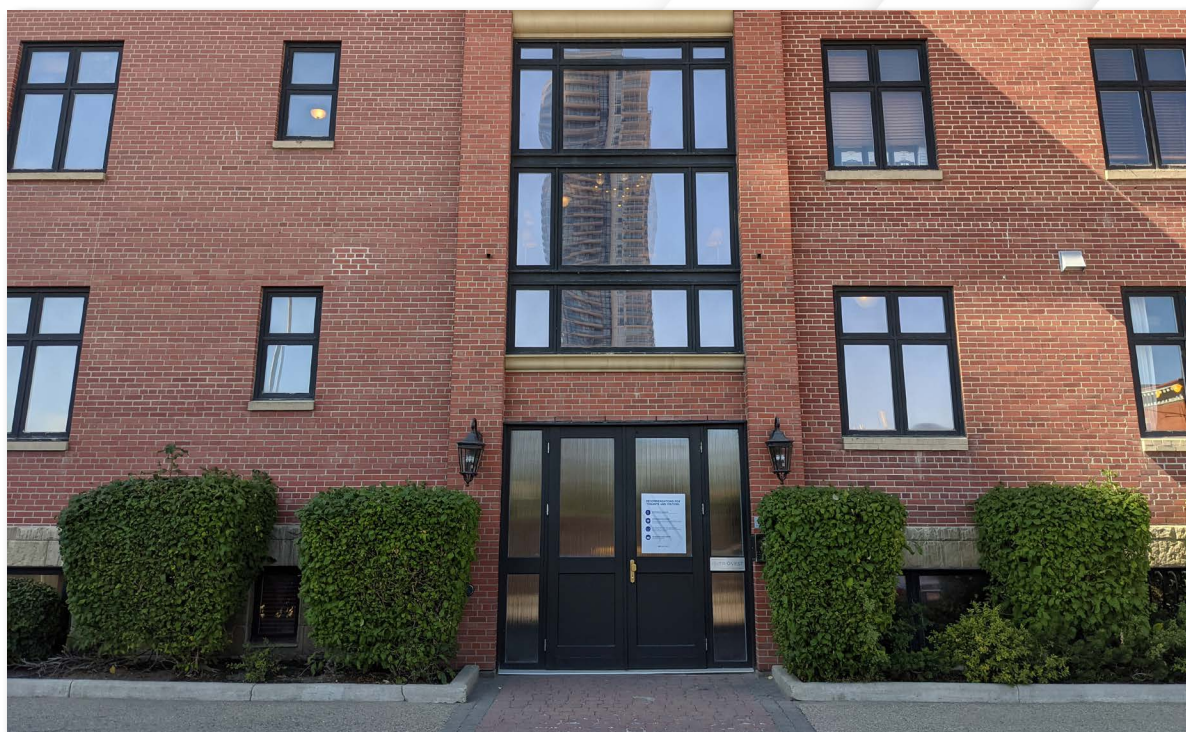


LOCATION



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SUITE	AREA (SF)	AVAILABILITY	TAKE A TOUR!
<a href="#">100</a>	2,210	Immediately	<a href="#">Virtual Tour</a>
<a href="#">130</a>	2,574	Immediately	<a href="#">Virtual Tour</a>



## FLOOR PLAN

SUITE #100 | 2,210 SF

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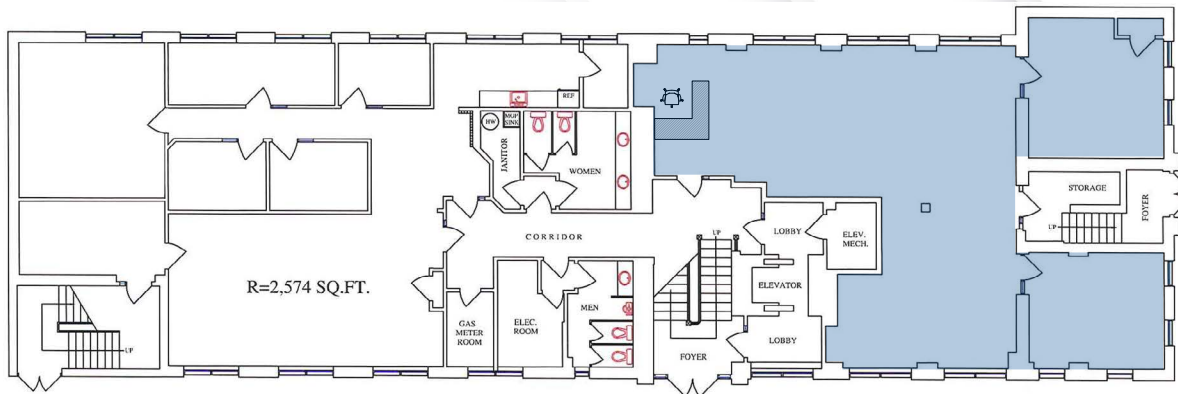
IMAGES



