Flamingo Block
229 11 Avenue SE
Calgary, AB

Triovest

Character Office Space in Victoria Park

Up to 3,090 SF Available

Andrew Borras
Director, Leasing
403.209.3476
aborras@triovest.com

Building Opportunities

Triovest

Availabilities

Suite 100	2,210 SF	Immediately	Virtual Tour
Suite 130	2,574 SF	Immediately	Virtual Tour
Suite 250	3,090 SF	Immediately	Virtual Tour

Building Details

Year Built	1912
Last Renovated	1954/1959
Rentable Area	15,108 SF
Average Floorplate	5,036 SF
Number of Floors	3
Parking Ratio	1 stall per 944 SF
Parking Rate	$275/month (random, surface lot)
Building Hours	7:30 - 18:00 Weekdays

Building Information

Basic Rent	Market
2024 Est. Op Costs	
Office	$13.51 PSF

Flamingo Block was previously known and used as the Calgary Labor Temple, a center for municipal politics where trade unionists gathered. The labor council used the space to hold meetings, host classes and events and provide administrative services. In 1979, the council outgrew the space and sold the building to Flamingo Palace Restaurant, which quickly became their gathering spot after meetings. The building exterior remains as it was in 1912, with the exception of the 1954 second-storey addition and 1959 rear addition.

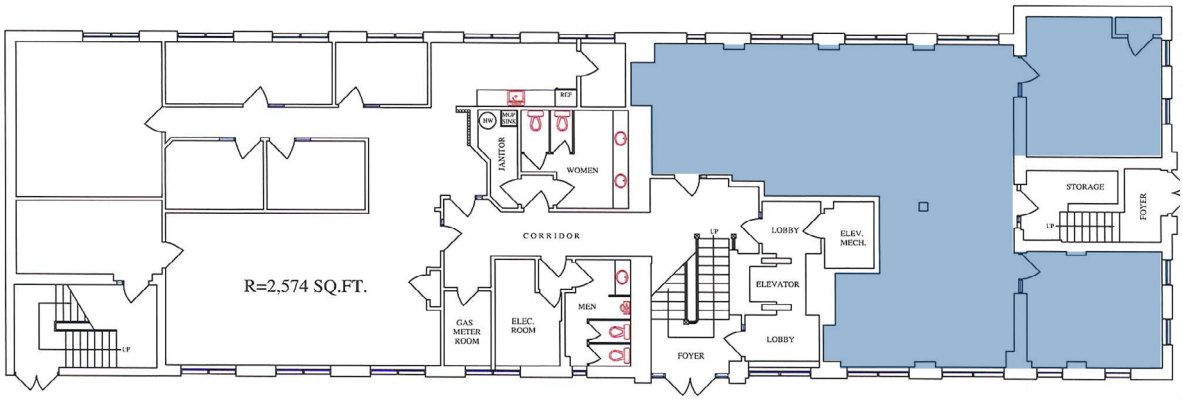
Floor Plans | Suite 100

Triovest

2,210SF

Virtual Tour

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



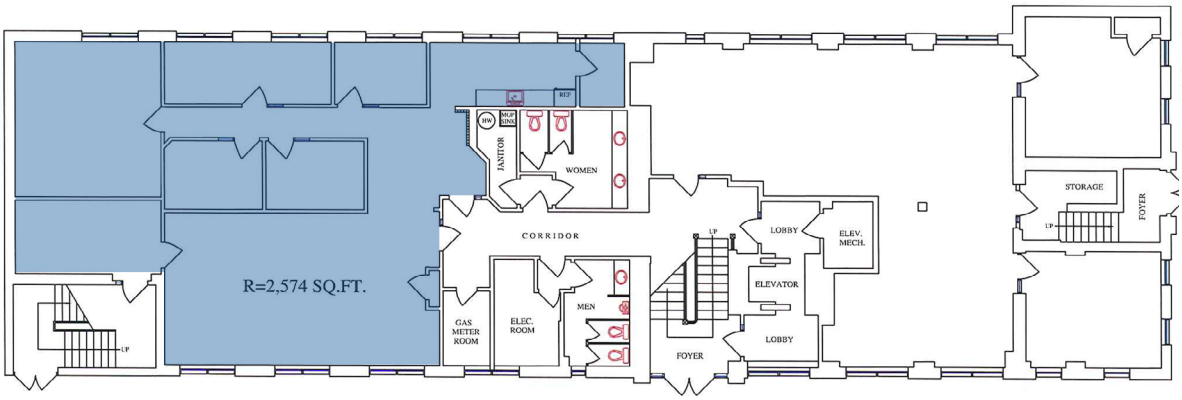
Floor Plans | Suite 130

Triovest

2,574SF

Virtual Tour

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



Floor Plans | Suite 250

Triovest

3,090SF

Virtual Tour

- Reception and seating area
- Large boardroom
- 4 exterior offices
- Kitchen
- Open area for workstations
- Storage room
- Filing area
- Stairwell and elevator access

