

# Atrium on 11<sup>th</sup>

625 11th Avenue SW  
Calgary, AB



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# Property Highlights

NET RENT	Market
ADDITIONAL RENT	\$16.37 PSF (2025)
TERM	TBD
PARKING RATE	\$300/month/stall
YEAR BUILT	1980

## AVAILABILITIES

Suites	Size (SF)	DATE AVAILABLE	PARKING
Suite 205	2,856	30 Days Notice	3 Stalls
Suite 210	4,204	Immediately	5 Stalls
Suite 220	2,990	30 Days Notice	4 Stalls
Suite 305	4,872	February 1, 2026	6 Stalls
Suite 310	9,041	February 1, 2026	12 Stalls

- Central Beltline location
- Aggressive rates available for short term leases
- Storage space available on lower floor
- Numerous amenities within walking distance including ReGrub Burger Bar, Last Best Brewing and Milano Coffee Roasters
- Walking distance to downtown and three blocks from the LRT





# New Fitness Facility

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





# Suite 205

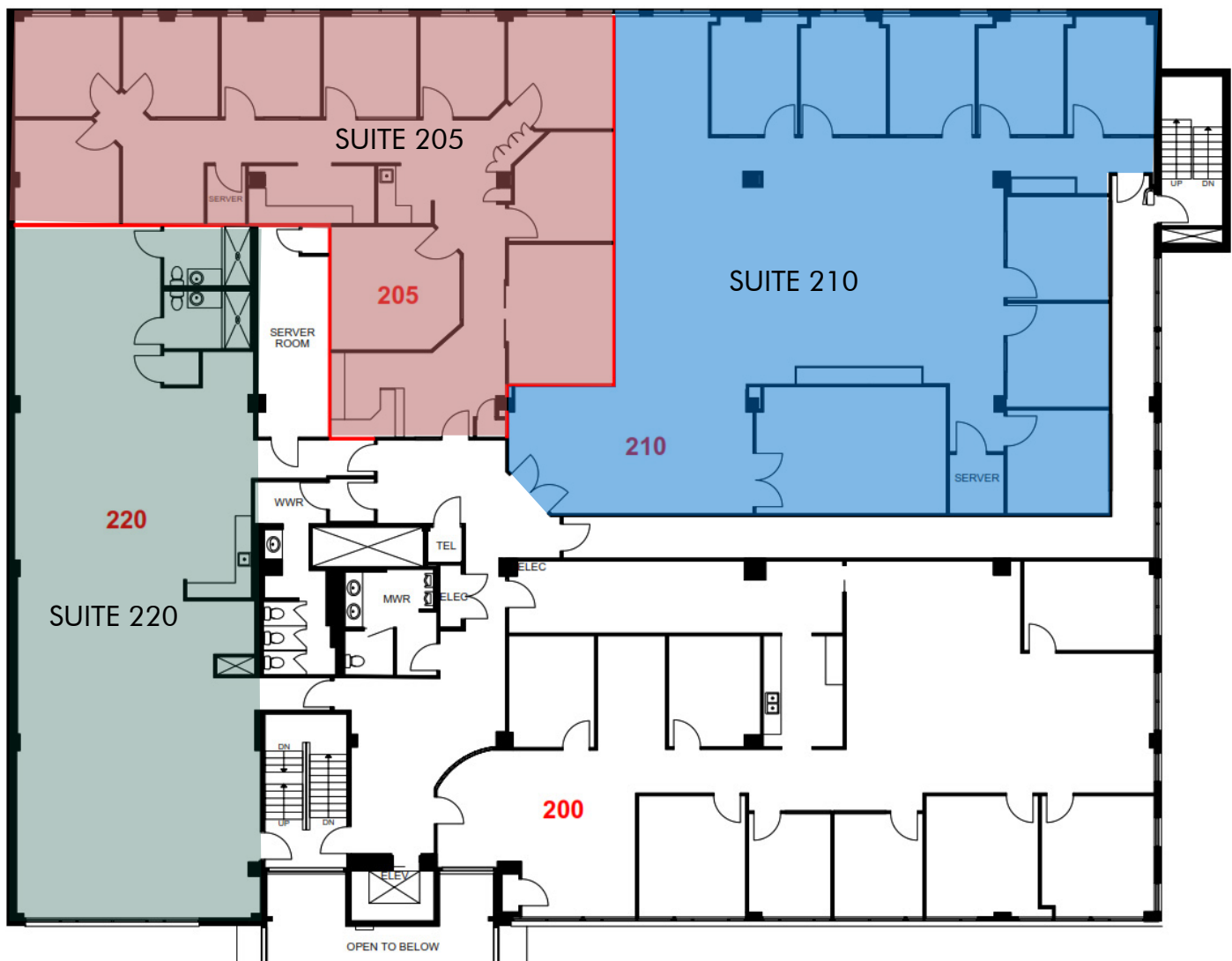
2,856 SF

# Suite 210

4,204 SF

# Suite 220

2,990 SF

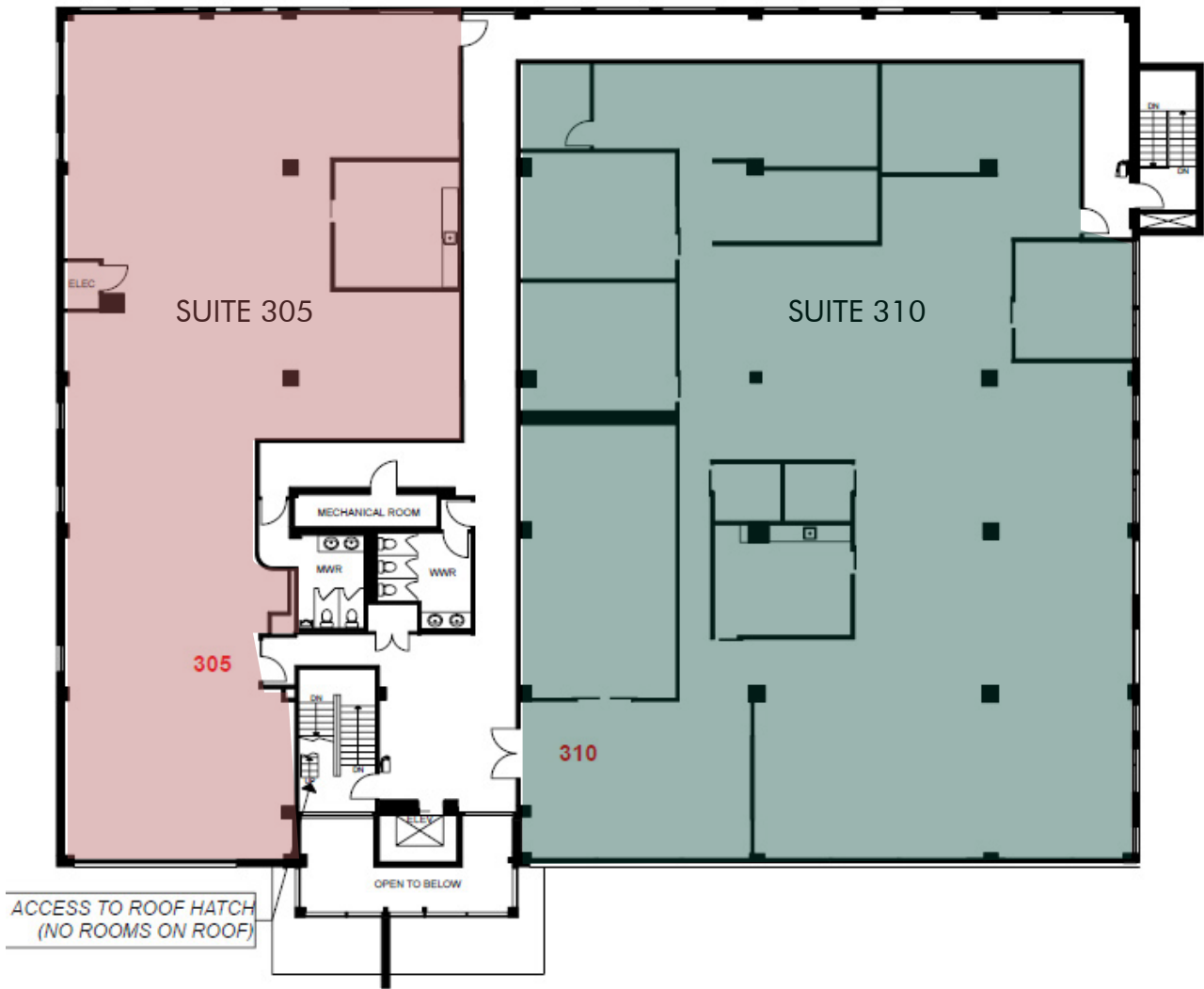


# Suite 305

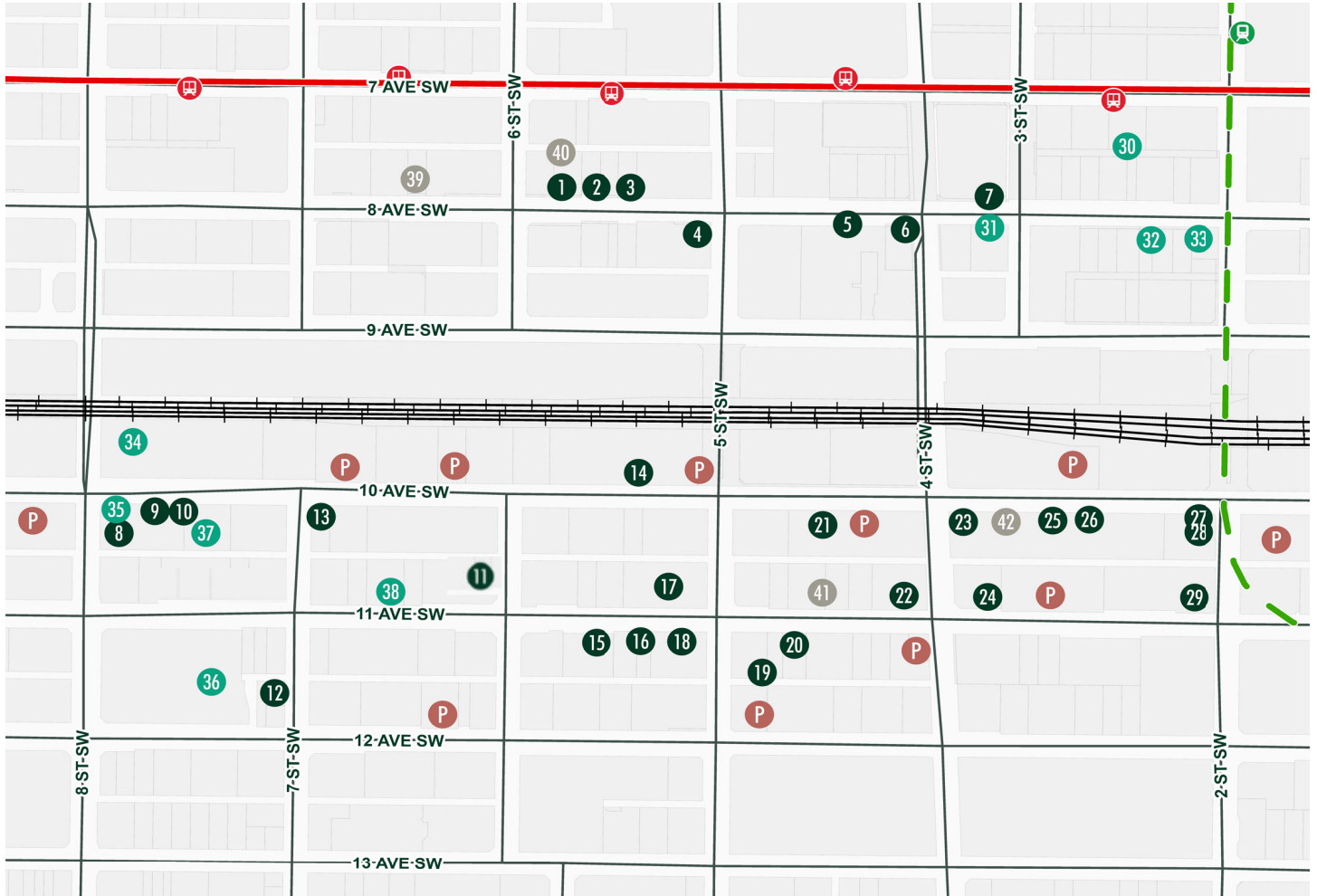
4,872 SF  VIRTUAL TOUR

# Suite 310

9,041 SF



# Local Amenities



## RESTAURANTS

1. Phil & Sebastian
2. Escoba Wine Bar
3. UNTITLED Champagne Lounge
4. State & Main
5. Cucina
6. Barcelona Tavern
7. Hy's Steakhouse
8. Bonterra Trattoria
9. Wayne's Bagels
10. Holy Grill
11. Noble Pie
12. Vegan Street
13. Bridgette Bar
14. Orchard Restaurant

15. REGRUB - Beltline
16. Broken City
17. Milano Coffee
18. Last Best Brewing & Distilling
19. Canadian Pizza Unlimited
20. Singapore Sam's
21. Pampa Brazilian Steakhouse
22. Tim Horton's
23. Rodney's Oyster House
24. Starbucks
25. CRAFT Beer Market
26. National on 10th
27. Toscana Italian Grill
28. Japanese Village
29. Vintage Chophouse

## SHOPPING AND SERVICES

30. The CORE
31. HSBC Bank
32. RBC Royal Bank
33. CIBC
34. MEC Calgary
35. 7-Eleven
36. Safeway
37. Atmosphere Calgary
38. Metrovino Fine Wines

## FITNESS

39. Anytime Fitness
40. Freedom Fit Pass
41. Passage Studios
42. Wildcard Fitness



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