LOCATION



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- Reception area
- 2 offices
- Kitchen
- Large open area for workstations



## FLOOR PLAN

SUITE #130 | 2,574 SF

PREVIOUS

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- Reception area
- Open area for meetings or workstations
- Large boardroom
- 4 offices
- Storage room
- Kitchen



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# FLAMINGO BLOCK

## 229 11 AVENUE SE

CALGARY, AB

# Triovest

## MAP

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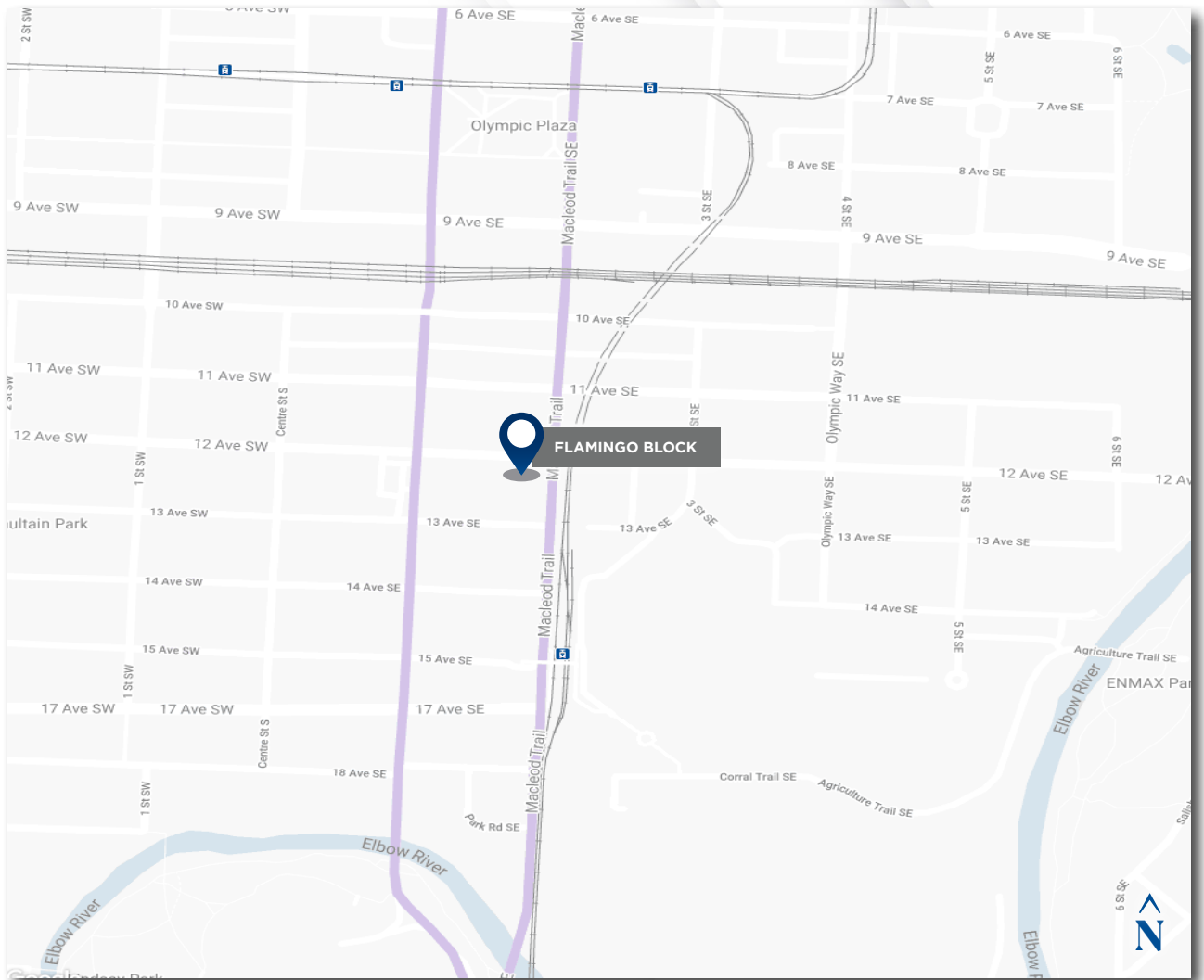
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**AMENITIES MAP**

