

# 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	403	2,846	July 1st, 2026
Vintage Tower East I	502	2,668	September 1st, 2025
Vintage Tower East II	140	2,699	June 1st, 2026
Vintage Tower East II	200	15,079	Immediately
Vintage Tower East II	300	15,084	Immediately
Vintage Tower East II	400	15,088	Immediately

[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

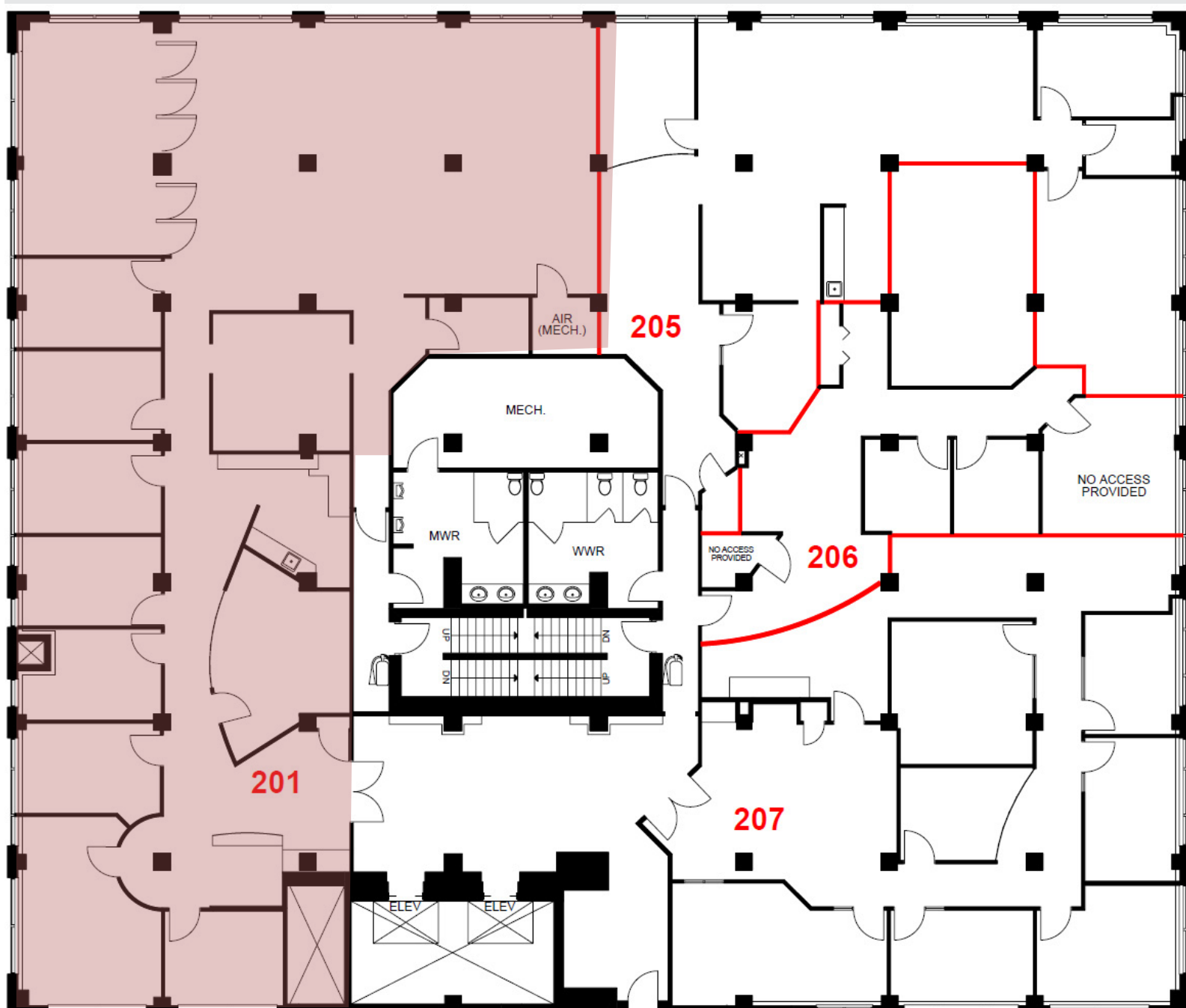
 VIRTUAL TOUR



