

Sherwin Block

738 11th Ave SW
Calgary, AB



- Move-in ready character building with exposed brick and beam
- Central Beltline location within walking distance to numerous amenities including Bridgette Bar, Wayne's Bagels, Holy Grill, MEC, 7-11 and Sucre Café
- Floors 2 & 3 connected via internal staircase
- Floors 4 & 5 connected via internal staircase
- Access to exclusive patio space
- 10 minute walk to Downtown
- Located on block from Calgary Cycle Path

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

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

MACKENZIE ALLEN
Sales Representative
mackenzie.allen@cbre.com
403 200 9759

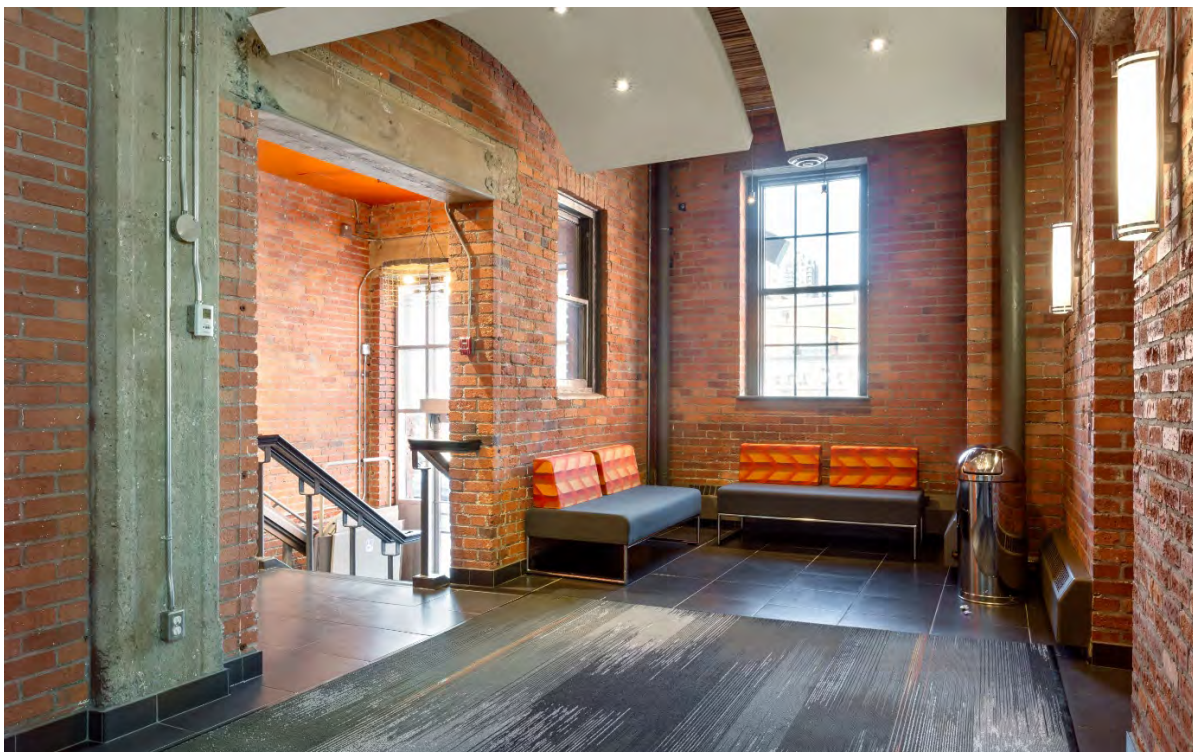
ALLIED CBRE

Property Highlights

Constructed in 1913 for the Sherwin Williams Co., this building served as a paint and varnish warehouse for over fifty years. In 1973, McArthur's Furniture acquired the building and used it as a furniture store until 1982. This warehouse was constructed by Carter, Halls, Aldinger Co. of Calgary who constructed other warehouses in the area. The street elevations are highlighted with a string course and limestone trim and the south and west elevations have dark red brick with recessed joints. (1982)

The original building on this site was a 1905 residence, notable as the home of Ernest L. Richardson, longtime manager of the Calgary Exhibition and later of the Calgary Exhibition and Stampede. It was demolished to make way for this three-story red brick warehouse, built for the Sherwin Williams Paint Company that remained its chief occupant until 1965. It later housed the McArthur Furniture Store (1972-82), and Heaven's Fitness (1992-2004). The Royop Corporation acquired the building in 2004 and announced plans to add two high-tech storeys.

