# Roberts Block

605 11<sup>th</sup> Ave SW Calgary, AB



Property Highlights

Floor Plans & Photos

PAGE 5

Local Amenities

PAGE 6

**Contact Information** 

PAGE 6

PAGE 2 - 4



### Property Highlights

- Character office building with renovated lobby
- Close proximity to numerous restaurants and cafes including ReGrub Burger Bar, Last Best Brewing and Milano Coffee Roasters
- Walking distance to Downtown and LRT via 5th Street underpass
- Walking distance to +15 Connection

Year Built Rent Additional Rent Area Available Availability Term 1915 Market \$18.25 PSF (2025) Suite 100: 6,857 SF 30 Days Notice Negotiable

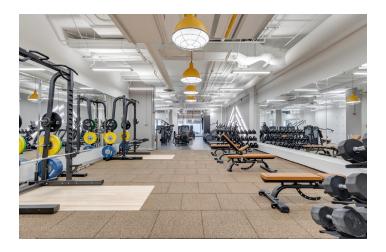


## New Fitness Facility \*

CBRE proudly introduces Forme to the market on behalf of Allied Properties REIT. Forme offers a fitness experience for Allied tenants across their Calgary\* portfolio.

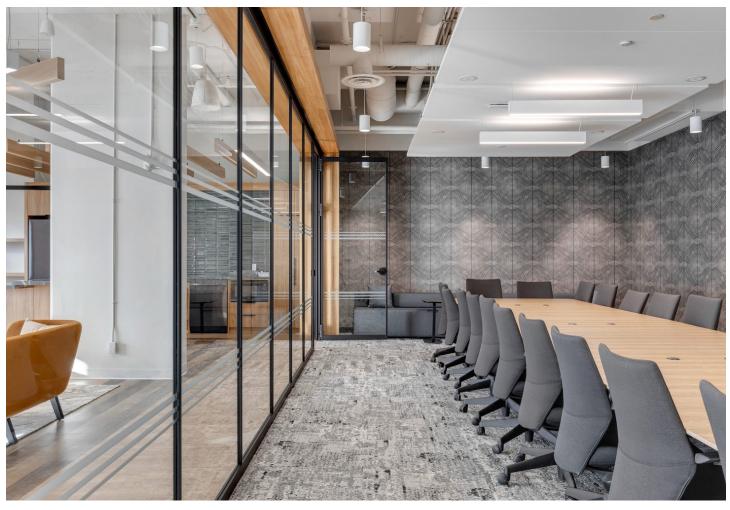
The newly built fitness facility in the Vintage Towers now welcomes tenants to enjoy the endless options of fitness machinery, free weights, lockers, changerooms, showers and much more.

\*Subject to landlord approval and excludes Woodstone, Local Motive and Lougheed Block.





