

Unique and creative office space available

# 238 - 11 Avenue SE

**11,399 SQUARE FEET IN PRIME LOCATION**

## SPACE PROFILE

**Unit 100**

Available

**11,399 SF**

Total Available Space

**High Exposure  
Location**

**Negotiable**

Term Length

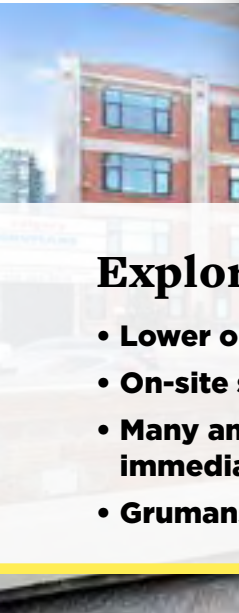
**Immediate**

Availability

**Plug & Play  
Creative Space**

## Explore the Space

- Lower operating costs
- On-site storage
- Many amenities in the immediate area
- Grumans Deli on-site



# 238

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CALGARY

## Property Overview

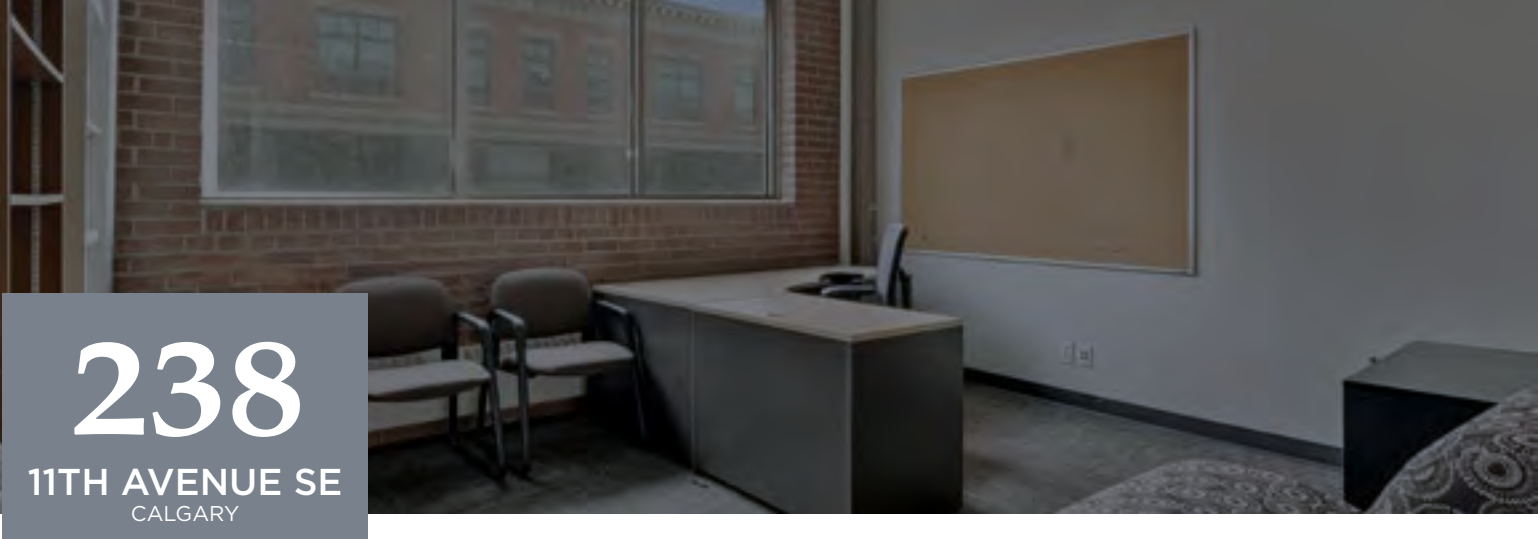
<b>Building Address</b>	238 11th Avenue SE Calgary AB
<b>Suite</b>	100
<b>Available Square Feet</b>	11,399 SF
<b>Rental Rate</b>	Market Rate Operating Costs: \$11.39 PSF
<b>Term Length</b>	Negotiable
<b>Parking</b>	14 surface stalls available \$200 /stall /month
<b>Availability</b>	July 1, 2021
<b>Delivery Condition</b>	Furniture Available
<b>Function</b>	<ul style="list-style-type: none"><li>• 23 Offices</li><li>• 21 Workstations</li><li>• Boardroom</li><li>• Staff lounge</li><li>• 3 Meeting rooms</li><li>• Internal Washrooms</li></ul>
<b>Additional Information</b>	<ul style="list-style-type: none"><li>• Walking distance to Stampede and City Hall LRT stations</li><li>• On-site showers and bike storage</li><li>• Kitty-corner to the Stampede Grounds</li></ul>





