



FOR LEASE
Calgary, AB

Unique and creative office space available

238 - 11 Avenue SE

11,399 SQUARE FEET IN PRIME LOCATION

SPACE PROFILE

Unit 100

Available

11,399 SF

Total Available Space

**High Exposure
Location**

Negotiable

Term Length

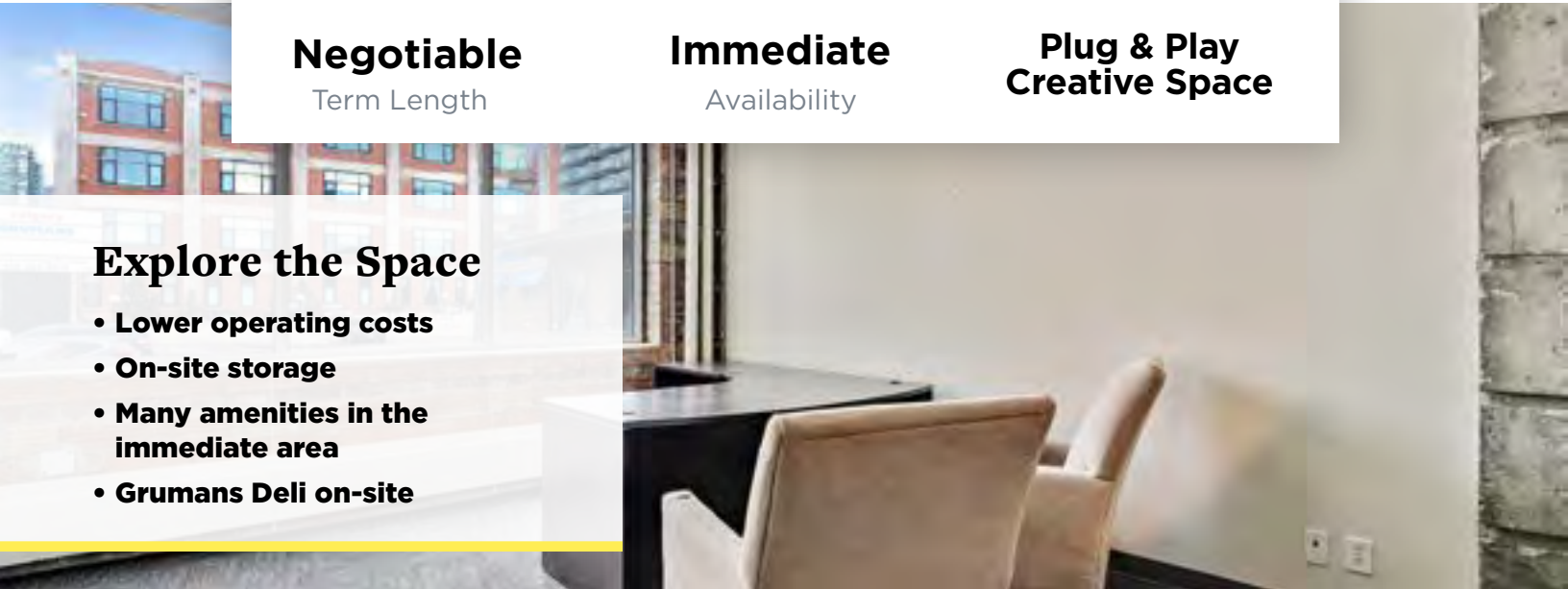
Immediate

Availability

**Plug & Play
Creative Space**

Explore the Space

- Lower operating costs
- On-site storage
- Many amenities in the immediate area
- Grumans Deli on-site



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11TH AVENUE SE
CALGARY

Property Overview

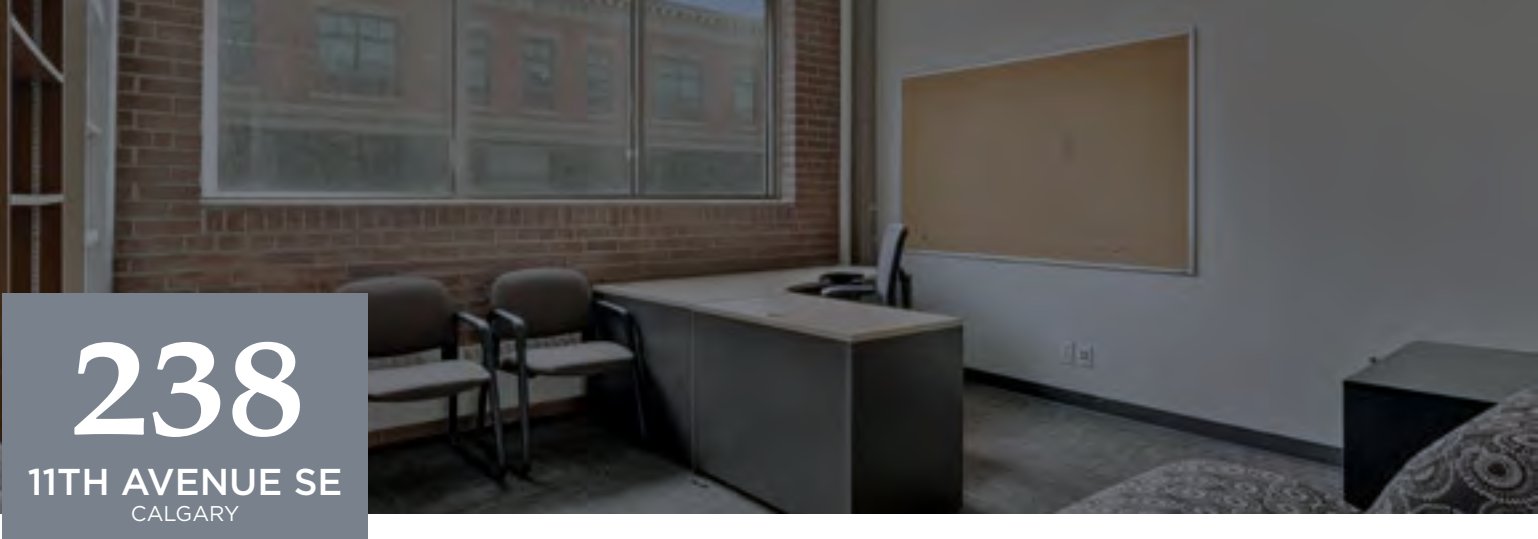
Building Address	238 11th Avenue SE Calgary AB
Suite	100
Available Square Feet	11,399 SF
Rental Rate	Market Rate Operating Costs: \$11.39 PSF
Term Length	Negotiable
Parking	14 surface stalls available \$200 /stall /month
Availability	July 1, 2021
Delivery Condition	Furniture Available
Function	<ul style="list-style-type: none">• 23 Offices• 21 Workstations• Boardroom• Staff lounge• 3 Meeting rooms• Internal Washrooms
Additional Information	<ul style="list-style-type: none">• Walking distance to Stampede and City Hall LRT stations• On-site showers and bike storage• Kitty-corner to the Stampede Grounds