### New Conference Centre 🐐

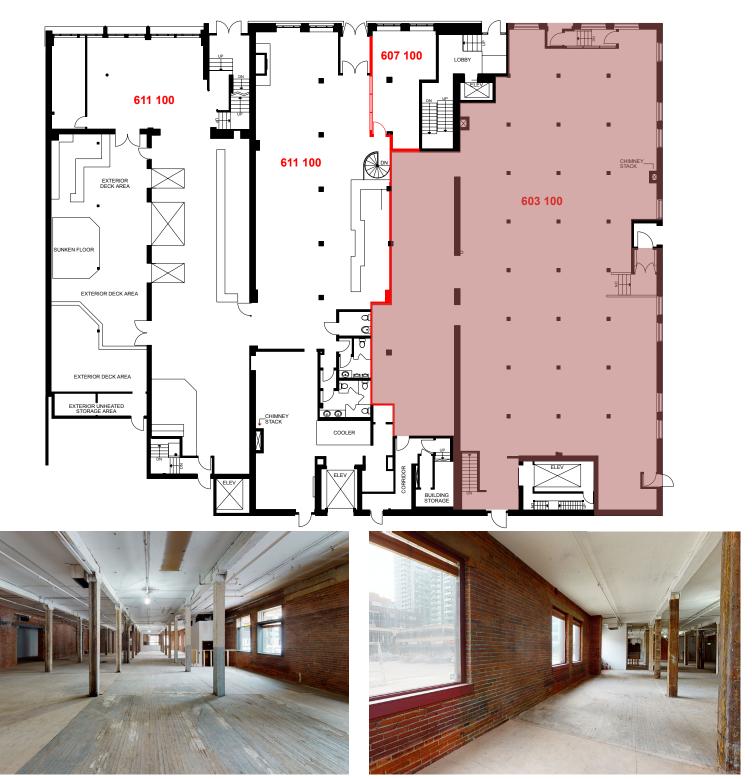






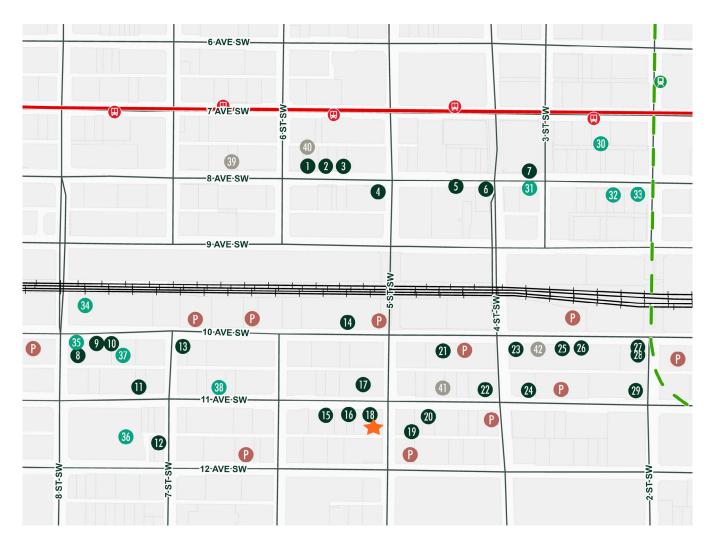
### Floor Plan

### Suite 100 6,857 SF %virtual tour



Ν

### Local Amenities



#### RESTAURANTS

- 1. Common Bond
- 2. Escoba Wine Bar
- 3. UNTITLED Champagne Lounge
- 4. State & Main
- 5. Cucina
- 6. Barcelona Tavern
- 7. Hy's Steakhouse
- 8. Bonterra Trattoria
- 9. Wayne's Bagels
- 10. Holy Grill
- 11. Inner City Brewing
- 12. Vegan Street
- 13. Bridgette Bar
- 14. Orchard Restaurant
- 15. REGRUB Beltline
- 16. Broken City
- 17. Milano Coffee

- 18. Last Best Brewing & Distilling
- 19. Canadian Pizza Unlimited
- 20. Singapore Sam's
- 21. Pampa Brazilian Steakhouse
- 22. Tim Horton's
- 23. Rodney's Oyster House
- 24. Starbucks
- 25. CRAFT Beer Market
- 26. National on 10th
- 27. Briggs Kitchen & Bar
- 28. Japanese Village
- 29. Vintage Chophouse

#### SHOPPING AND SERVICES

- 30. The CORE
- 31. HSBC Bank
- 32. RBC Royal Bank
- 33. CIBC

- 34. MEC Calgary
- 35. 7-Eleven
- 36. Safeway
- 37. Atmosphere Calgary
- 38. Metrovino Fine Wines

#### FITNESS

- 39. Anytime Fitness
- 40. Freedom Fit Pass
- 41. Passage Studios
- 42. UNDRCARD Boxing Studio

#### PARKING LOCATIONS

P Parking Lot





### ALLIED



#### STUART WATSON

Senior Vice President stuart.watson@cbre.com 403 750 0540

#### KATIE SAPIEHA Senior Vice President katie.sapieha@cbre.com 403 750 0529

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.