

YOUR BUILDING YOUR BRAND

902 Eleventh

FULL BUILDING OPPORTUNITY

STAND-ALONE OFFICE BUILDING FOR LEASE AT 902 11TH AVENUE SW

CBRE



Full Building Opportunity

Your building. Your brand. 902 Eleventh is a rare stand-alone full building opportunity located in the heart of the Beltline. 902 Eleventh is fully furnished, move-in ready, and offers the opportunity for naming and signage rights - making this building your own. 902 Eleventh offers tenants access to an exclusive outdoor tenant patio, an on-site conference room, ample meeting rooms, end-of-trip facilities and much more.

Offering a total SF of 42,779 SF, 902 Eleventh is designed with your growing business in mind. The floors are fully furnished and move-in ready but can also be customized to suit your needs. Floors 1 and 2 are interconnected via an internal staircase, while Floor 3 can be leased separately with its own entrance.

902 Eleventh is conveniently situated in Calgary's exciting Beltline area, offering tenants access to multiple food and drink amenities, inner-city parks, fitness and wellness amenities, easy access to the downtown core, bus stops and LRT stations, and steps away from the 12th Avenue SW bike path.

Don't miss out on the opportunity to brand your own building at 902 Eleventh.

Certifications



Meet 902 Eleventh

ASKING RENT

CONTACT AGENT TO DISCUSS

OP COSTS & TAXES

\$17.75 PSF (2024 ESTIMATE)

TIMING

IMMEDIATELY

SPACE AVAILABLE

FLOOR 1: 12,459 SF

FLOOR 2: 15,164 SF

FLOOR 3: 15,156 SF

TOTAL: 42,779 SF

POWER

1,600 AMPS, THREE PHASE 120/208 VOLTS

PARKING

77 SURFACE STALLS

CBRE

The History

902 Eleventh was built in 1922 and was the home of the Ford Motor Company from 1922 until the late 1950's with only a brief shutdown in the early 1930's due to the Great Depression. The building was served by Canadian Pacific Railway with a spur line that ran the length of the alleyway. In 1976 the building was converted to an office building. Since then, the building has had several upgrades to its mechanical and electrical systems along with improvements to its interior.

902 Eleventh is a landmark building offering timeless architectural appeal and character office space with high ceilings and large windows that overlook 8th Street and 11th Avenue; a unique opportunity to make 902 Eleventh your building and your brand.

The Systems

The heating system is a twin boiler and circulation pump system providing a redundant system with one system in operation and the other system on standby. The building cooling is controlled by Variable Air Volume (VAV) boxes designed to supply a constant 60 F degree air to each Zone. The system was modernized and upgraded in 2011.

The VAV boxes are supplied by two large roof top mounted packaged heat / cool units, manufactured locally by Engineered Air. This type of system provides excellent and flexible zoning for the space and allows for 100% fresh air intake keeping offices at the perfect temperature with excellent air quality.





Highlights & Amenities



FOOD & DRINK AMENITIES

Located near multiple food and drink amenities, including some of Calgary's top restaurants



COMMUNITY

Surrounded by 80 apartment buildings within 500 meters



END-OF-TRIP FACILITIES

Showers, changerooms and lockers available on-site for tenant use



OUTDOOR AMENITIES

Outdoor patio for tenant use



CALL IT YOURS

Building signage and naming rights



FULLY FURNISHED

Fully furnished and move-in ready



SAFETY

Third party patrolling security, electronic card readers & locks and CCTV video cameras