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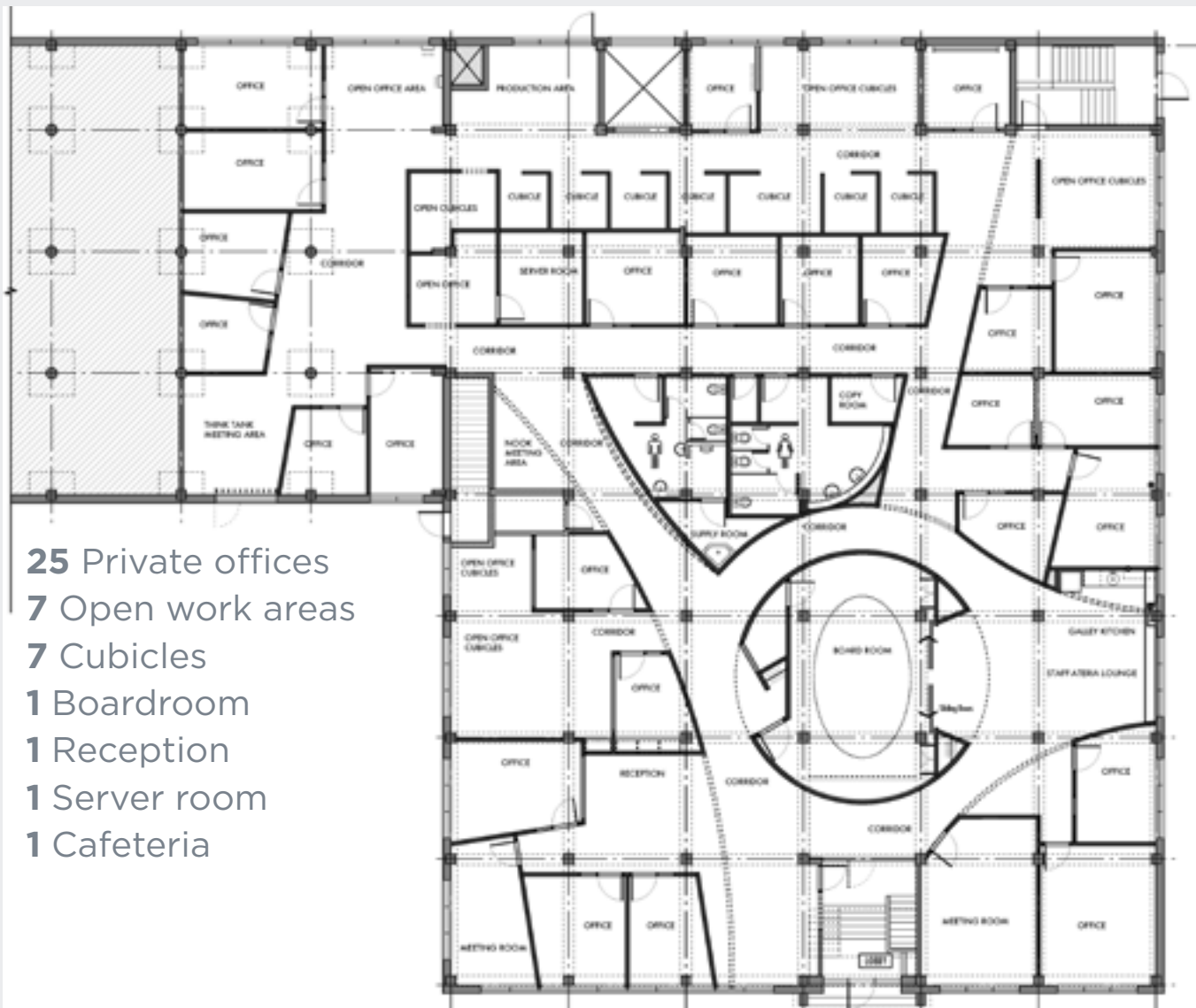
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[VIRTUAL TOUR](#)



SUITE 100 | 11,399 SF



- 25** Private offices
- 7** Open work areas
- 7** Cubicles
- 1** Boardroom
- 1** Reception
- 1** Server room
- 1** Cafeteria



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11TH AVENUE SE
CALGARY



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