# Suite 201 - Vintage Tower I

5,051 SF

Show Suite





# Suite 201 - Vintage Tower I

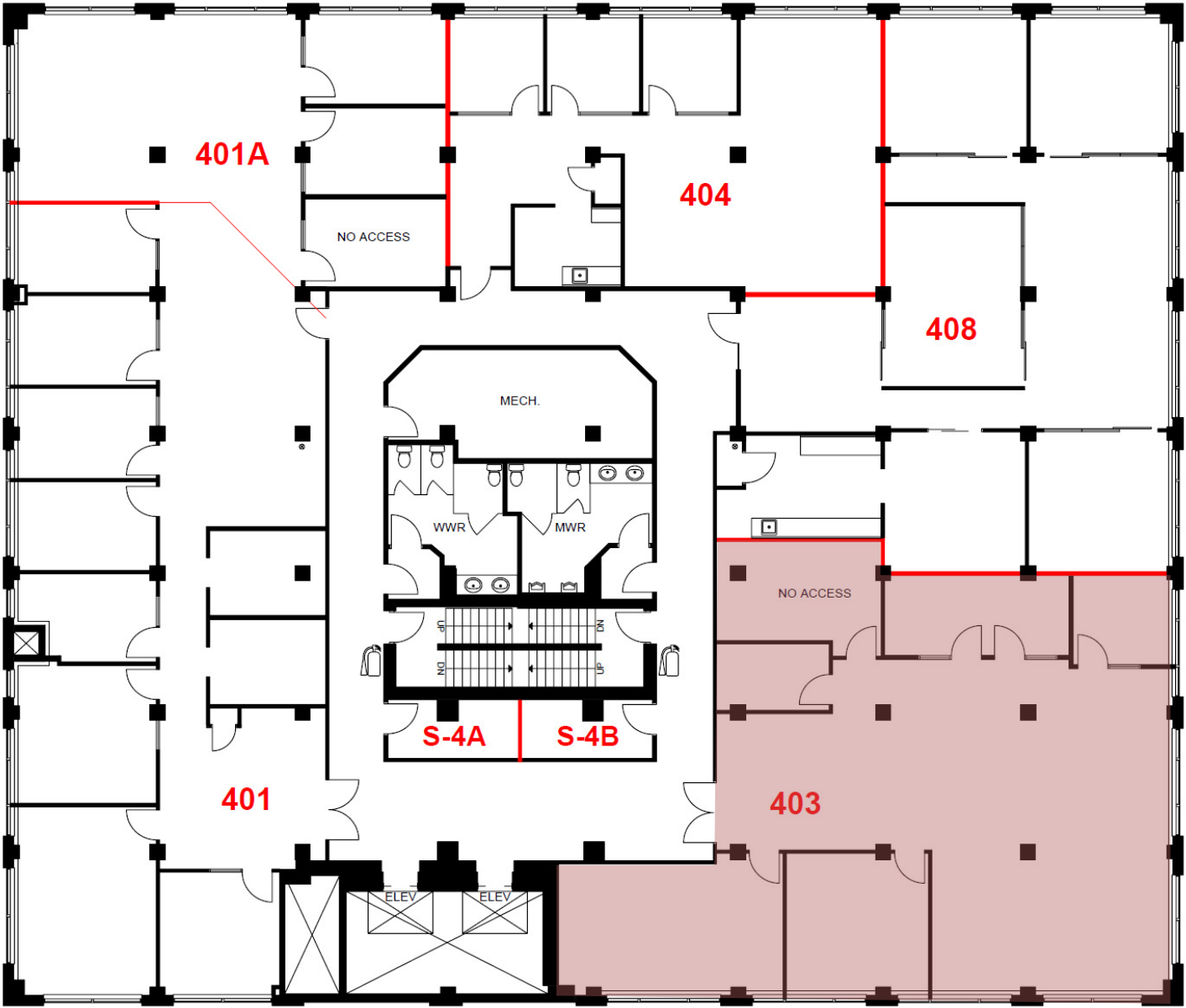
5,051 SF