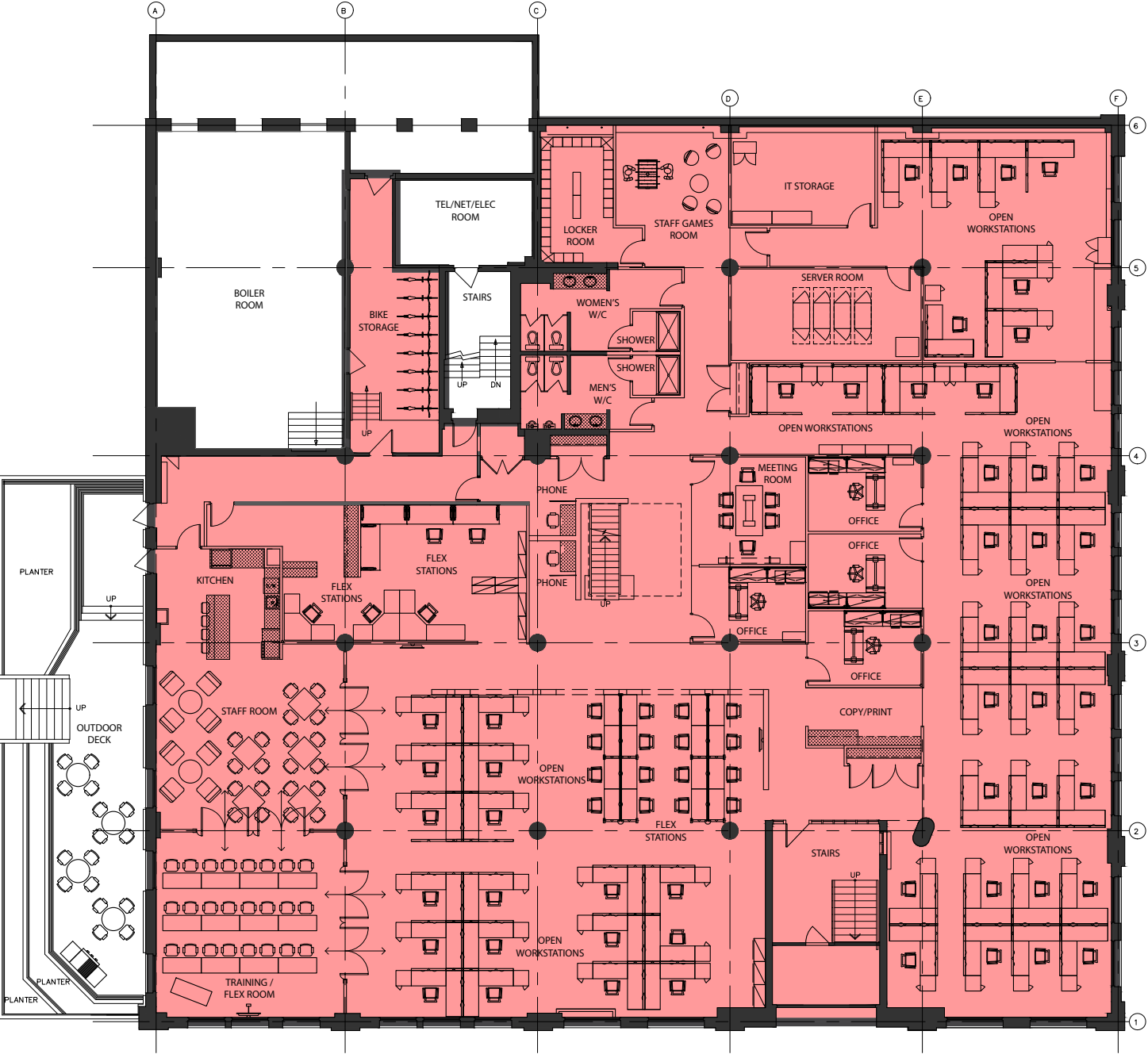
BICYCLE FRIENDLY

Secure bicycle storage on-site and located steps away from the 12th Avenue SW bike path



