

# Vintage Towers I & II

322-326 11th Avenue SW  
Calgary, AB



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# About the Building

Vintage Towers I & II are Class A character buildings located in the heart of the Beltline. Constructed in 1924, the buildings were designed with brick pilasters, large windows, and possess heritage value as a high-quality and characteristic example of the commercial warehouse style of the late 1920's. Restored in 2004, Vintage Towers I & II are the Beltline's premier character buildings.





# Property Highlights

NET RENT	Market
ADDITIONAL RENT	\$17.03 PSF (2025)
TERM	TBD
PARKING RATIO	1:1,005 SF
PARKING RATE	\$350/MONTH/STALL (UNDERGROUND RESERVED PARKING)
YEAR BUILT	1924

## AVAILABILITIES

Tower	Suites	Size (SF)	DATE AVAILABLE
Vintage Tower East I	201	5,051	Immediately
Vintage Tower East I	502	2,668	September 1st, 2025
Vintage Tower East I	503	2,005	Immediately
Vintage Tower East II	200	15,078	June 1st, 2025
Vintage Tower East II	300	15,084	June 1st, 2025
Vintage Tower East II	400	15,088	June 1st, 2025

[Show Suite](#)



# Property Highlights

- Class A character building
- New fitness facility now open and ready for tenant use
- New conference facility
- On-Site food and coffee offerings at The Green Bean
- One block from +15 access via Gulf Canada Square
- Secure Bicycle Parking
- Multiple food, drink and lifestyle amenities in the immediate area
- Private terrace for tenants, located on the second floor
- On-site security and building management
- Building amenities include Cafe, Vintage Chop House and Hair Salon





# New Fitness Facility

 VIRTUAL TOUR

CBRE proudly introduces Forme to the market on behalf of Allied Properties REIT. Forme offers a fitness experience for Allied tenants across their Calgary\* portfolio.

The newly built fitness facility in the Vintage Towers now welcomes tenants to enjoy the endless options of fitness machinery, free weights, lockers, changerooms, showers and much more.

\*Subject to landlord approval and excludes Woodstone, Local Motive and Loughheed Block.