# Suite 403 - Vintage Tower I

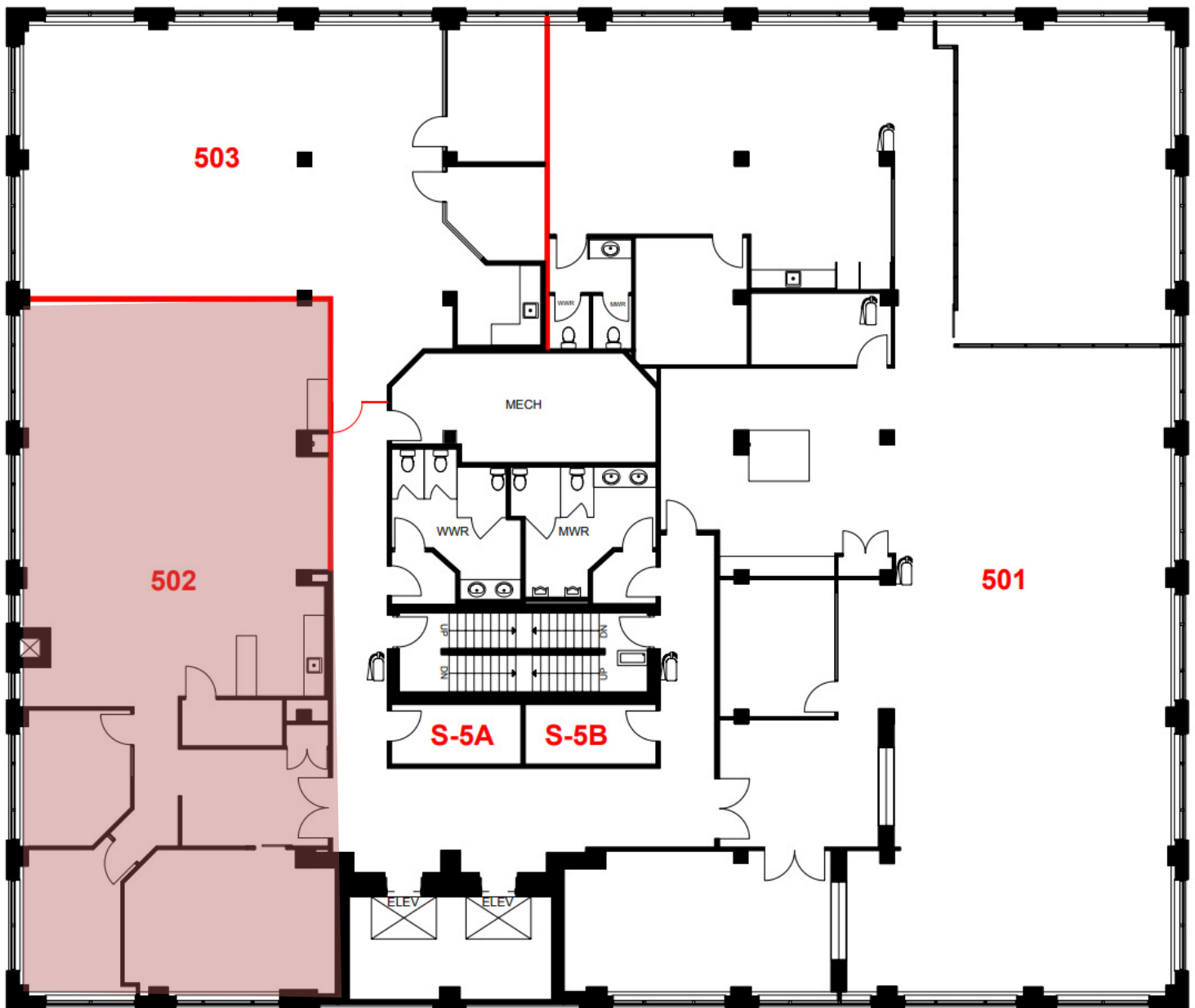
2,846 SF





# Suite 502 - Vintage Tower I

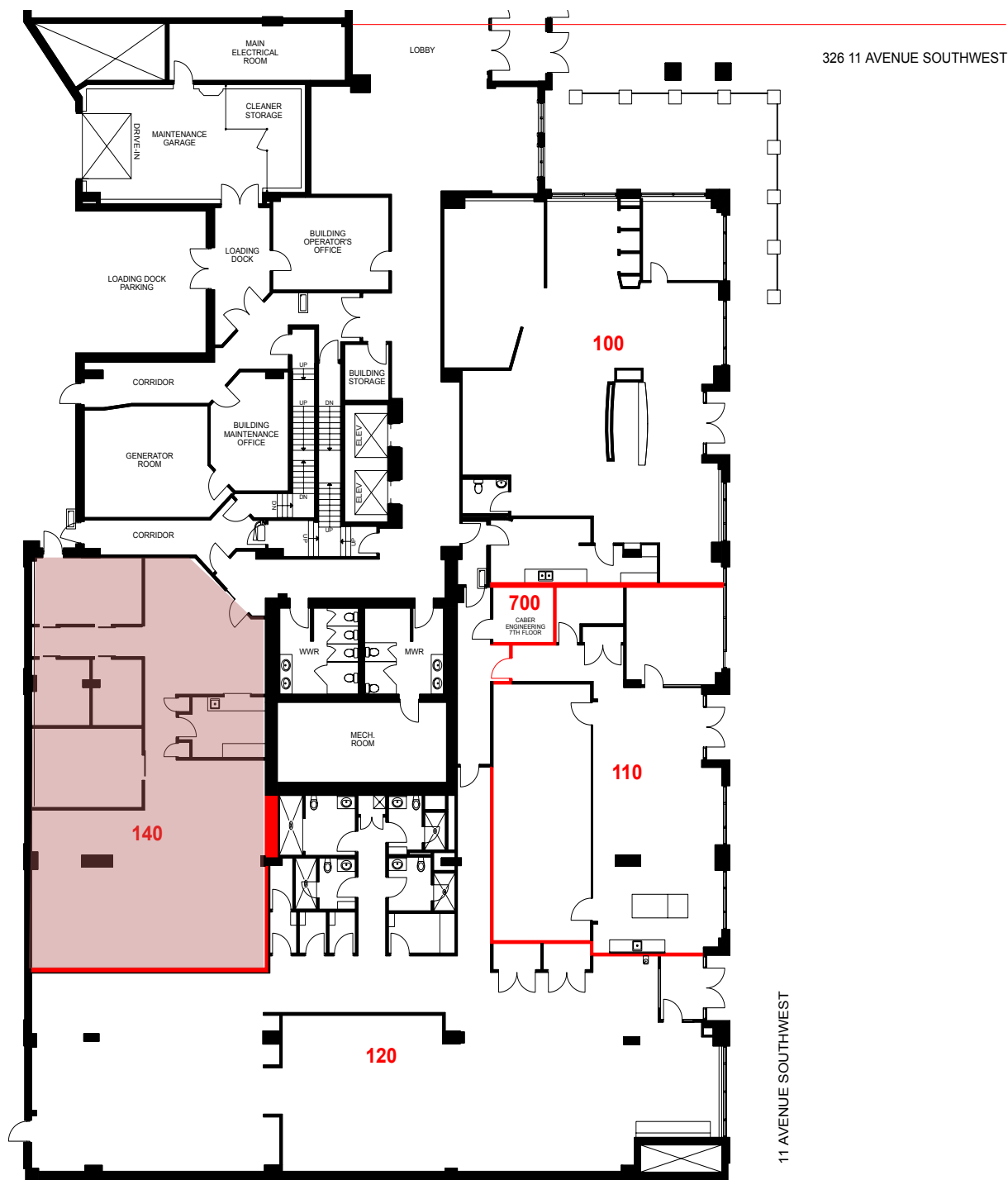
2,668 SF ✦