Floor: 1

12,249 SF



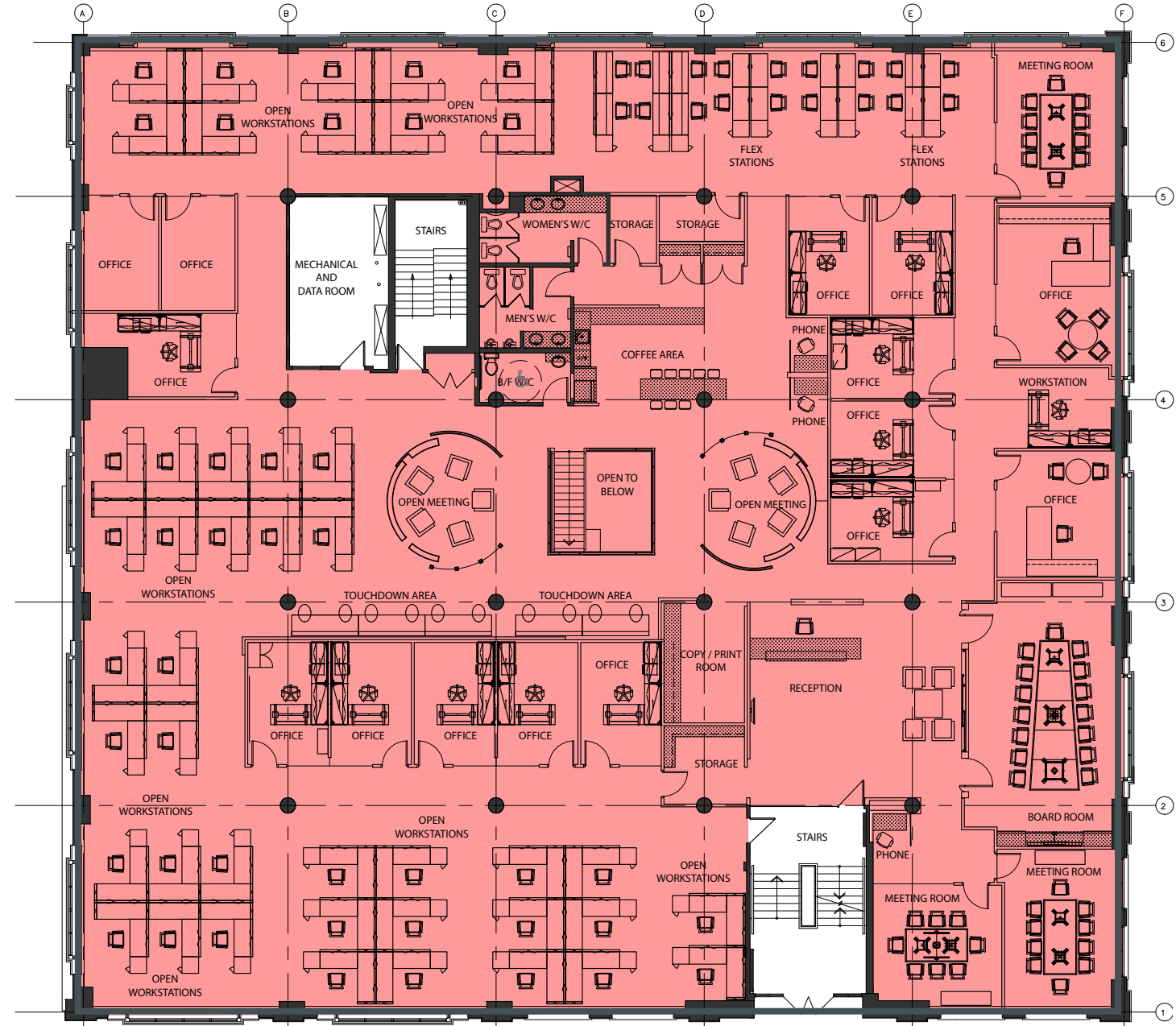
Furniture Plan Subject to Change

4 offices	2 phone stations
51 workstations	2 staff rooms
19 flex stations	1 kitchen
1 meeting room	1 copy/print room
1 training room	1 locker room
2 meeting room	1 bike storage



Floor: 2

15,164 SF



Furniture Plan Subject to Change

15 offices	1 boardroom
44 workstations	1 staff/coffee area
18 flex stations	1 copy/print room
3 phone stations	1 storage room
3 meeting rooms	1 reception



Floor: 3

15,156 SF

existing furniture layout

proposed furniture layout



Furniture Plan Subject to Change

11 offices	1 open/meeting toom
73 workstations	1 lab
10 flex stations	1 staff/coffee area
5 meeting room	1 copy/print area
2 phone stations	1 storage room



Photos



Location, location, location

902 Eleventh is located in the heart of the Beltline, fusing together office, retail, residential, recreation and green space to create Calgary's go-to live, work and play neighbourhood.

902 Eleventh is the perfect destination for your next office space, with easy access to major roadways, public transportation, and the 12th Avenue SW bike path.

Watch your company flourish in your building with your brand at 902 Eleventh – your exclusive work destination in the bustling and vibrant Beltline neighbourhood.

