# Atrium on Eleventh



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## ALLIED CBRE

## Property Highlights

Year Built 1980 Rent Market Additional Rent \$15.75 SF

Area Available Suite 102: 6,222 SF\*

Suite 205: 2,856 SF\* Suite 210: 4,204 SF Suite 220: 2,990 SF\* Suite 305: 4,872 SF\*

**Availability** Immediately

\*Available on 30 days notice

Term TBD

Parking Suite 102: 8 Stalls

Suite 205: 3 Stalls Suite 210: 5 Stalls Suite 220: 4 Stalls Suite 305: 6 Stalls

Parking Rate \$250 month per stall

- · Central Beltline location
- Aggressive rates available for short term leases
- Storage space available on lower floor
- Numerous amenities within walking distance including ReGrub Burger Bar, Last Best Brewing and Milano Coffee Roasters
- Walking distance to downtown and three blocks from the LRT



## Floor Plan: Mezzanine and Main Floor

### Suite 102

6,222 SF







## Floor Plan: Second Floor

### Suite 205

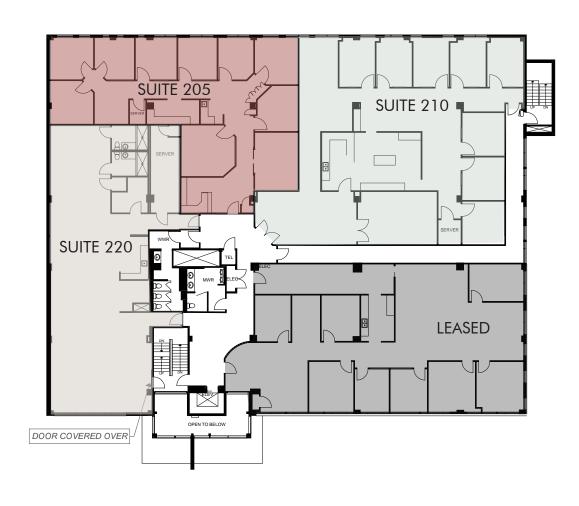
2,856 SF

### Suite 210

4,204 SF

### Suite 220

2,990 SF Virtual Tour 🍾





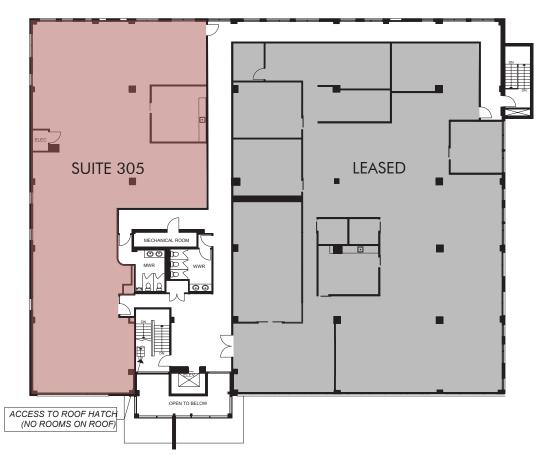




## Floor Plan: Third Floor

## Suite 305

4,872 SF

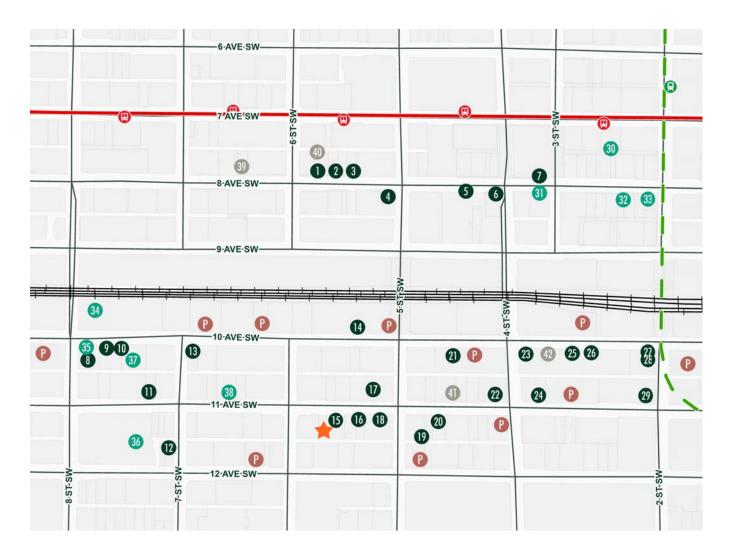








## Local Amenities



#### **RESTAURANTS**

- 1. Common Bond