# New Conference Centre

 VIRTUAL TOUR



# Suite 201 - Vintage Tower I

5,051 SF

Show Suite





# Suite 201 - Vintage Tower I

5,051 SF





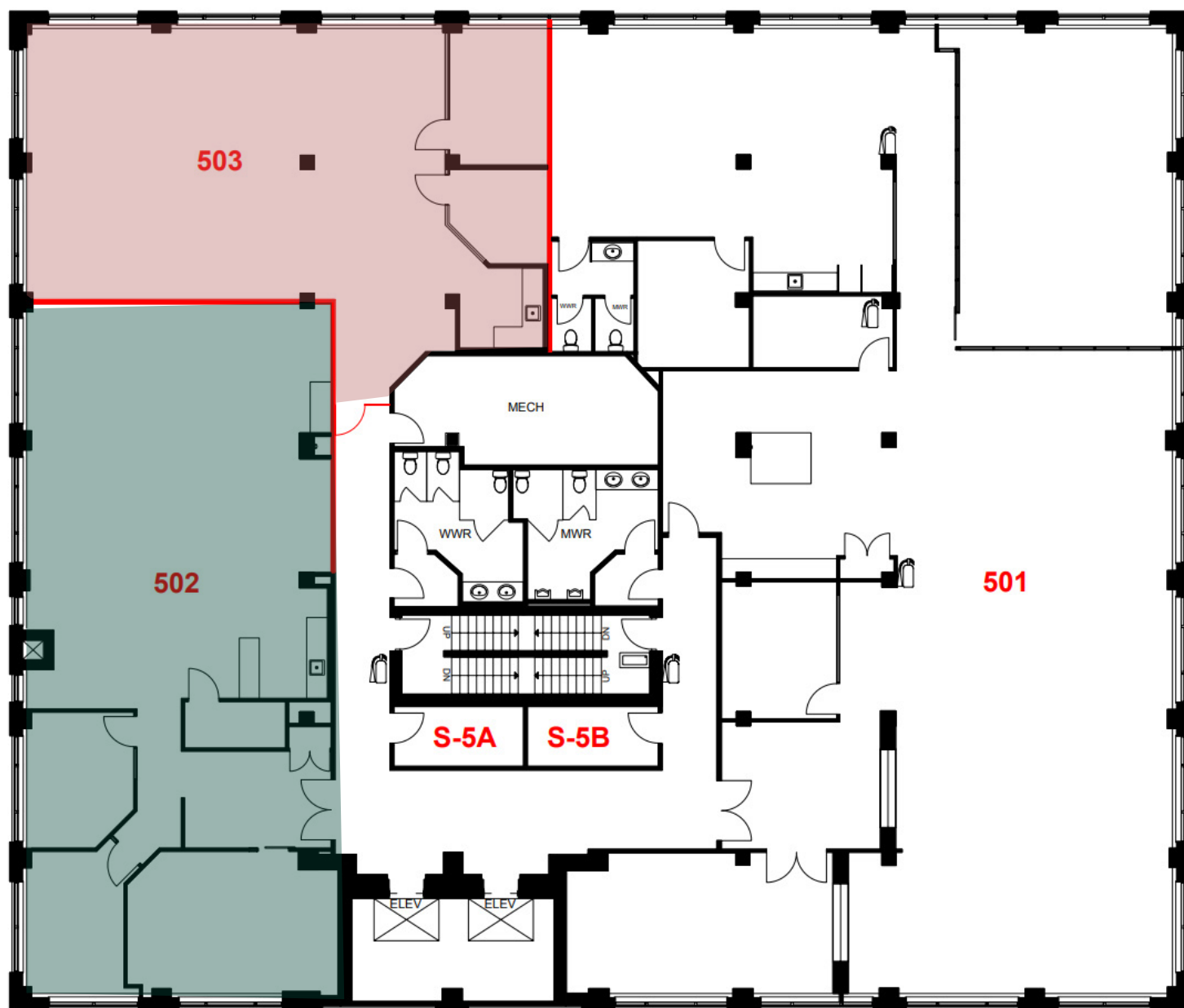
# Suite 503 - Vintage Tower I

2,005 SF

# Suite 502 - Vintage Tower I

2,668 SF

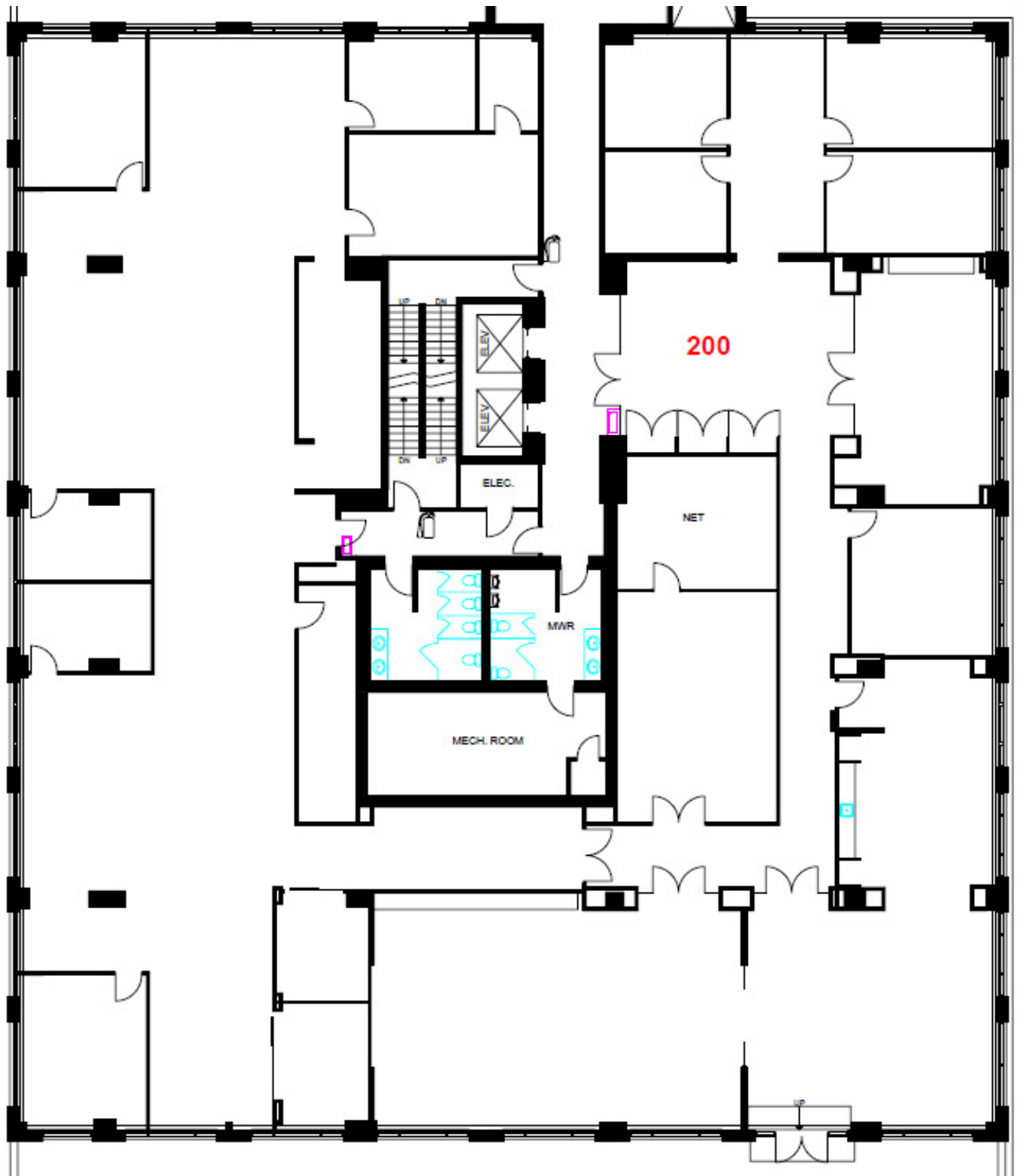
✦ VIRTUAL TOUR





# Suite 200 - Vintage Tower II

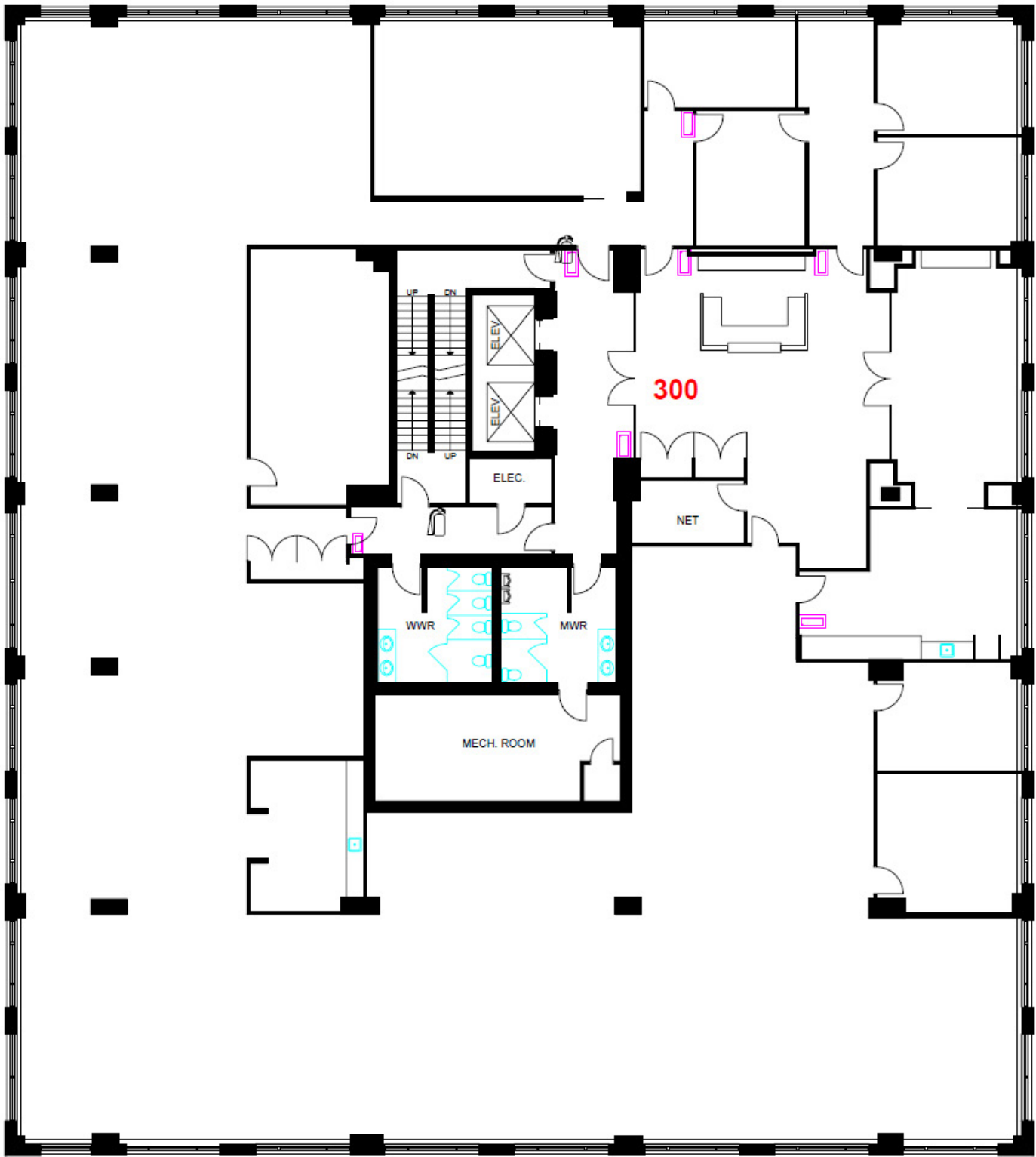
15,078 SF





# Suite 300 - Vintage Tower II

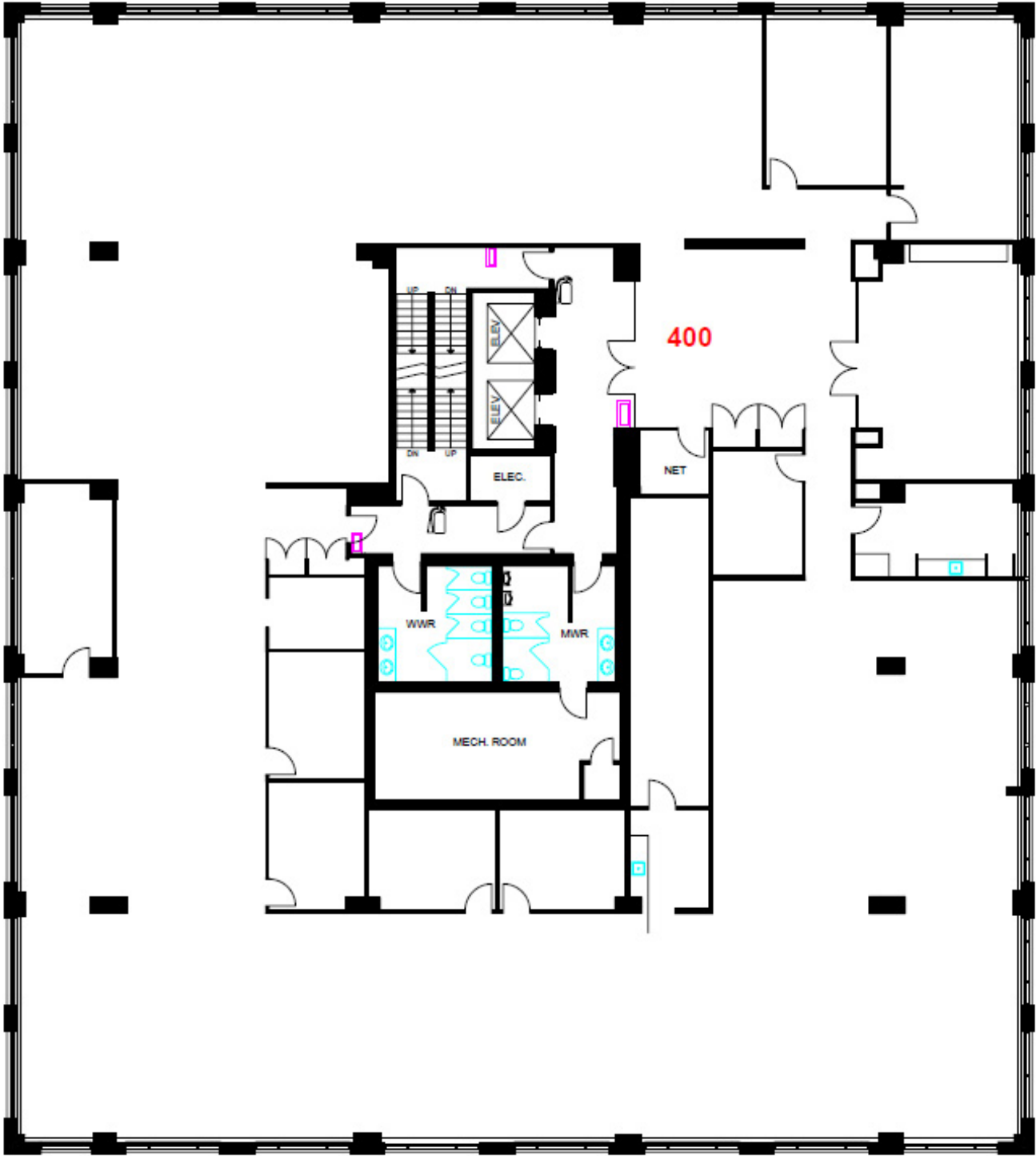
