

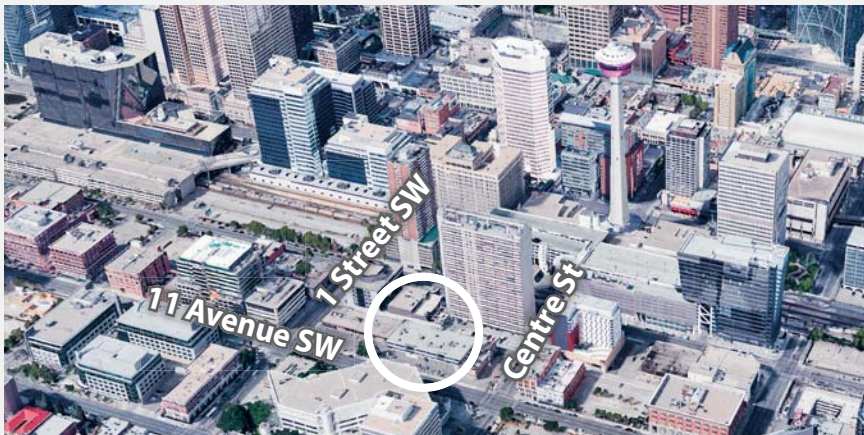


**\$18/sf  
GROSS RENT**

## BELTLINE OFFICE SPACE FOR LEASE

# Clennan Square

110 11 Avenue SW, Calgary



- ▶ 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.
- ▶ This building has gone through extensive recent improvements.

## LEASE INFORMATION

**MUNICIPAL ADDRESS:**  
110 11th Avenue SW, Calgary

### AVAILABLE FOR LEASE:

**1,100 sq. ft.** – Suite 211  
**1,902 sq. ft.** – Suite 212  
**895 sq. ft.** – Suite 213

**AVAILABILITY:** Immediately

**TERM:** 2-5 years

**TENANT IMPROVEMENTS:**  
Negotiable

**PARKING:** Negotiable

**LEASE RENT:** \$18.00 per sq. ft. Gross Rent

## BUILDING INFORMATION

**LANDLORD:** Carbon Copy Digital  
**NUMBER OF FLOORS:** 2

### Ian Robertson

ASSOCIATE, OFFICE LEASING

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### Bill Falagaris

EXECUTIVE VICE PRESIDENT, OFFICE LEASING

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REAL ESTATE SERVICES



LOCAL EXPERTISE MATTERS

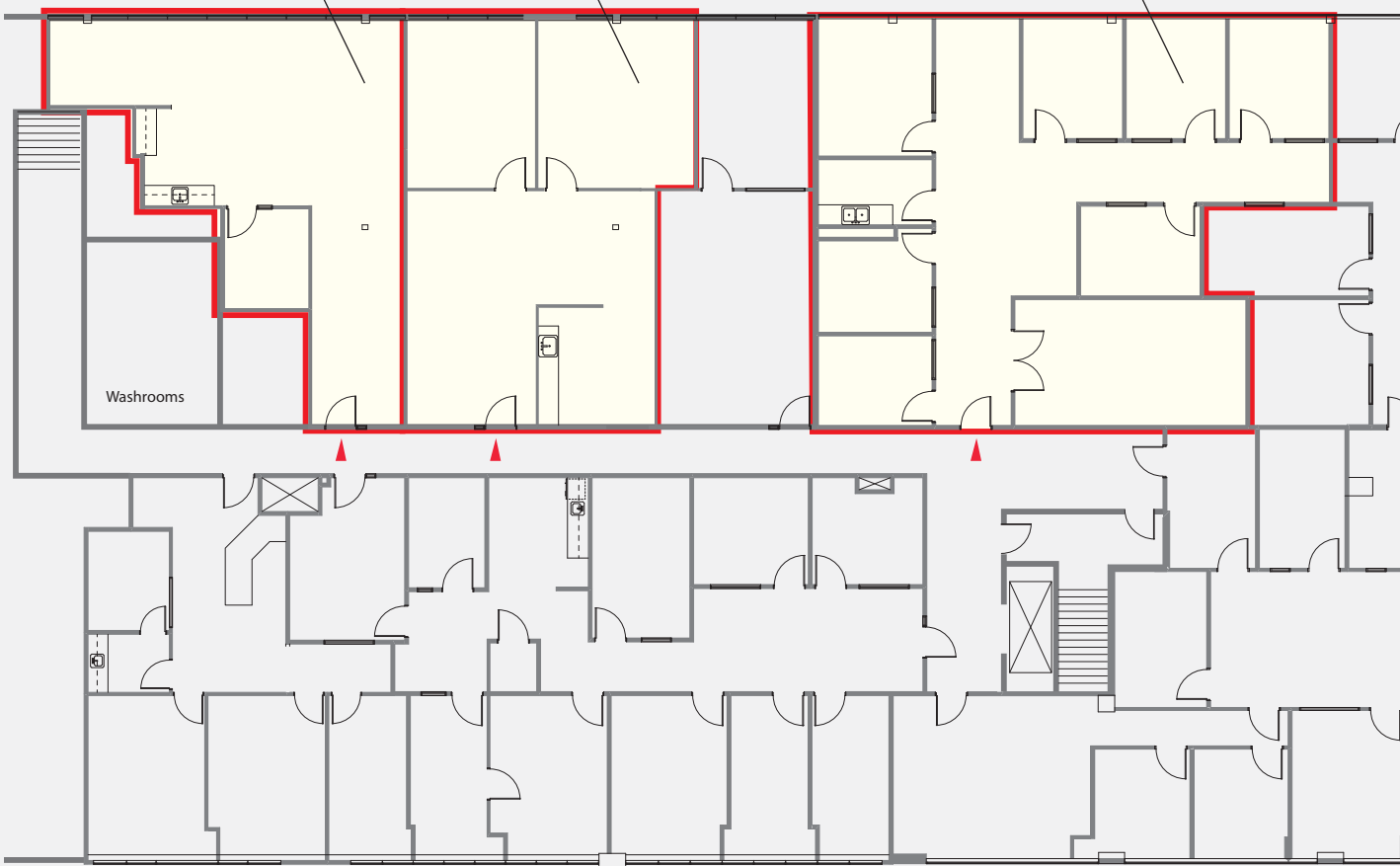
**2**  
FLOOR

**LOW LEASE RATE**  
**\$18/sf**  
**GROSS RENT**

SUITE 211  
**1,100** SQ.FT.  
AVAILABLE IMMEDIATELY

SUITE 213  
**895** SQ.FT.  
AVAILABLE IMMEDIATELY

SUITE 212  
**1,902** SQ.FT.  
AVAILABLE IMMEDIATELY



*The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.*



**BARCLAY STREET**  
REAL ESTATE

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES



LOCAL EXPERTISE MATTERS