$23/sf
GROSS RENT
(JANITORIAL EXCLUDED)

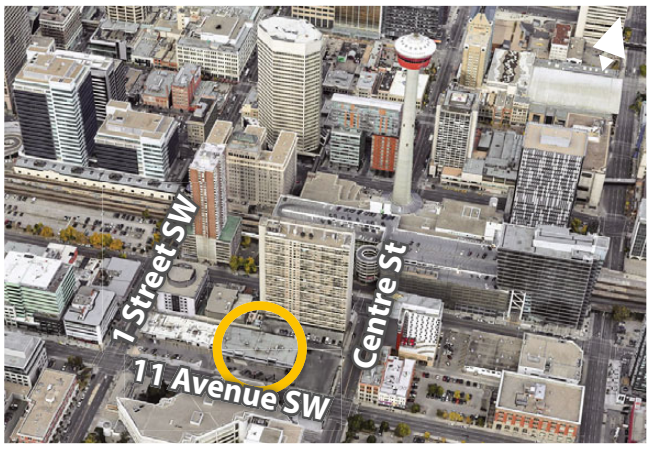
652 – 3,421 sf
2nd floor offices

BELTLINE OFFICE SPACE FOR LEASE

Clennan Square

110 11 Avenue SW, Calgary

» Excellent connectivity to major roadways and transit



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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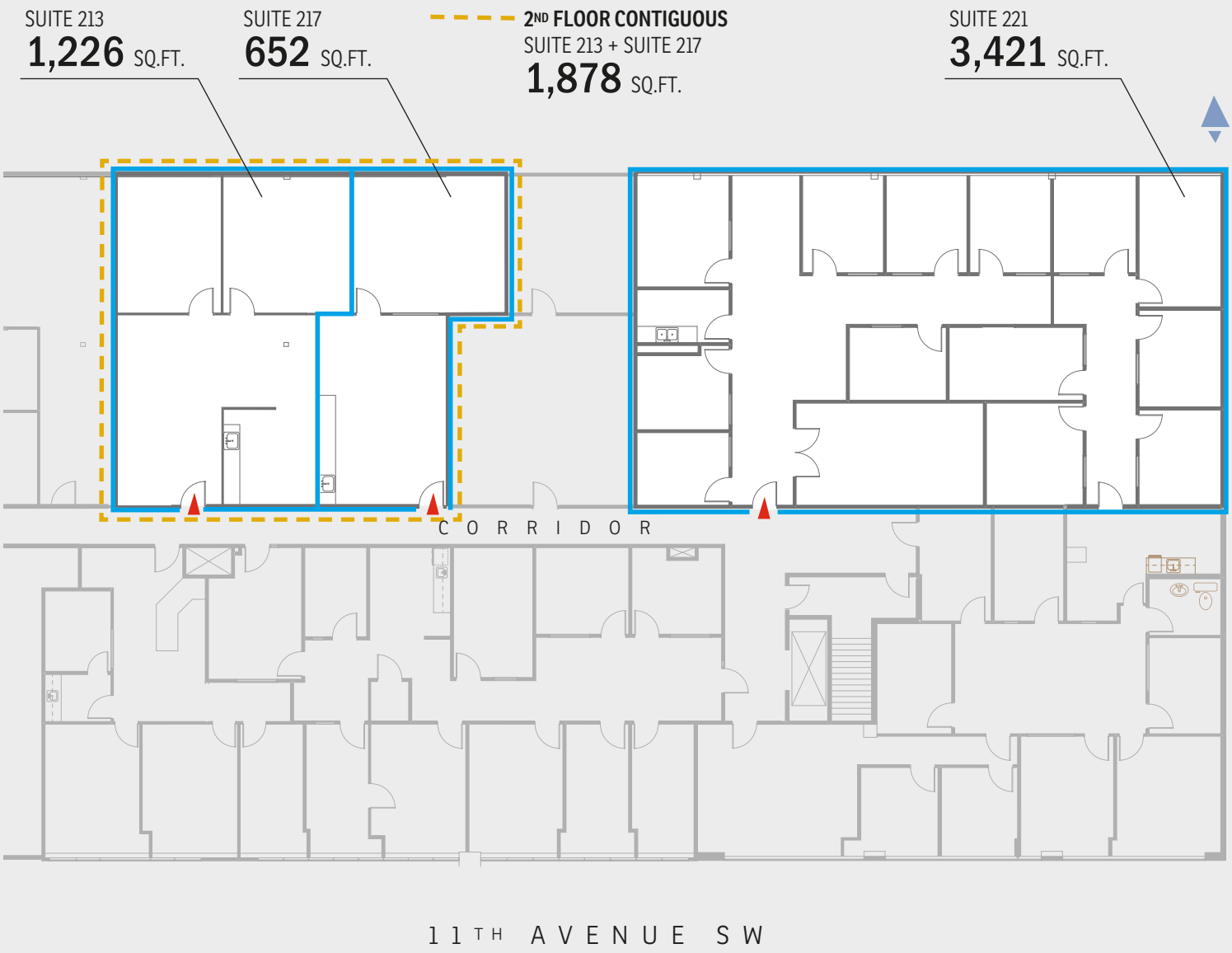
BARCLAY STREET REAL ESTATE
LOCAL EXPERTISE MATTERS



LEASE INFORMATION

MUNICIPAL ADDRESS:
110 11th Avenue SW, Calgary

AVAILABLE FOR LEASE:
3,421 sq. ft. – Suite 221
1,226 sq. ft. – Suite 213
652 sq. ft. – Suite 217
1,878 sq. ft.

AVAILABILITY:
Immediate

TERM: 2-5 years

TENANT IMPROVEMENTS:
Negotiable

PARKING:
1:859 sq. ft.
at $250.00/mo per stall

LEASE RENT:
$23.00 per sq. ft.
(janitorial excluded)
GROSS RENT

- Clennan Square is situated along Calgary's newest and trendy redeveloped node – 1st Street SW in the Beltline district.
- Easy access and egress to Downtown, Macleod Trail and 17th Avenue SW.
- Close proximity to LRT stations and multiple bus routes.

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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LOCAL EXPERTISE MATTERS

BBB ACCREDITED BUSINESS