

CBRE



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UNDER NEW OWNERSHIP

1011-1 TEN ELEVEN FIRST

BUILDING RENOVATIONS UNDERWAY
SHOW SUITES AVAILABLE FOR LEASE Q1 2024

1011-1 TEN ELEVEN FIRST

YEAR RENOVATED 2023

YEAR BUILT 1978

SPACE AVAILABLE

- 210: 3,282 SF
- 220: 3,272 SF
- 230: 2,579 SF
- 240: 2,576 SF
- 310: 3,222 SF
- 320: 3,142 SF
- 330: 2,664 SF
- 340: 2,684 SF

BASIC RENT Market

OPERATING COSTS \$16.88 PSF (2024 EST)

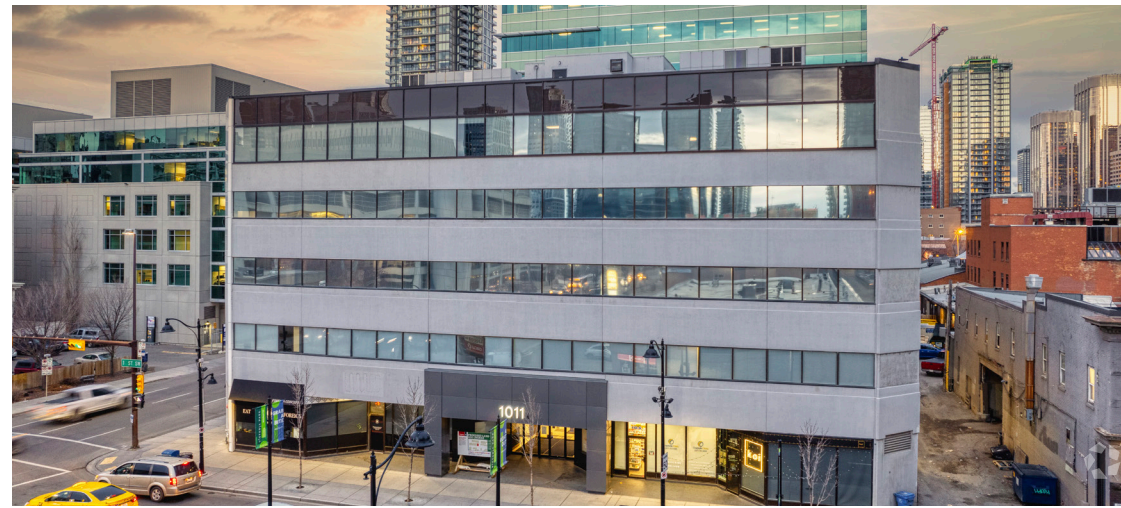
AVAILABLE Q1 2024

IT INFRASTRUCTURE Fibre Optics

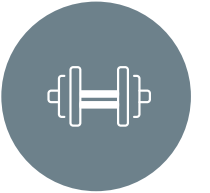
PARKING 1: 2,000 SF, Underground
25 Designated Stalls

PARKING RATE \$300.00 per month per stall

OTHER All sizes are estimates



Located at the bustling intersection of 11th Ave SW and 1st Street SW in Calgary's Beltline



Exclusive Tenant Fitness Centre



End of trip facilities, offering lockers, showers and change-rooms



Bicycle parking



Surrounded by endless food, drink and lifestyle amenities, including on-site amenities



Building Directory Signage Available

COMMITTED TENANTS



Situated at the bustling intersection of 11th Ave SW and 1st Street SW, **TEN ELEVEN FIRST** is a professional and tech-oriented office redevelopment featuring 2 floors of prime multi-tenant office space in the Beltline.

TEN ELEVEN FIRST will offer newly renovated office space that encourages office and community culture - creating a dynamic and energetic work environment that is the ideal choice for modern office space.

Be part of one of Calgary's newest office redevelopments and experience the excitement that the Beltline offers – whether commuting to work on the 12th Ave bike lane, enjoying Calgary's best dining options, or experiencing urban living at its best.