Images

Triovest

Suite 100

Suite 130

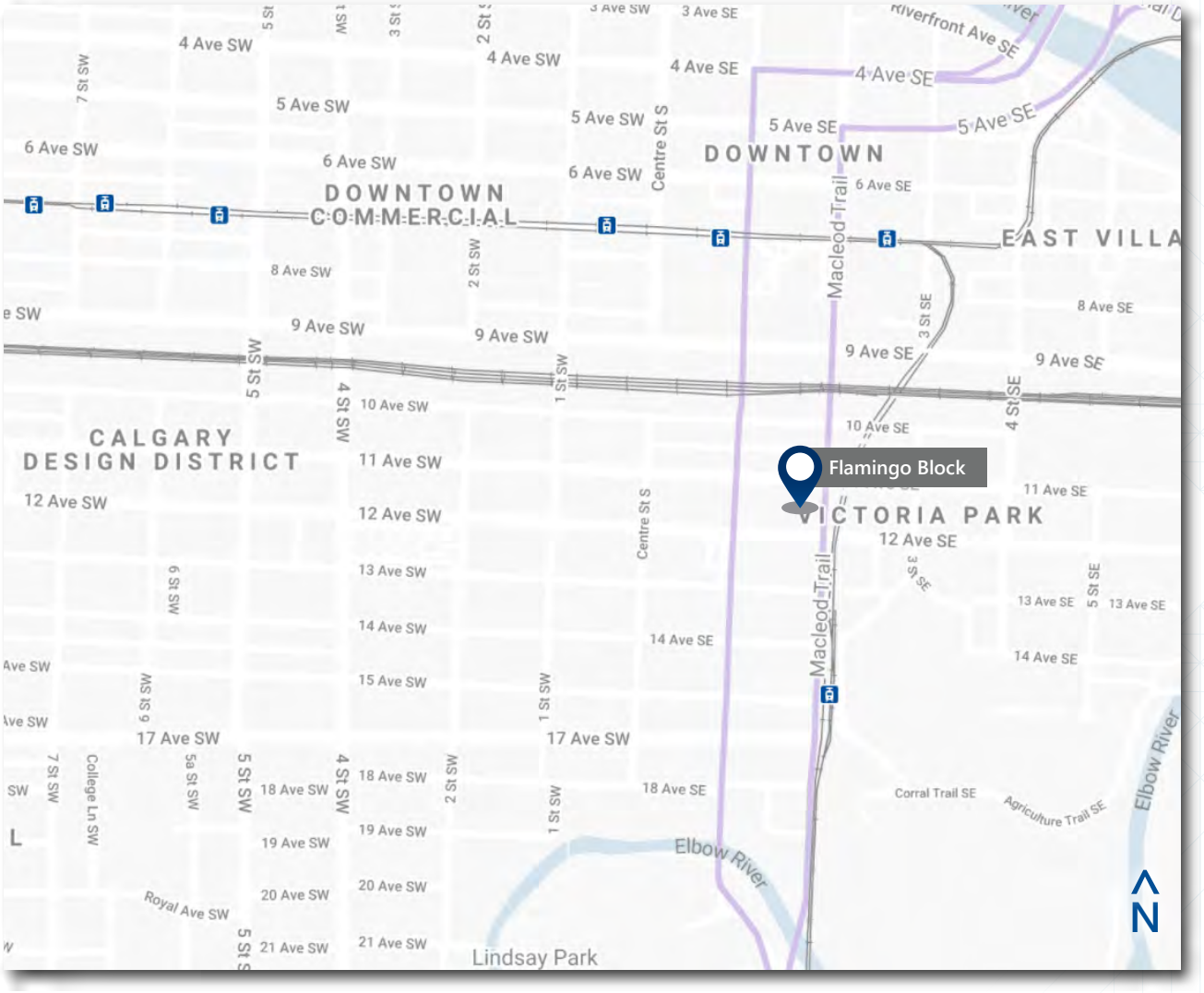
Suite 130

Images | Suite 250

Triovest

Location

Triovest



Map data © 2024 Google

Location

Triovest

Map data © 2024 Google

Lifestyle

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

Dining

1. Sunterra MARKETbar
2. Jane Bond BBQ
3. Lotus Vietnamese
4. Cardinale
5. Village Ice Cream
6. First Street Market
7. Ten Foot Henry