15,084 SF



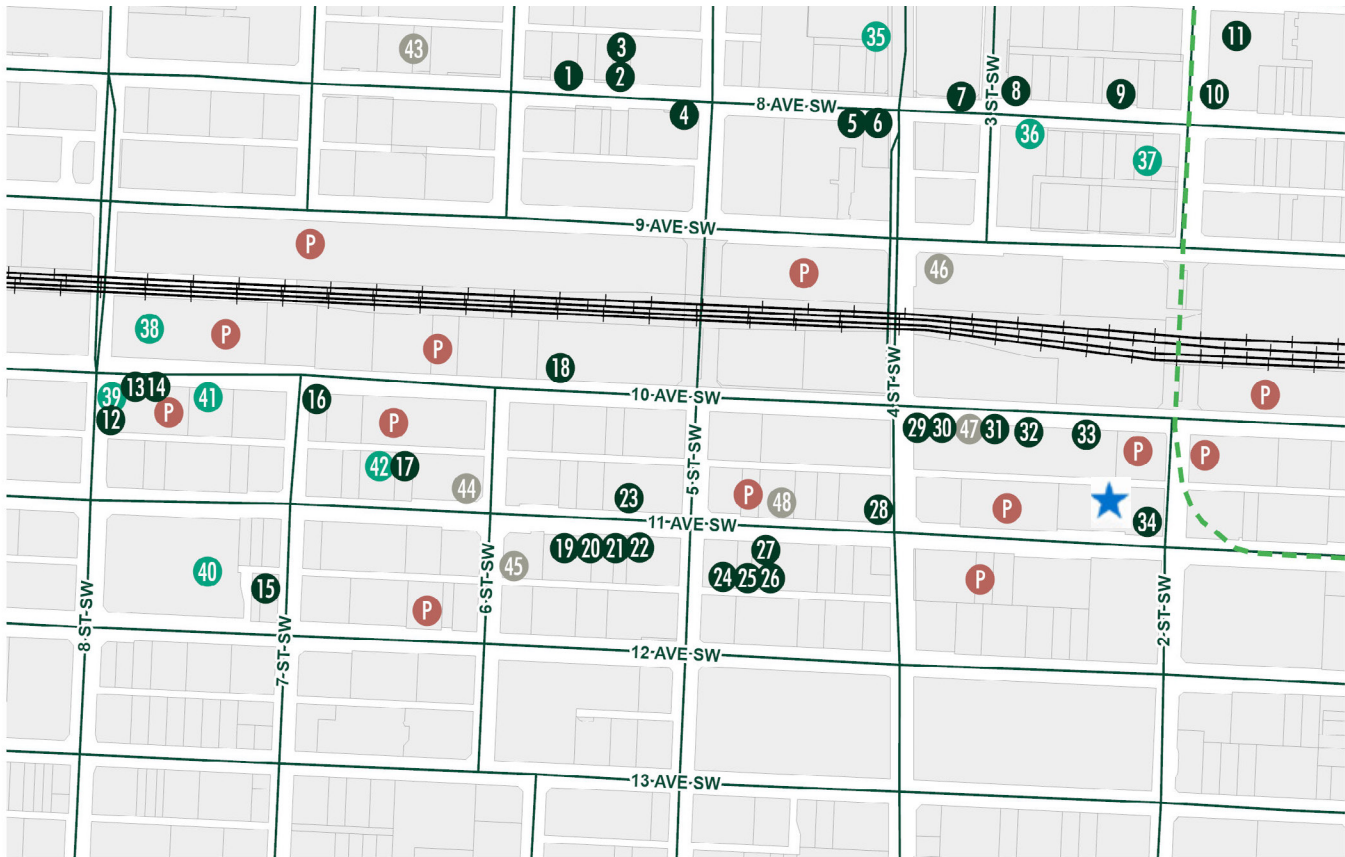


# Suite 400 - Vintage Tower II

15,088 SF



# Local Amenities



## RESTAURANTS

- |                                   |                                    |
|-----------------------------------|------------------------------------|
| 1. Maru Sushi                     | 18. Orchard                        |
| 2. UNTITLED Champagne Lounge      | 19. REGRUB - Beltline              |
| 3. The Derrick Gin Mill & Kitchen | 20. Layali Café                    |