THE OPPORTUNITY

*Images on this page are renderings and subject to change



TENANT

MOVE-IN READY PROGRAM

Multiple renovated move-in ready show suites, with options for tenant customization and brand awareness

Renovations complete and ready for move-in Q1 2024

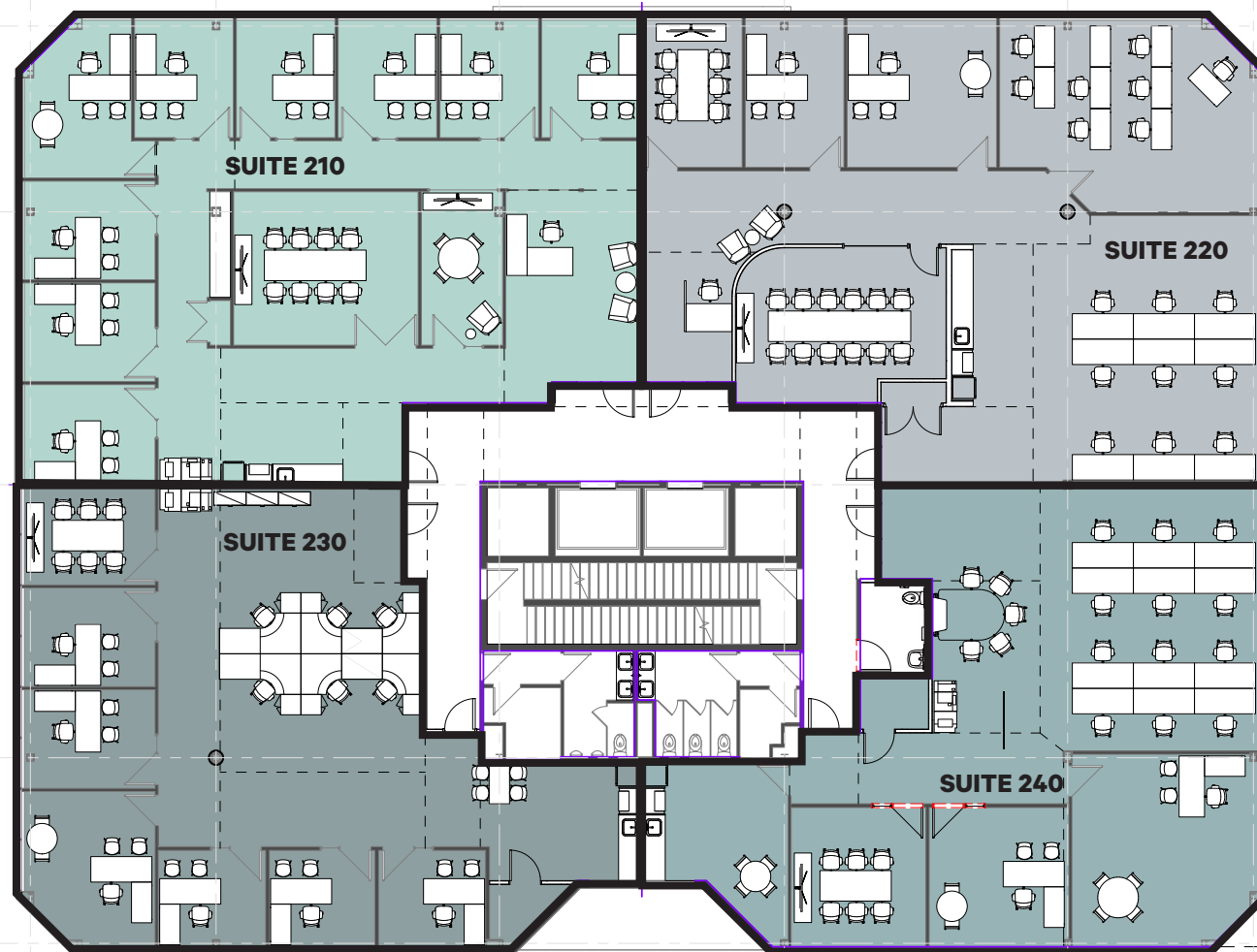
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FLOOR PLANS

