



CUSHMAN &  
WAKEFIELD

# The Glenbow Building

822 11th Avenue SW  
Calgary, AB

Located on one of Calgary's busiest inner-city traffic arteries, 822 11th Avenue SW is a great opportunity for a high exposure retail space. The property is within a 1km vicinity of over 10 residential towers and is across the street from Calgary's busiest Safeway which services 30,000 residents and 128,759 daytime commuters. 11th Avenue SW is home to many restaurants including Last Best Brewery, one of Calgary's most popular breweries.

## GET IN TOUCH

### RYAN RUTHERFORD

Vice President  
+1 403 973 4677  
ryan.rutherford@cushwake.com

### NICK PRESTON, MBA

Vice President  
+1 403 467 9222  
nick.preston@cushwake.com

Available Space  
Suite B100 - 3,484 SF

 Virtual Tour

Net Rate  
Market

### Operating Costs (2025 est)

Total: \$17.98

Operating Costs: \$12.55

Realty Taxes: \$5.43

Occupancy  
Immediate

### Parking

4 stalls available (\$250/stall/month)



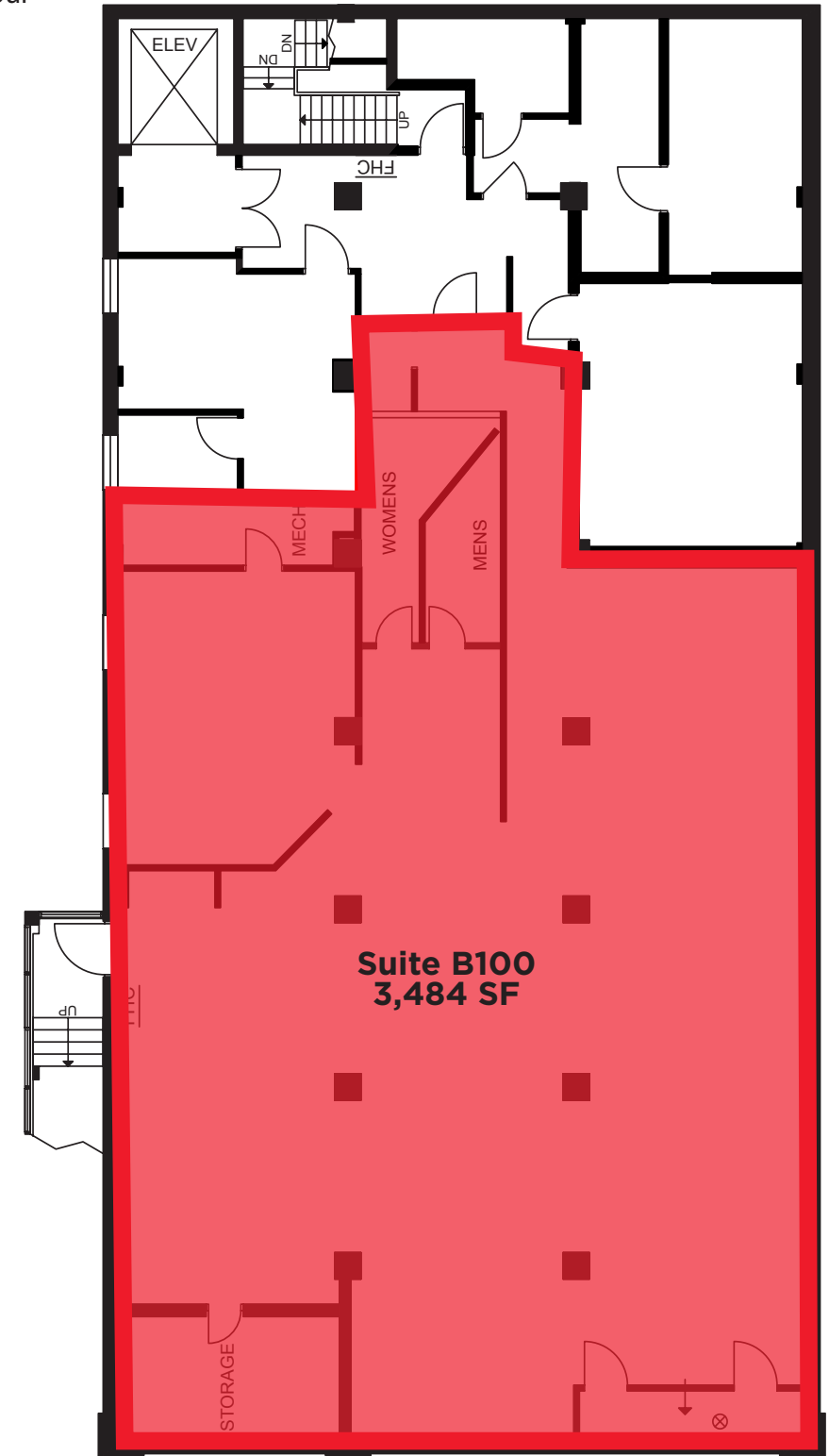
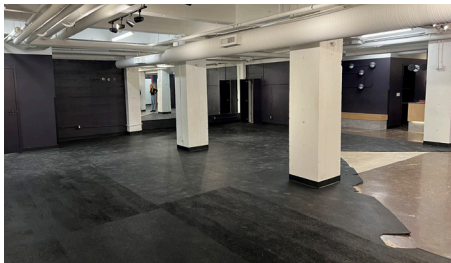