| 4. Mister M                       | 21. Modern Love                    |
| 5. Cucina                         | 22. Last Best Brewing & Distilling |
| 6. Barcelona Tavern               | 23. Milano Coffee                  |
| 7. Hy's Steakhouse                | 24. Canadian Pizza Unlimited       |
| 8. Cactus Club                    | 25. Shawarma House Calgary         |
| 9. The Office Restaurant & Bar    | 26. strEATS                        |
| 10. Barbarella Bar                | 27. Singapore Sam's                |
| 11. Major Tom                     | 28. Tim Hortons                    |
| 12. Bonterra Trattoria            | 29. Rodney's Oyster House          |
| 13. Wayne's Bagels                | 30. Thai Sai-On                    |
| 14. Holy Grill                    | 31. CRAFT Beer Market              |
| 15. An An Kitchen & Bar           | 32. National on 10th               |
| 16. Bridgette Bar                 | 33. Japanese Village               |
| 17. Noble Pie                     | 34. Vintage Chophouse              |

## SHOPPING AND SERVICES

35. The CORE
36. RBC Royal Bank
37. CIBC
38. MEC Calgary
39. 7-Eleven
40. Safeway
41. Atmosphere Canada
42. Metrovino Fine Wines

## FITNESS

43. Anytime Fitness
44. Rage Fitness YYC
45. The Academy
46. World Gym
47. Wildcard Fitness
48. Yoga Passage

## PARKING LOCATIONS

- P Parking Lot



Vintage Towers:  
322-326 11th Avenue SW



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