*Concept plan only and furniture not included

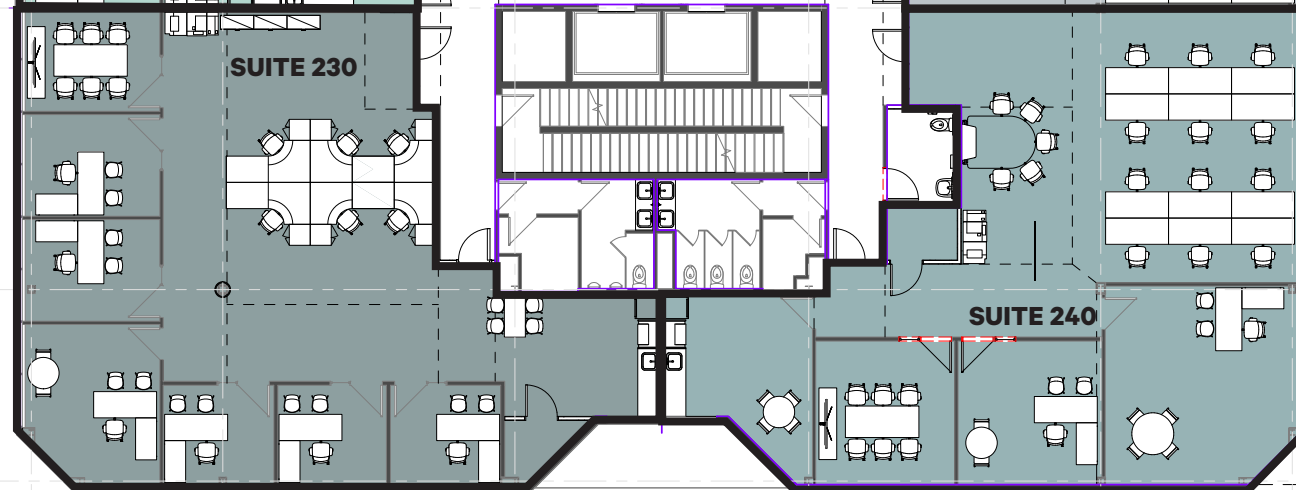
SUITE 210: 3,282 SF

SUITE 220: 3,272 SF



SUITE 230: 2,579 SF

SUITE 240: 2,576 SF