# Suite 140 - Vintage Tower II

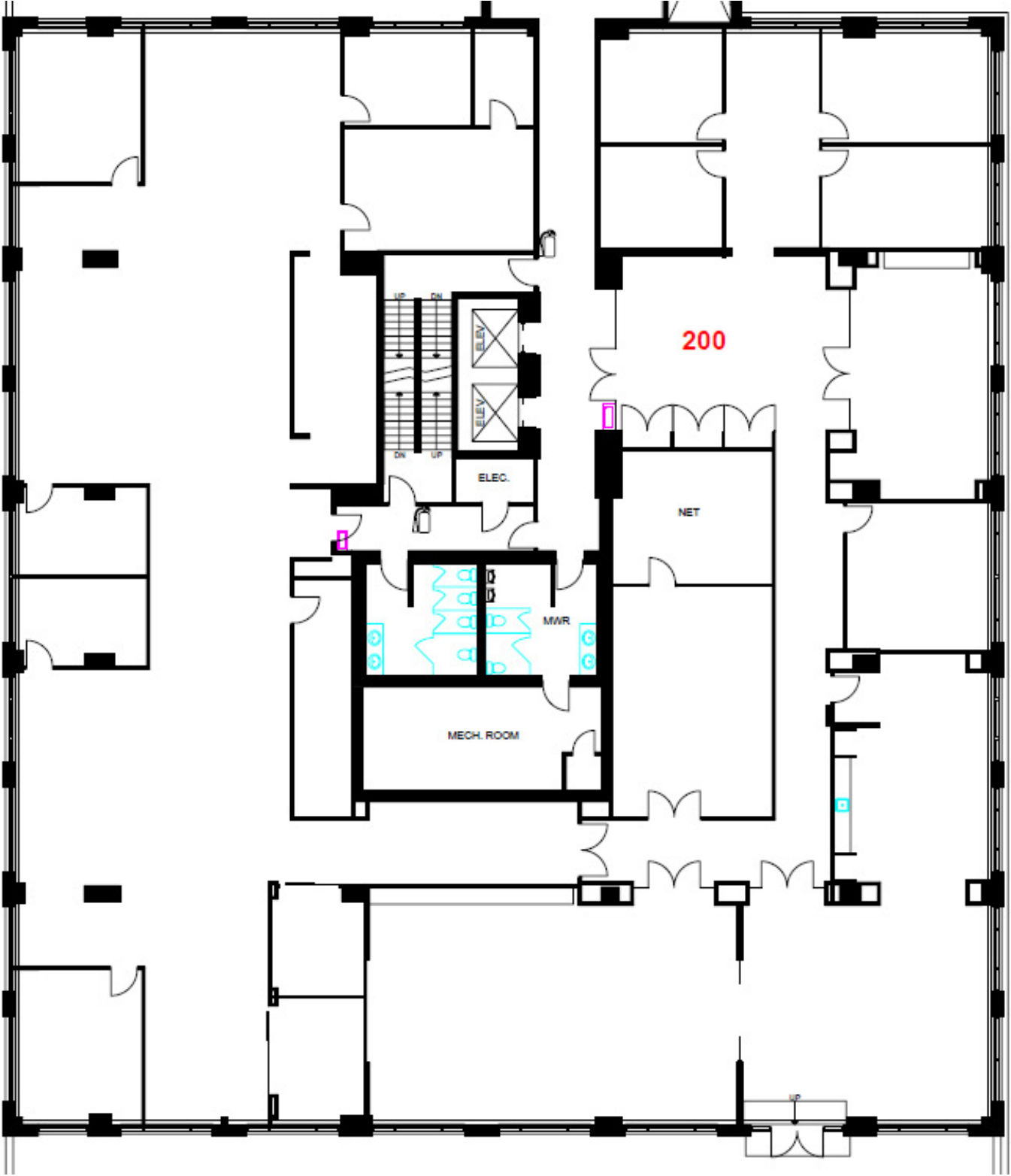
2,699 SF





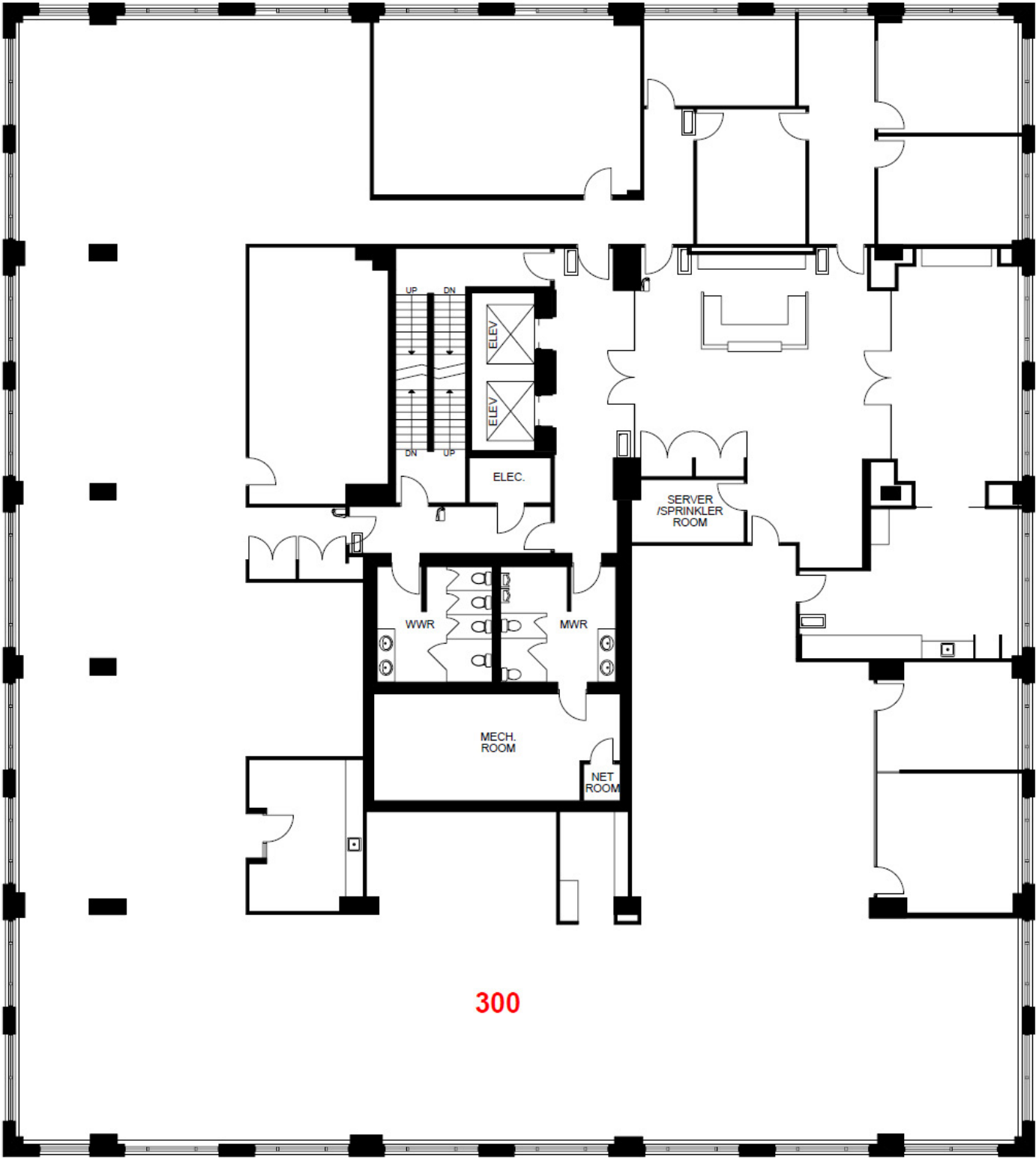