Floorplan

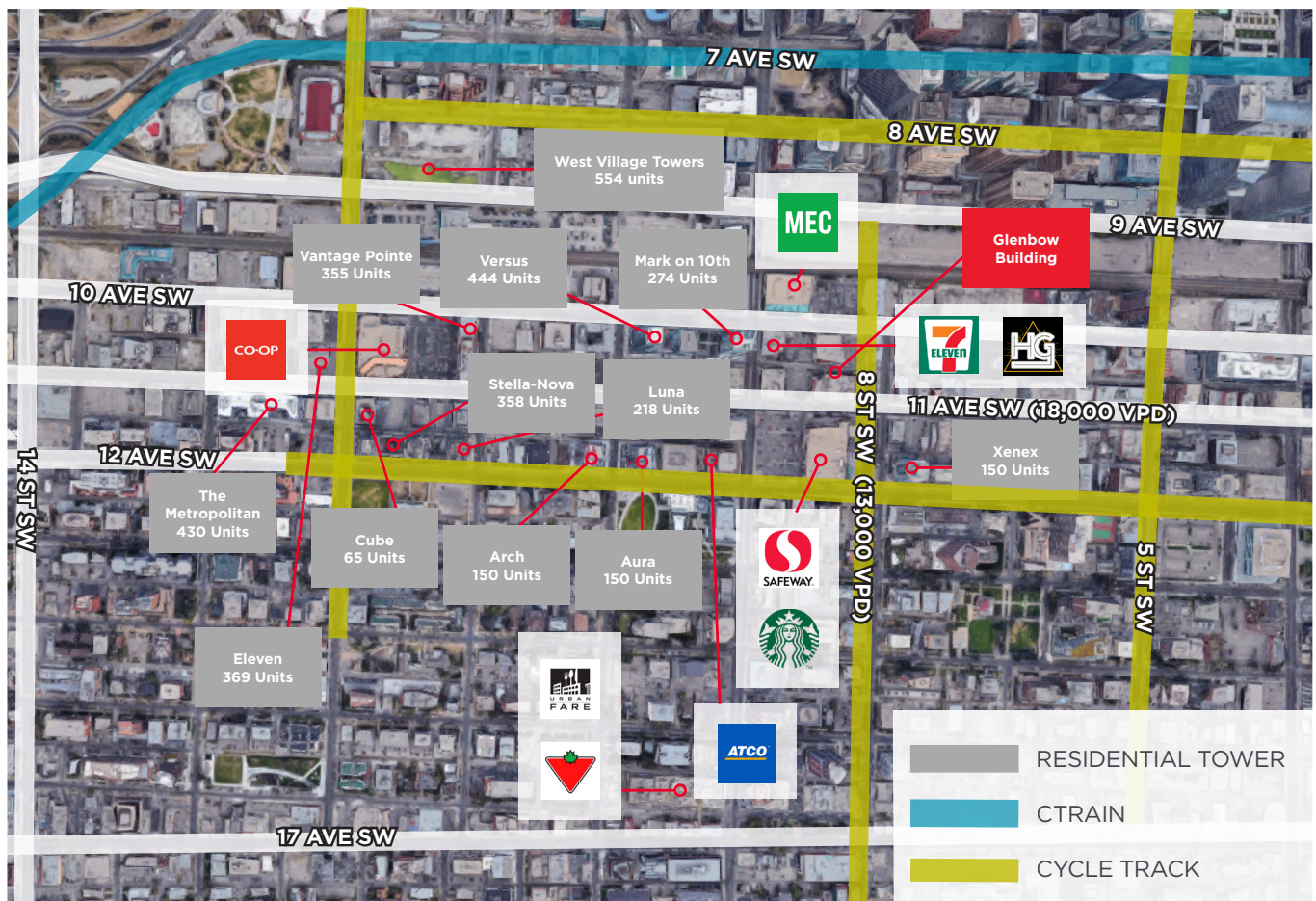
 Virtual Tour

### Comments

- Located on 11th Avenue SW – one of Calgary’s busiest arteries in and out of the downtown core
- Right in, right out access from 11th Avenue SW, rear loading in the alley accessible from 8th Street SW and 7th Street SW
- 4 parking stalls (\$250/stall/month) on site, with ample paid parking nearby
- Across the street from Calgary’s busiest Safeway
- Over 10 residential towers within a few blocks of the site
- 13,000 VPD on 8th Street SW, 18,000 VPD on 11th Avenue SW
- Building Managed by Allied

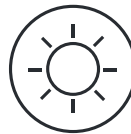






TOTAL POPULATION

28,799



TOTAL DAYTIME  
POPULATION

137,069



DAYTIME POPULATION  
AT WORK

128,759



AVERAGE AGE

37.4



AVERAGE  
HOUSEHOLD INCOME

\$106,084.10



ANNUAL SPENDING ON  
RESTAURANT FOOD

\$2,862.56

Within a 1km Radius

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