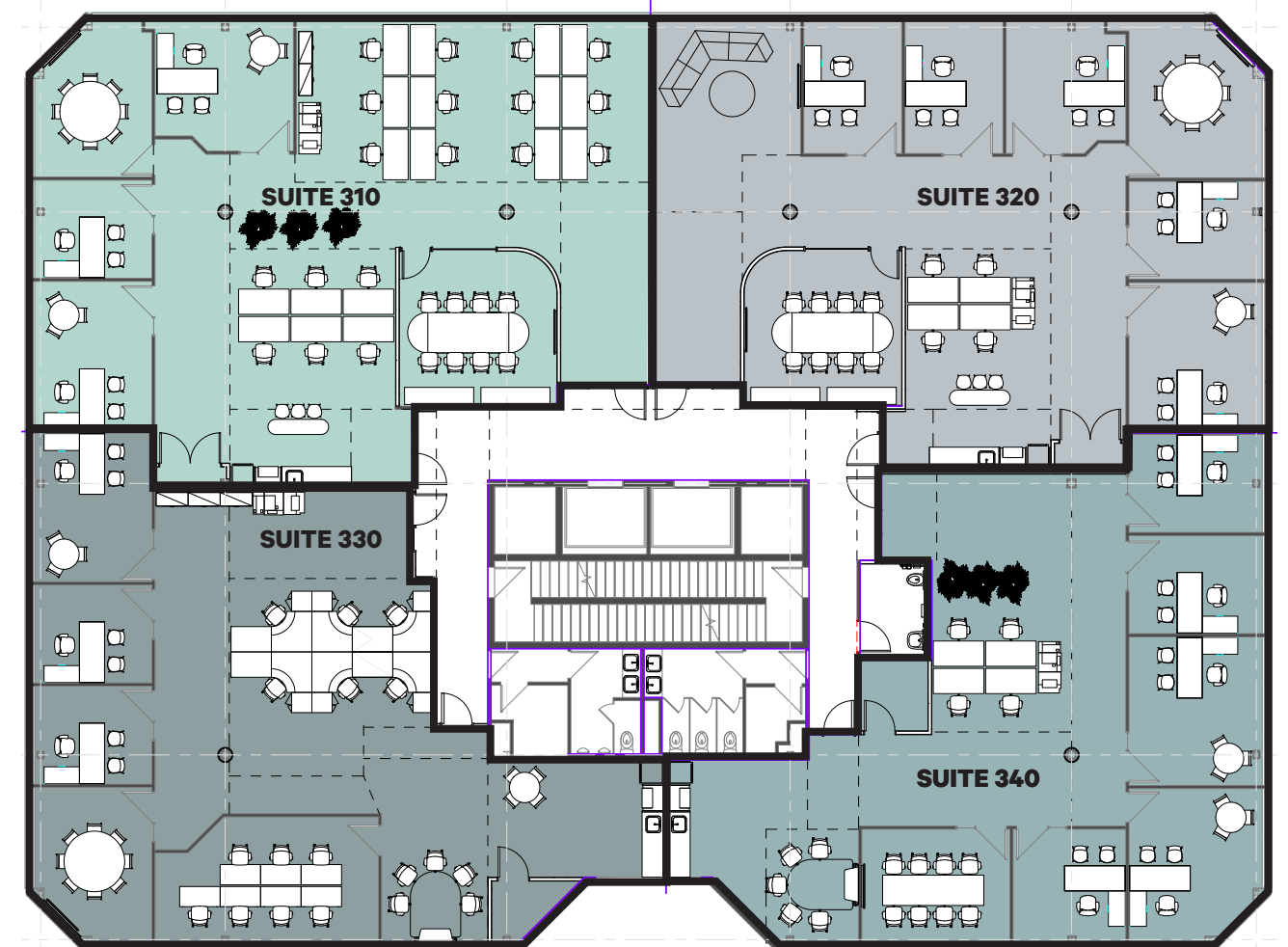


FLOOR PLANS

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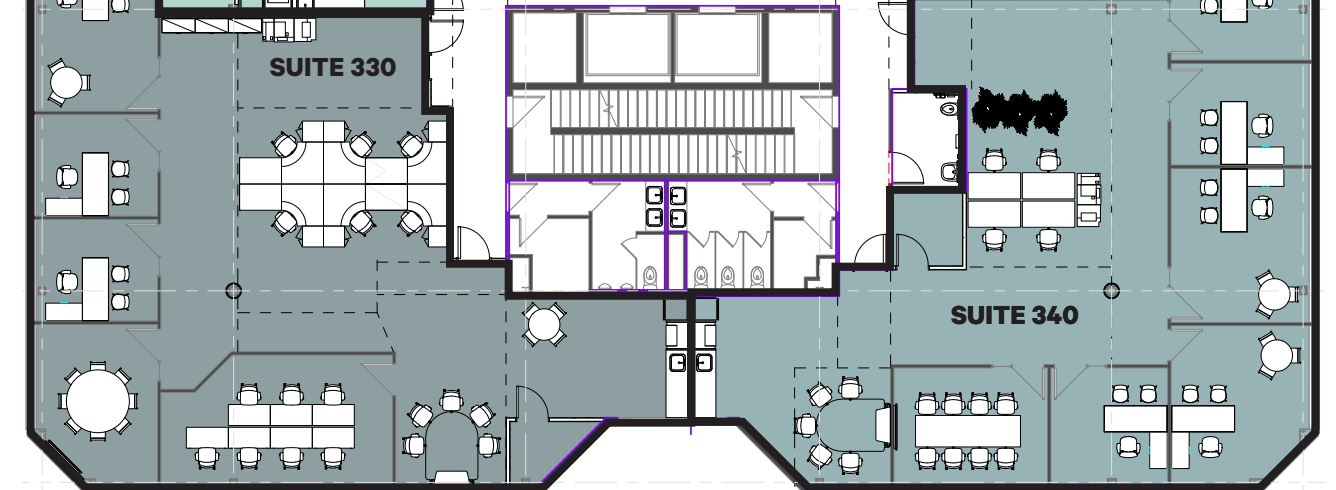
SUITE 310: 3,222 SF