# Suite 200 - Vintage Tower II

15,079 SF



# Suite 300 - Vintage Tower II

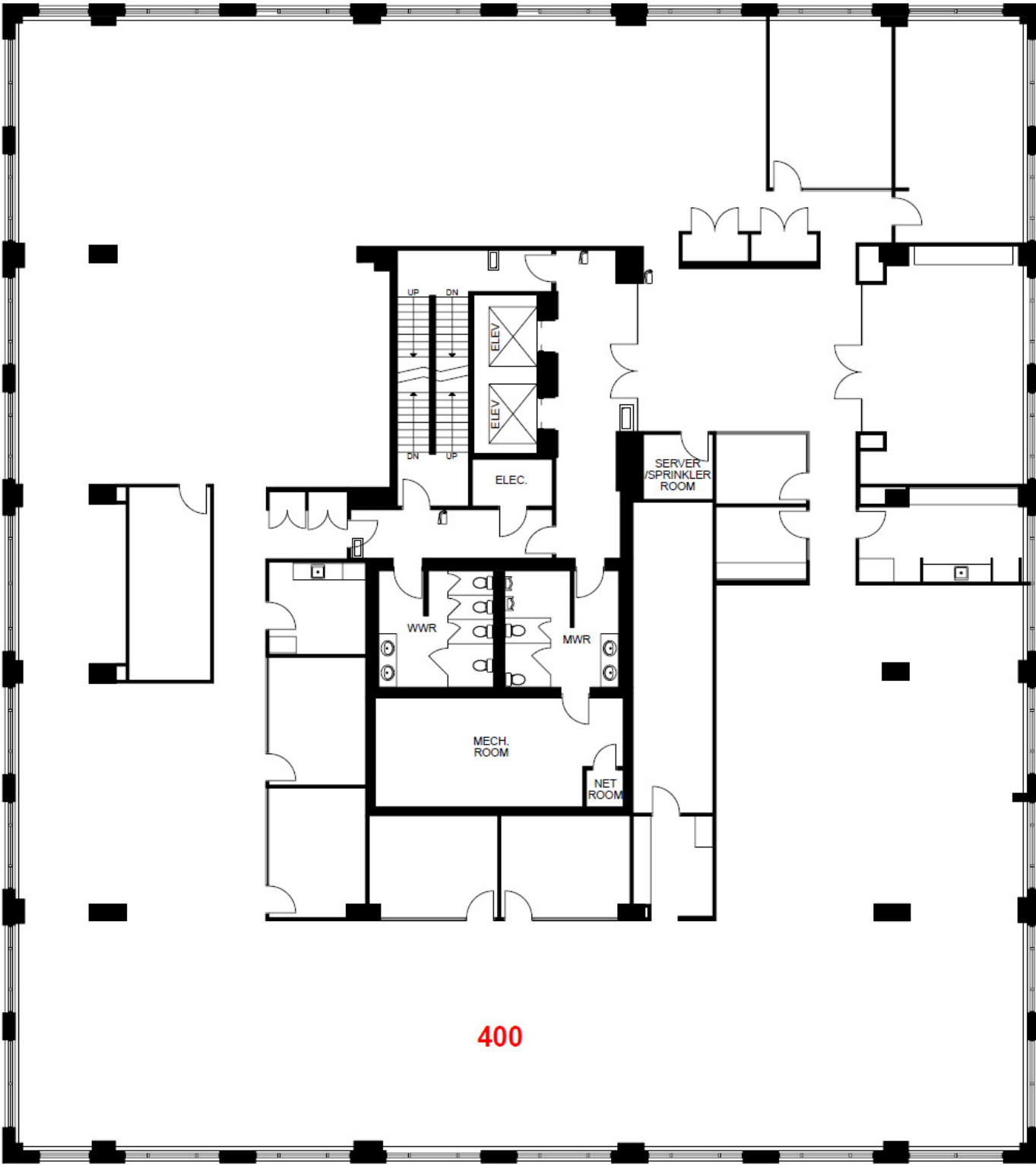
15,084 SF



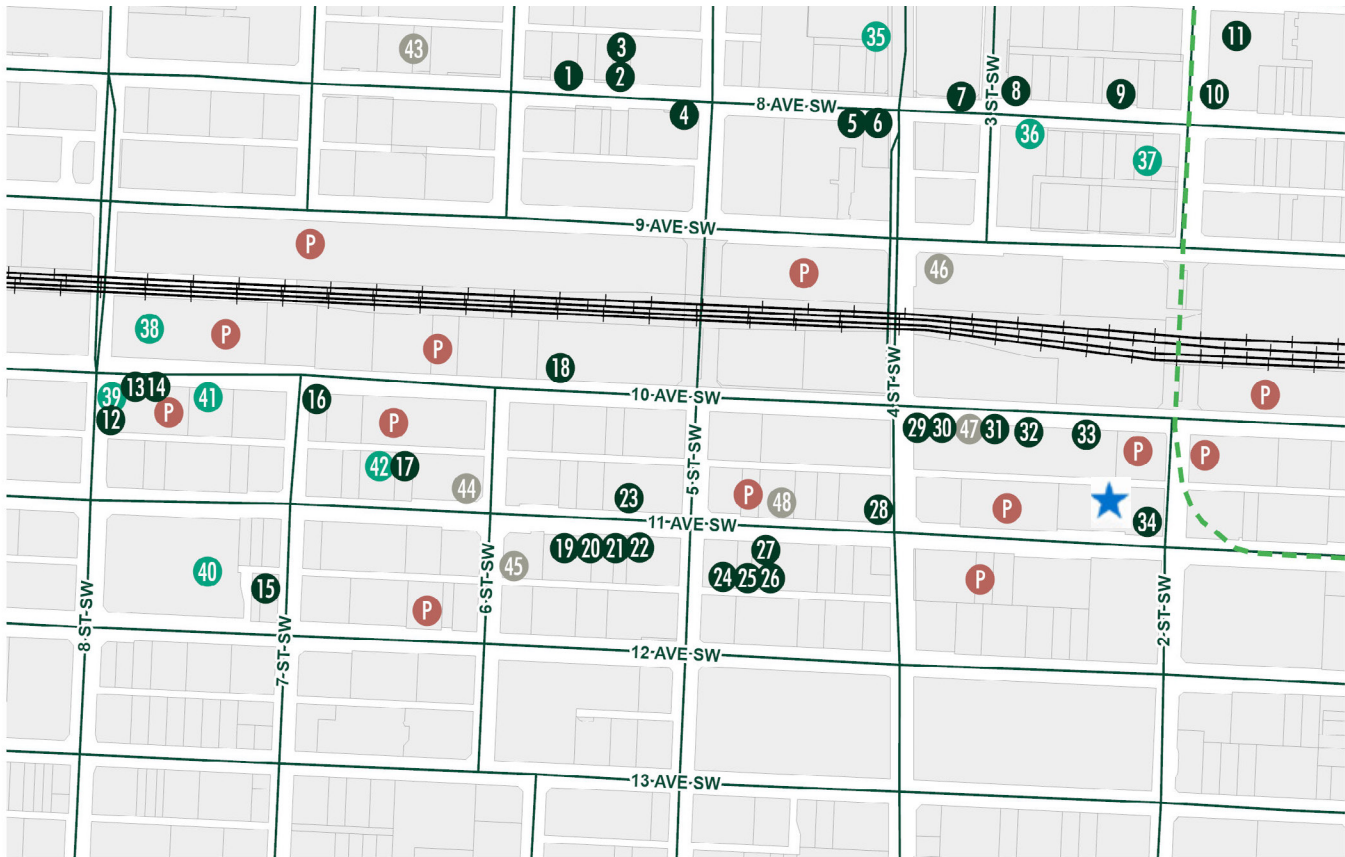


# Suite 400 - Vintage Tower II

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



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