PREVIOUS



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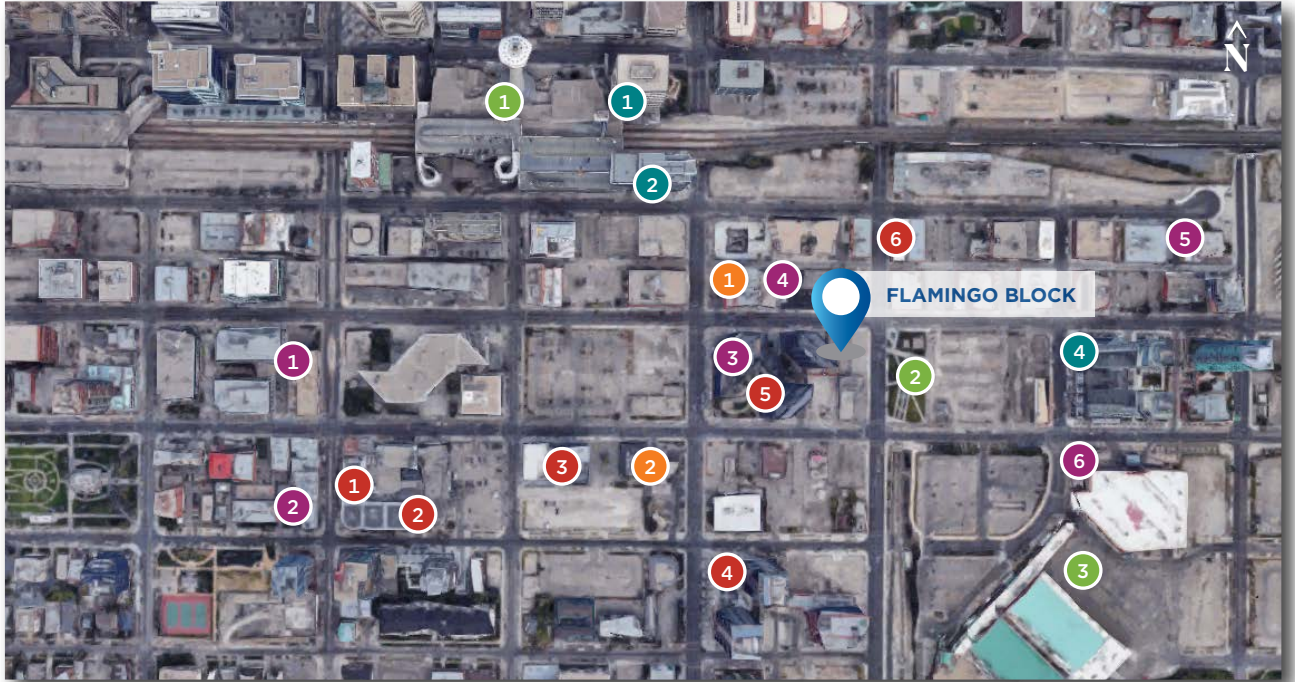
IMAGES



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**Lifestyle**

1. Anytime Fitness
2. Hotshop Hot Yoga
3. Decidedly Jazz
4. H Mart
5. Sunterra Market
6. Guardian Pharmacy



**Eateries**

1. Ten Foot Henry
2. First Street Market
3. MARKETbar
4. Grumans
5. Village Ice Cream
6. Cardinale



**Coffee Shops**

1. Starbucks
2. Waves Coffee
3. Starbucks
4. Z Crew Cafe



**City of Calgary**

1. Calgary Tower
2. East Victoria Park
3. Stampede Park



**Gas Stations**

1. Gas Plus
2. Esso



## ABOUT TRIOVEST



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IMAGES



LOCATION



WEB



8

CORPORATE OFFICES  
CANADA-WIDE



460

EMPLOYEES



384

PROPERTIES ACROSS  
CANADA



44

MILLION  
SQUARE FEET



\$12

BILLION  
PORTFOLIO UNDER  
MANAGEMENT



\$3

BILLION  
UNDER DEVELOPMENT

Triovest Realty Advisors Inc. is a fully integrated commercial real estate company. We provide investment, asset management, leasing and property management services for income properties on behalf of institutional and private investors. Our approach to commercial real estate investment is to continually seek opportunities to improve and enhance properties to achieve their full potential.

Over the years, we have achieved an enviable record of success through our investments and excellence in management. Triovest is a leader in strategic real estate advisory and management services and will continue to be at the forefront of change within our industry. Triovest employs 460 employees to manage 384 properties out of regional offices in Toronto, Montreal, Mississauga, Saskatoon, Edmonton, Calgary, Burnaby and Vancouver.