SUITE 320: 3,142 SF



SUITE 330: 2,664 SF

SUITE 340: 2,684 SF

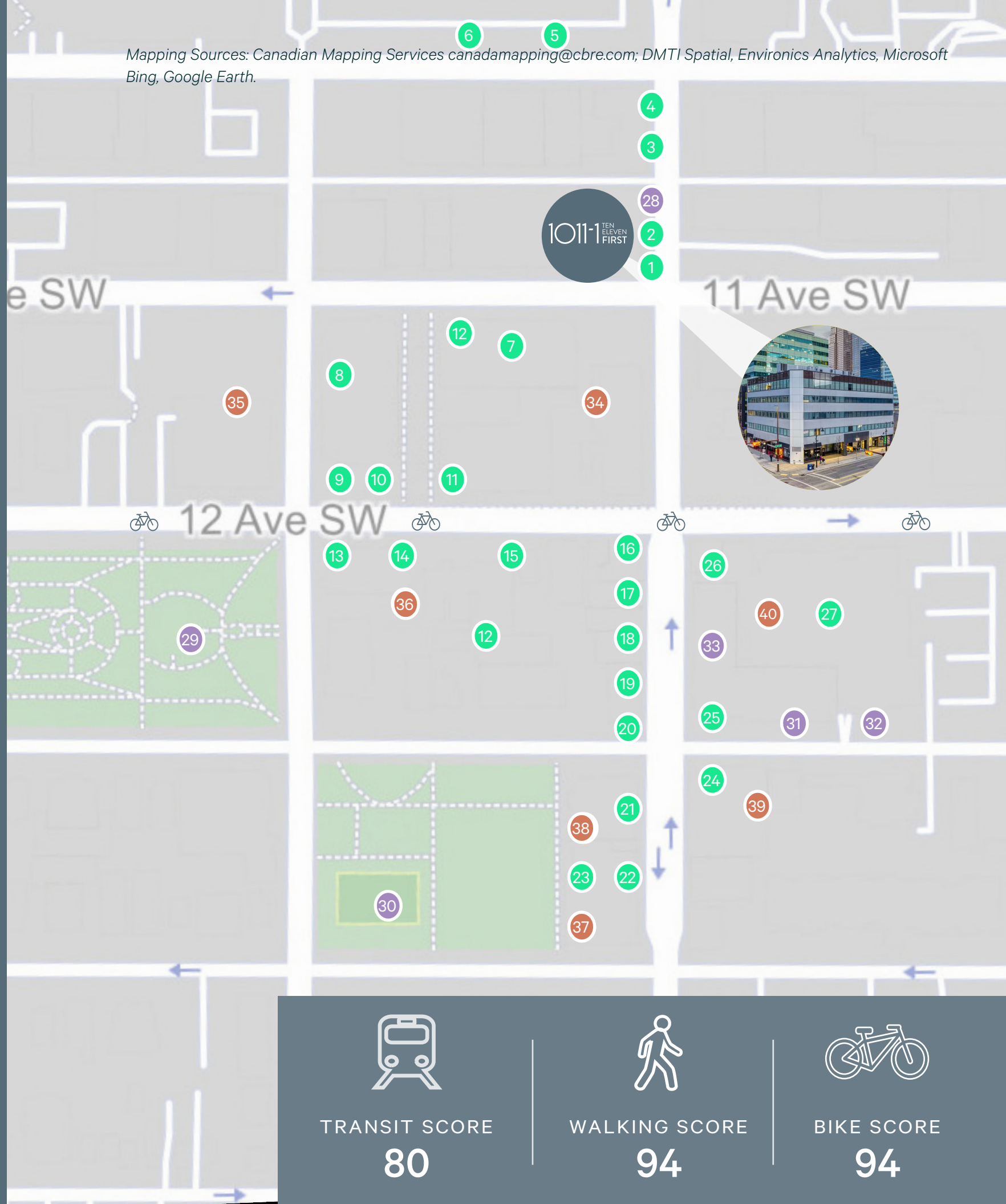


WHAT'S NEARBY

TEN ELEVEN FIRST is in the midst of Calgary's most energetic and vibrant community - the Beltline. Offering unlimited options to some of the best drink and eateries the city offers, culture & art, short to long term accommodations, urban parks, bike lanes, and much more.

●	FOOD & DRINK AMENITIES	●	LIFESTYLE AMENITIES
1	Tropical <i>Coming Soon</i>	28	IDA Capsule Pharmacy
2	Amihan Grill + Bakery <i>Coming Soon</i>	29	Central Memorial Park
3	D.O.P.	30	Haultain Park & Tennis Courts (Residential)
4	Fritou Chicken & Pizza Downtown	31	Hedkandi Salon - Hotel Arts
5	Salt + Brick	32	HotShop Hot Yoga Victoria Park
6	Greta Bar	33	Anytime Fitness
7	Kama		
8	The District at Beltline Food Hall	●	LODGING
9	Bar Chouette	34	Calgary Lofts (Residential)
10	Deville Coffee	35	Park Point (Residential)
11	CENTRAL Taps + Food	36	Fairfield Inn & Suites by Marriott
12	33 Acres Brewing Company	37	The Underwood Apartments (Residential)
13	The Beltliner	38	Union Square Condominiums (Residential)
14	Native Tongues	39	Colours by Battistella (Residential)
15	Civic Tavern	40	Hotel Arts
16	Leopold's Tavern		
17	Home and Away YYC		
18	Ten Foot Henry		
19	Pat and Betty		
20	St. James Corner Restaurant & Irish Pub		
21	Freshslice Pizza		
22	Alforno Bakery & Cafe		
23	First Street Market Food Hall & Bar		
24	Proof Cocktail Bar		
25	Starbucks		
26	Shelter Cocktail Bar		
27	Yellow Door Bistro		

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.



 TRANSIT SCORE 80	 WALKING SCORE 94	 BIKE SCORE 94
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