

Ribtor East

334 - 11th Avenue S.E. | Calgary, Alberta



Office Leasing Opportunity



Ronmor Developers Inc.

Suite 250
5920 - 1A Street SW
Calgary, Alberta T2H 0G3

Kalen Morton

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PROPERTY OVERVIEW



Located just off of MacLeod Trail in Calgary's Beltline District



Secure underground parking



Within 500 metres of Stampede Park and new BMO Centre



Convenient access to City Centre



Easy walking distance to LRT Station and public transportation routes



Modern upgraded lobby

Vacancy Information

Landlord's Legal Name:	Ribtor East Ltd.
Rentable Area:	4,499 SF Suite 310
Lease Rate:	Market
Annual Operating Costs:	\$16.51 PSF
Availability:	Immediate
Term:	5-10 years
Parking:	Underground reserved stalls available at \$250/month/stall



Main Floor Lobby

LOCATION

334 - 11th Avenue S.E. | Calgary, Alberta



PHOTOS

Suite 310 | 4,499 SF



South view from Premises

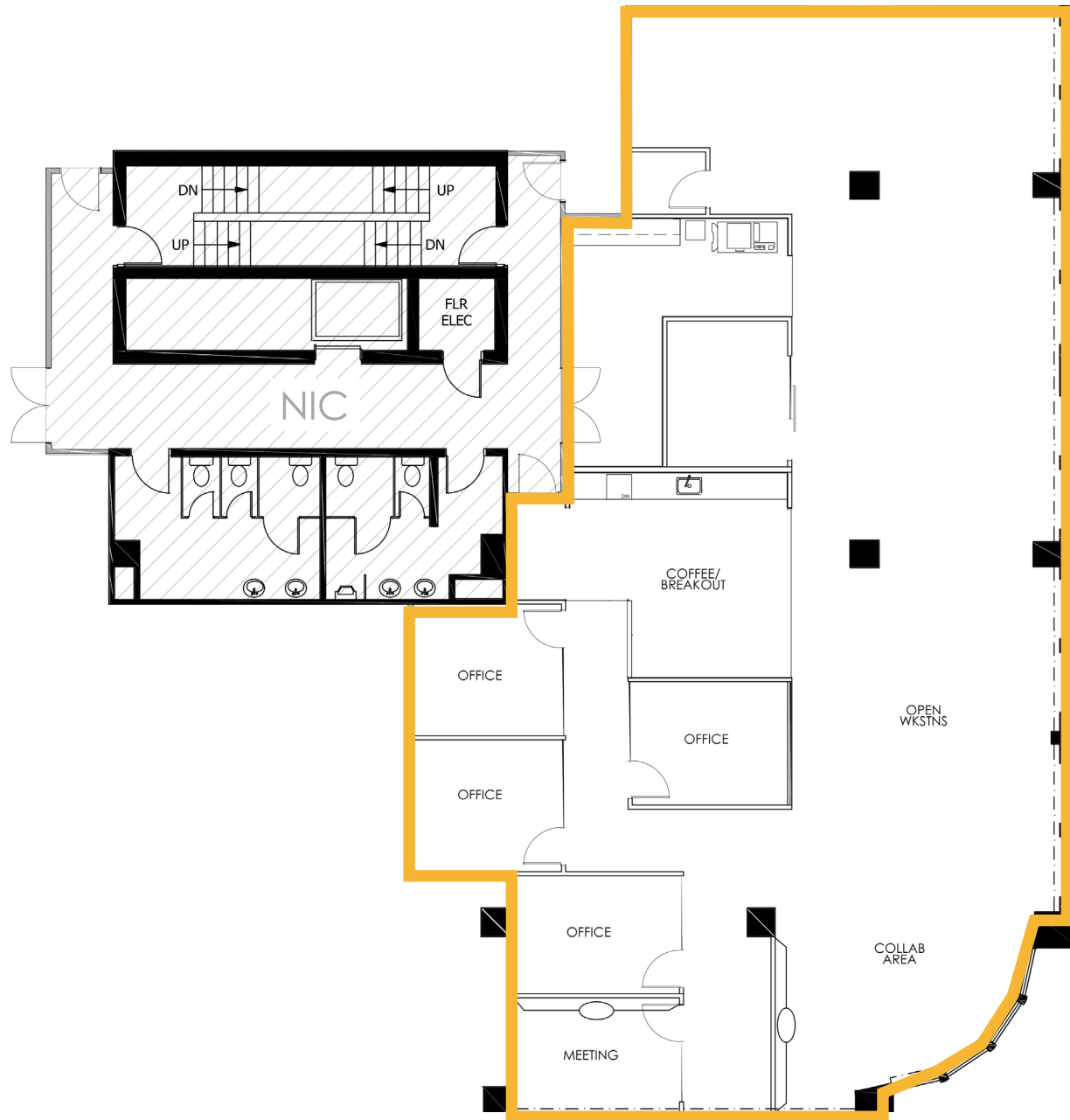


East view from Premises

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CONCEPTUAL FLOOR PLAN

Suite 310 | 4,499 SF

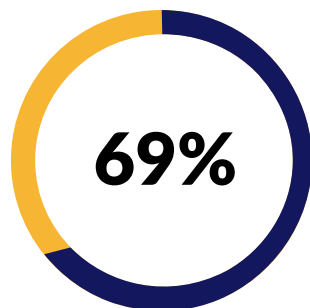


DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	12,516	89,250	180,270
Daytime Population	Sum	73,702	297,586	449,743
Total Households	Sum	7,279	49,953	91,170



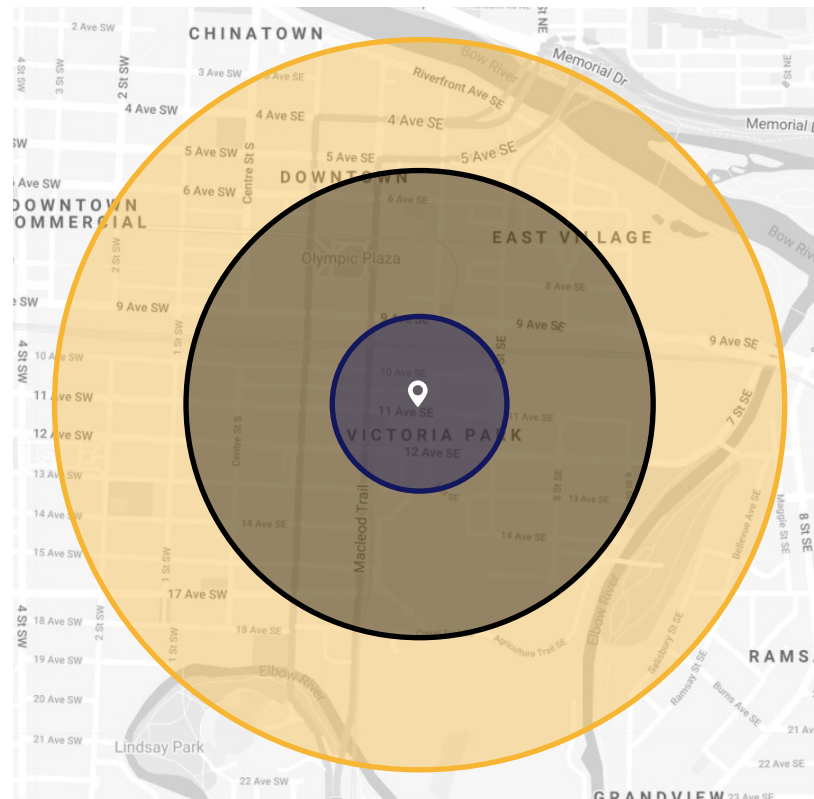
Median age
36 years old



Employment Rate
within 1 km radius



Median Household Income
\$66,764



1 km Radius



3 km Radius



5 km Radius



Primary age
group
22-37
year olds



A **MAJORITY**
of the population is
university
educated