**$23/sf**
**GROSS RENT**
(JANITORIAL EXCLUDED)

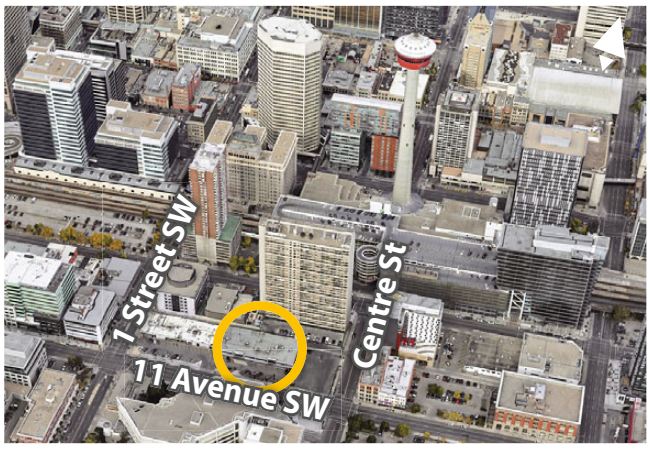
**652 – 3,421 sf**
**2nd floor offices**

# BELTLINE OFFICE SPACE FOR LEASE

## Clennan Square

110 11 Avenue SW, Calgary

» Excellent connectivity to major roadways and transit




FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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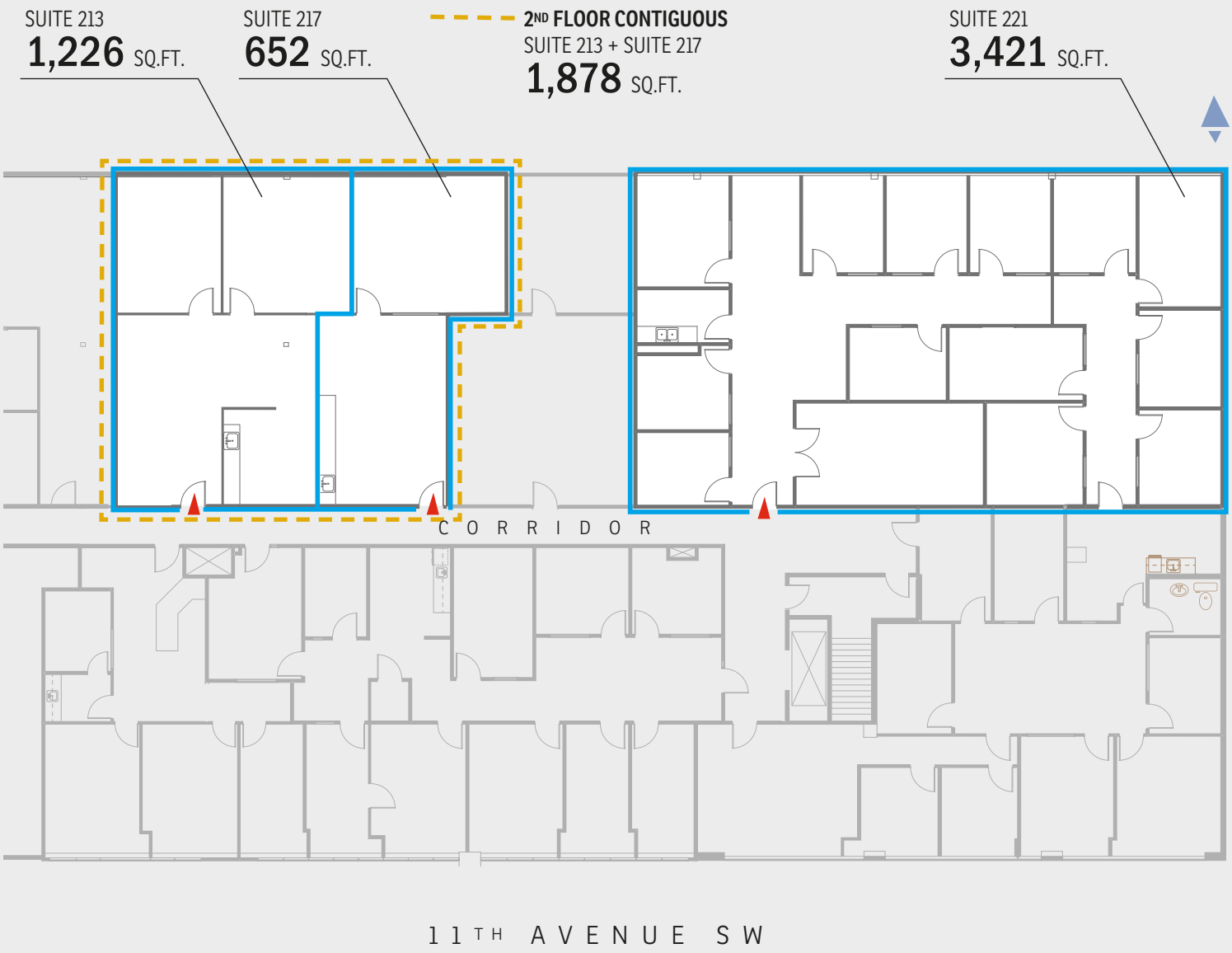


## LEASE INFORMATION

MUNICIPAL ADDRESS:
110 11th Avenue SW, Calgary

AVAILABLE FOR LEASE:
3,421 sq. ft. – Suite 221
1,226 sq. ft. – Suite 213
652 sq. ft. – Suite 217
1,878 sq. ft.

AVAILABILITY:
Immediate

TERM: 2-5 years

TENANT IMPROVEMENTS:
Negotiable

PARKING:
1:859 sq. ft.
at $250.00/mo per stall

LEASE RENT:
$23.00 per sq. ft.
(janitorial excluded)
GROSS RENT

- Clennan Square is situated along Calgary's newest and trendy redeveloped node – 1st Street SW in the Beltline district.
- Easy access and egress to Downtown, Macleod Trail and 17th Avenue SW.
- Close proximity to LRT stations and multiple bus routes.

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