Coffee Shops

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

Entertainment

1. Calgary Tower
2. Pixel Park
3. Stampede Park

Gas Stations

1. Gas Plus
2. Esso

Sustainability & Wellness

Triovest

Sustainability Excellence

Triovest Sustainability Solutions (TSS) is a centre of excellence providing leadership, resources, and services to both internal Triovest teams and external clients. Our expertise incorporates the full spectrum of sustainability, energy management, technology integration, and health and safety. TSS is guided by a proactive outreach strategy, focused on holistic sustainability and wellness principles to help our properties achieve their operational efficiency, green certifications, and net zero emissions objectives.

Accessibility

Triovest treats every property we manage as a community, a workplace that embodies diversity, equality, and inclusion. Our assets are inclusive environments that support diverse perspectives and accessibility, delivering the best possible experience to those who interact within our buildings.

Smart Buildings

Our cloud-based tenant experience app, Triovest Access, seamlessly connects tenants with their building and community. It facilitates communication, allowing tenants to quickly and easily submit service requests, find out what is happening in their building and surrounding neighbourhood, take advantage of exclusive offers, and connect with others within the building community. The app also allows property managers to post news and notices, scheduled maintenance alerts, and tenant handbooks.

TSS is using digital platforms to continuously pull data from building automation systems and identify operational improvement opportunities that drive sustainability performance and financial optimization. We strive to achieve smart building standards across our portfolio in an effort to reduce operating expenses, improve environmental metrics and enhance tenant experiences.

Our Commitments

We have set science-based aligned targets for our properties to manage utility costs, greenhouse gas (GHG) emissions, and waste.

We are committed to:

- Net Zero Operations by 2050
- 50% reduction in Carbon footprint by 2030 in our office portfolio
- Waste Diversion rate of 70% by 2030
- Occupational health and safety of our employees, tenants, contractors, and visitors

For more information and to view our latest ESG report, visit triovest.com/sustainability

Triovest is committed to achieving

Net Zero GHG Emissions BY 2050

Triovest

Building Opportunities

Dedicated Property Management Teams

Triovest recognizes that our tenants must feel sincerely heard and supported. It is our responsibility to listen and meet your needs to the best of our ability. Our Property Management Teams are there to ensure your workspace is running efficiently for your people, provide assistance, and encourage tenant engagement so you can focus on your core business.

We Are Where You Are

Our in-house Leasing Teams possess local market expertise in all asset classes to support any real estate need you have. We work with you to understand your requirements to deliver built-to-suit custom solutions. This, combined with our national scale, local knowledge, and strong relationships, keeps us ahead of market dynamics and trends to deliver value-add insights.

By The Numbers*

$3B Under Development	**$12B** Under Management	**38M SF** Under Management
345 Properties	**6** Offices Canada-Wide	**460** Employees

*As at Q2 2023

Our Mission

We create sustainable places that enhance communities and enrich relationships.

About Triovest

Triovest is one of the largest privately-owned commercial real estate companies in Canada. We are a fully integrated real estate platform with 25+ years' experience in real estate investment, development, and management offering a full spectrum of capabilities including acquisition and dispositions, asset management, construction management, property management, leasing services, and sustainability advisory services.

Triovest builds partnerships, manages commercial real estate projects from concept to completion, and delivers sector-leading returns, offering a full range of management services throughout the lifecycle of the asset. Our clients benefit from the combined expertise and integration of our Capital and Advisors teams, paired with Triovest's national scale, unsurpassed local knowledge, and deep understanding of every stage of the real estate lifecycle.

For more information, visit triovest.com

Andrew Borras
Director, Leasing
403.209.3476
aborras@triovest.com

triovest.com

Triovest Realty Advisors Inc., Brokerage
1100 1 Street SE, Suite 300
Calgary, Alberta T2G 1B1

This document has been prepared by Triovest for advertising and general information purposes only. Triovest makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information contained in this document including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information contained herein. While Triovest makes every effort to ensure that the information in this document is current and accurate, Triovest cannot guarantee that this document will be free from errors. In addition, Triovest reserves the right to amend, change, terminate, suspend or discontinue the issuance of this document or any aspect of the information contained herein at any time without notice or liability. You acknowledge that your use or reliance on this document and the information contained herein is at your own risk. Triovest shall not be liable and categorically excludes any and all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for any and all loss and/or damages arising therefrom. 10-2024