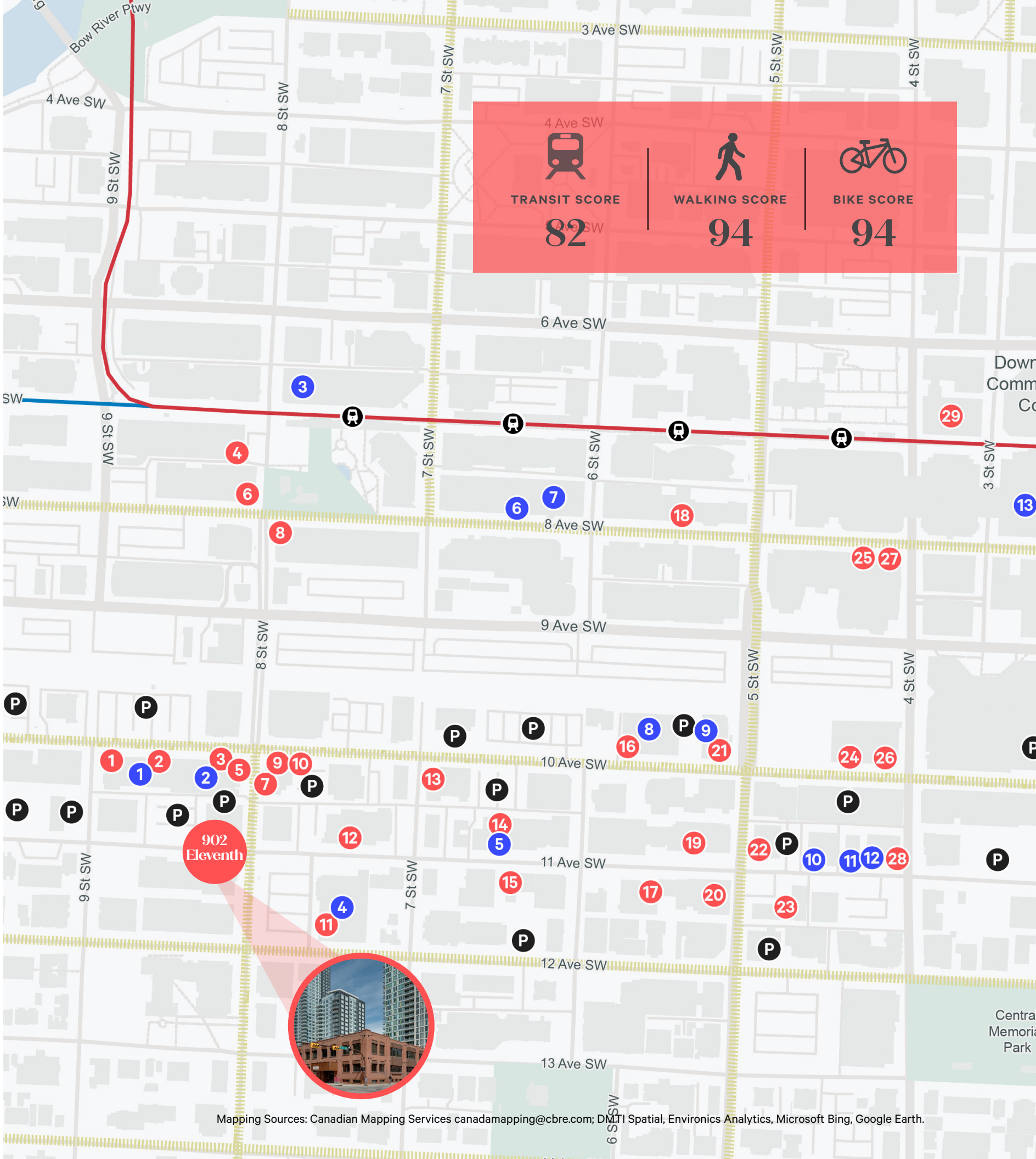
● **FOOD & DRINK AMENITIES**

- 1 Donna Mac
- 2 Royaltea
- 3 Wakado Ramen
- 4 Sucre Patisserie & Cafe
- 5 Tim Hortons
- 6 Waves Coffee House
- 7 McDonald's
- 8 The Tastemarket
- 9 Barcelona Tavern
- 10 Cucina Market Bistro
- 11 The Derrick Gin Mill & Kitchen
- 12 Fleetwood Lounge
- 12 Luca Restaurant
- 13 strEATS Beltline Kitchen
- 14 Tim Hortons
- 15 The Curryer
- 16 Milano Coffee
- 17 Last Best Brewing & Distilling
- 18 REGRUB - Beltline
- 19 Noble Pie
- 20 Last Best Brewing & Distilling
- 21 Bridgette Bar
- 22 Orchard Restaurant

- 23 Stable
- 24 Sweet Loretta
- 25 Inner City Brewing
- 26 Bonterra Trattoria
- 27 Holy Grill
- 28 Wayne's Bagels
- 29 Starbucks

● **LIFESTYLE AMENITIES**

- 1 Versus Apartment Building
- 2 Mark on 10th Apartment Building
- 3 Anytime Fitness
- 4 CORE Shopping Centre
- 5 Ramada Plaza by Wyndham
- 5 Sandman Signagture Hotel
- 6 F45 Training
- 7 Massage Heights
- 8 Passage Studios Yoga + HIIT + Spin
- 9 SODO Apartment Building
- 10 Residence Inn by Marriott
- 11 Leela Eco Spa
- 12 Safeway



Contact us to learn more about this *stand alone full building opportunity.*

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Eleventh

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