- 2. Escoba Wine Bar
- 3. UNTITLED Champagne Lounge
- 4. State & Main
- 5. Cucina
- 6. Barcelona Tavern
- 7. Hy's Steakhouse
- 8. Bonterra Trattoria
- 9. Wayne's Bagels
- 10. Holy Grill
- 11. Inner City Brewing
- 12. Vegan Street
- 13. Bridgette Bar
- 14. Orchard Restaurant
- 15. REGRUB Beltline
- 16. Broken City
- 17. Milano Coffee

- 18. Last Best Brewing & Distilling
- 19. Canadian Pizza Unlimited
- 20. Singapore Sam's
- 21. Pampa Brazilian Steakhouse
- 22. Tim Horton's
- 23. Rodney's Oyster House
- 24. Starbucks
- 25. CRAFT Beer Market
- 26. National on 10th
- 27. Briggs Kitchen & Bar
- 28. Japanese Village
- 29. Vintage Chophouse

#### **SHOPPING AND SERVICES**

- 30. The CORE
- 31. HSBC Bank
- 32. RBC Royal Bank
- 33. CIBC

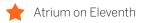
- 34. MEC Calgary
- 35. 7-Eleven
- 36. Safeway
- 37. Atmosphere Calgary
- 38. Metrovino Fine Wines

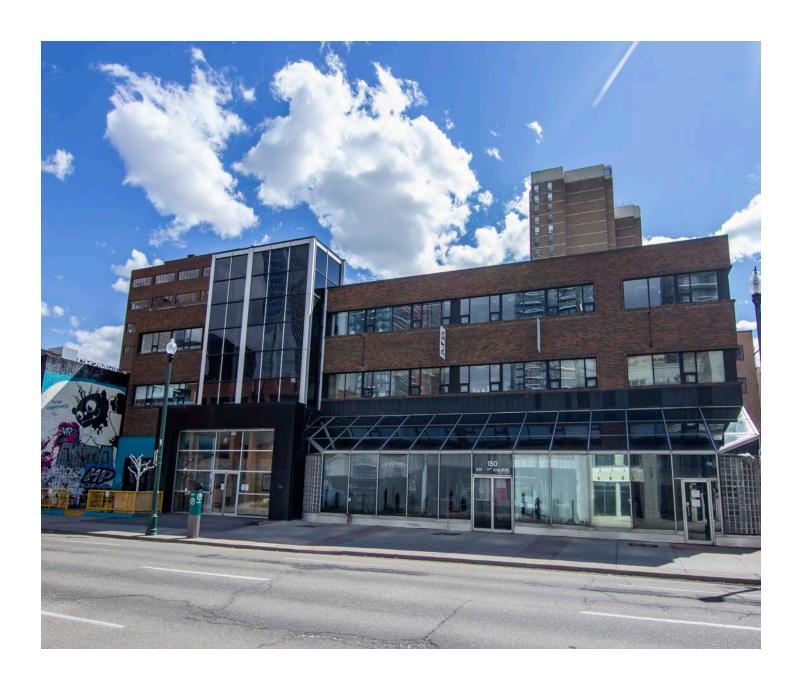
#### **FITNESS**

- 39. Anytime Fitness
- 40. Freedom Fit Pass
- 41. Passage Studios
- 42. UNDRCARD Boxing Studio

#### PARKING LOCATIONS







## ALLIED CBRE

STUART WATSON Senior Vice President stuart.watson@cbre.com 403 750 0540 KATIE SAPIEHA Vice President katie.sapieha@cbre.com 403 750 0529