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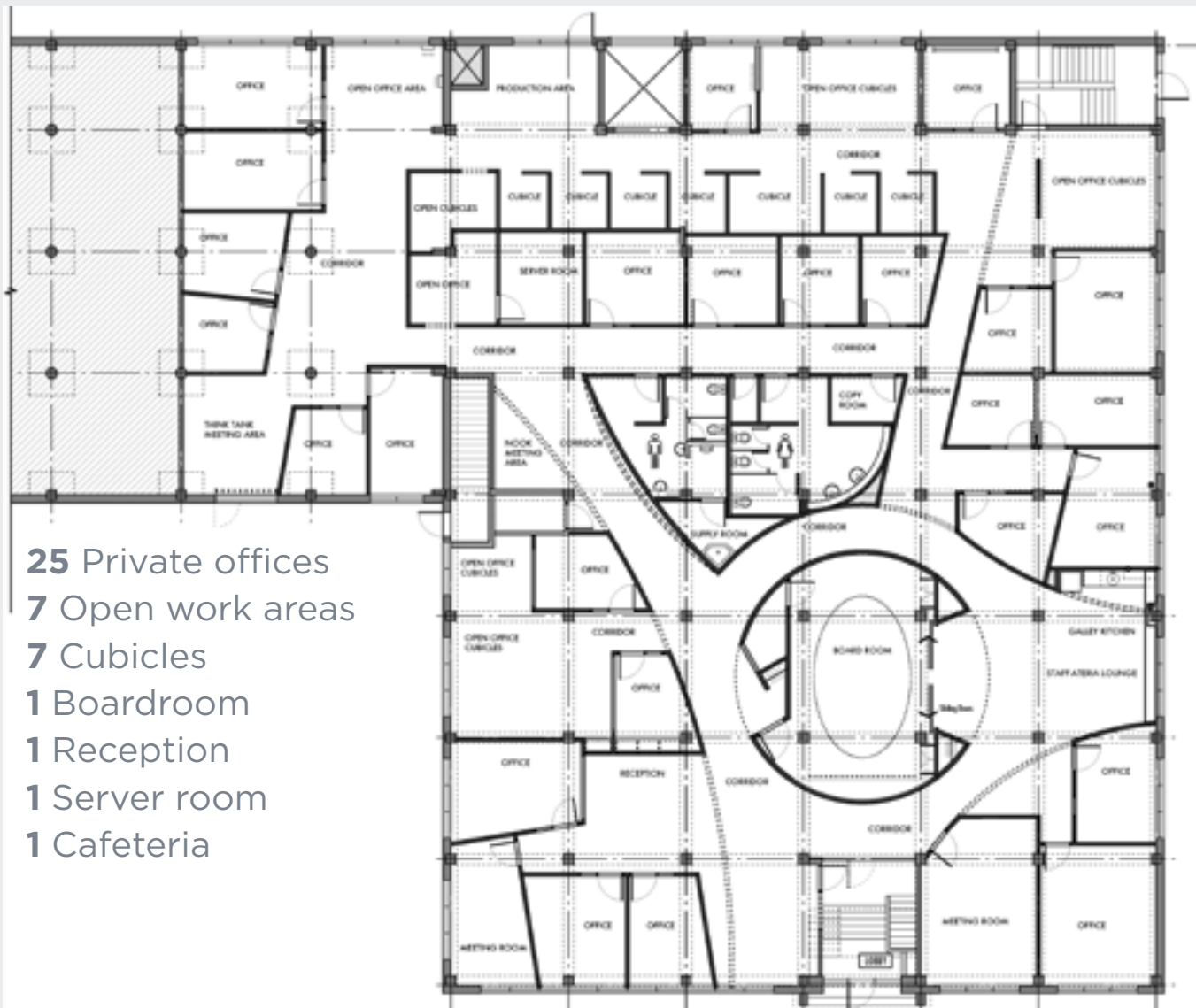
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VIRTUAL TOUR



SUITE 100 | 11,399 SF



- 25 Private offices
- 7 Open work areas
- 7 Cubicles
- 1 Boardroom
- 1 Reception
- 1 Server room
- 1 Cafeteria



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