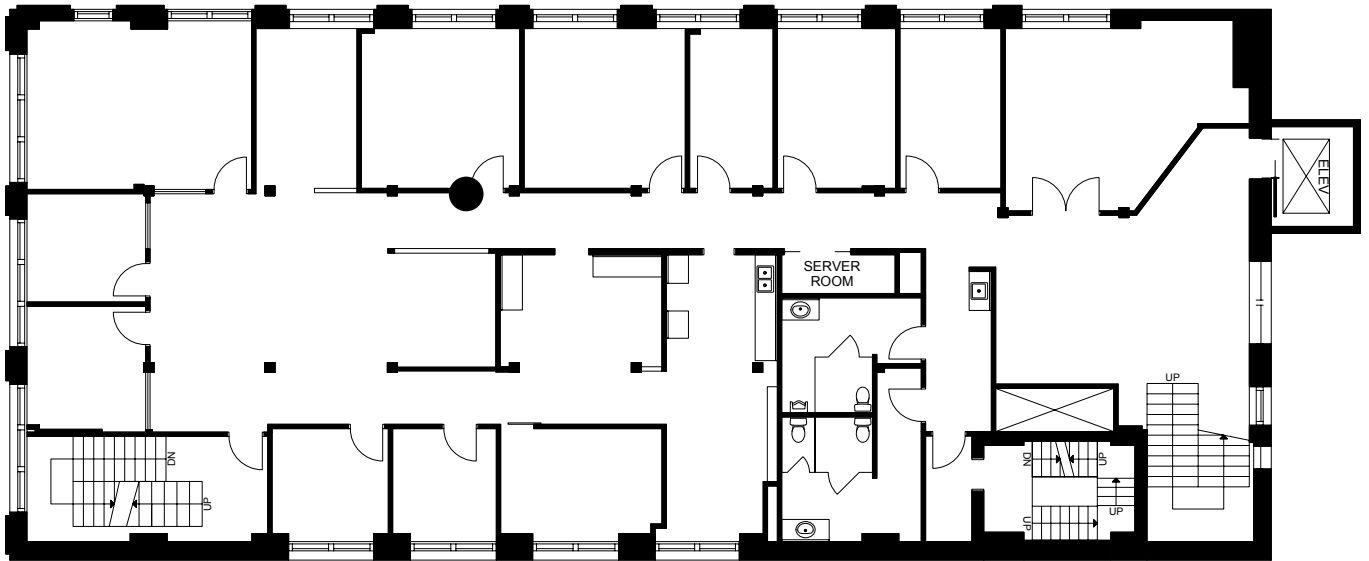
Rent	Market
Additional Rent	\$17.35
District	Stephen Avenue Corridor
Area Available	Suite 200: 5,127 SF Suite 300: 5,235 SF Suite 400: 3,974 SF <u>Suite 500: 3,973 SF</u> Total: 18,309 SF
	*Suites 200 & 300 and 400 & 500 are connected by an internal staircase
Availability	January 1, 2021
Term	TBD
Parking	9 stalls
Parking Rate	\$300/stall/month
Year Built	1911/2005



Floorplan

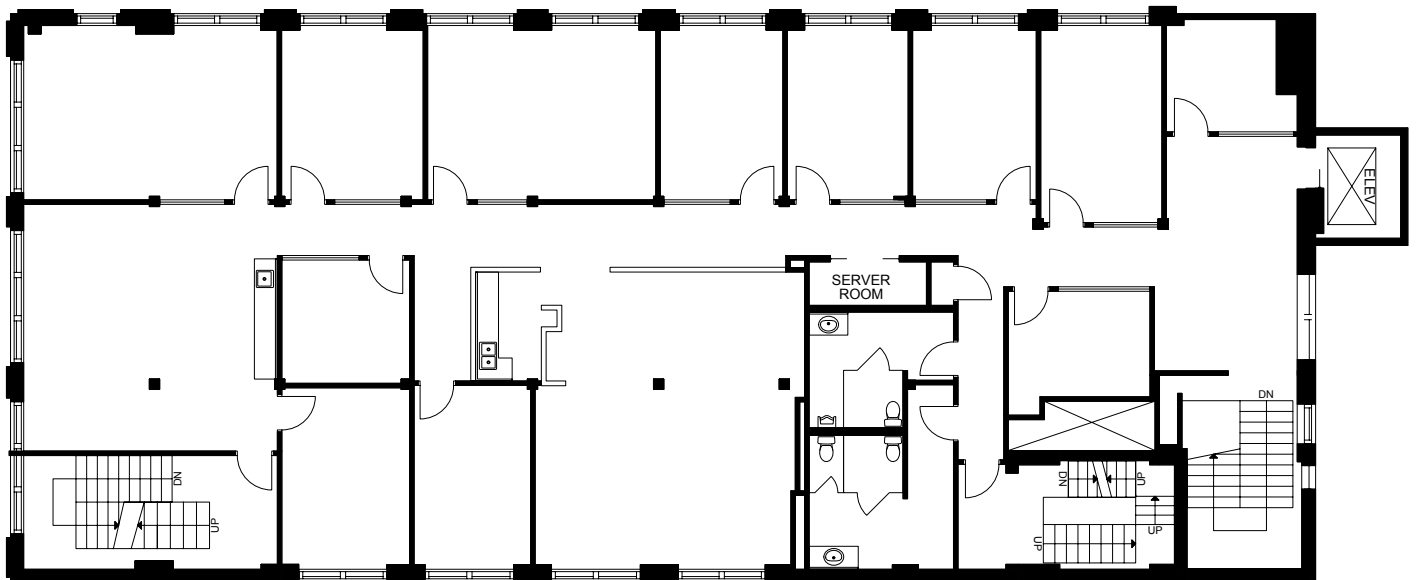
Suite 200

5,127 SF



Suite 300

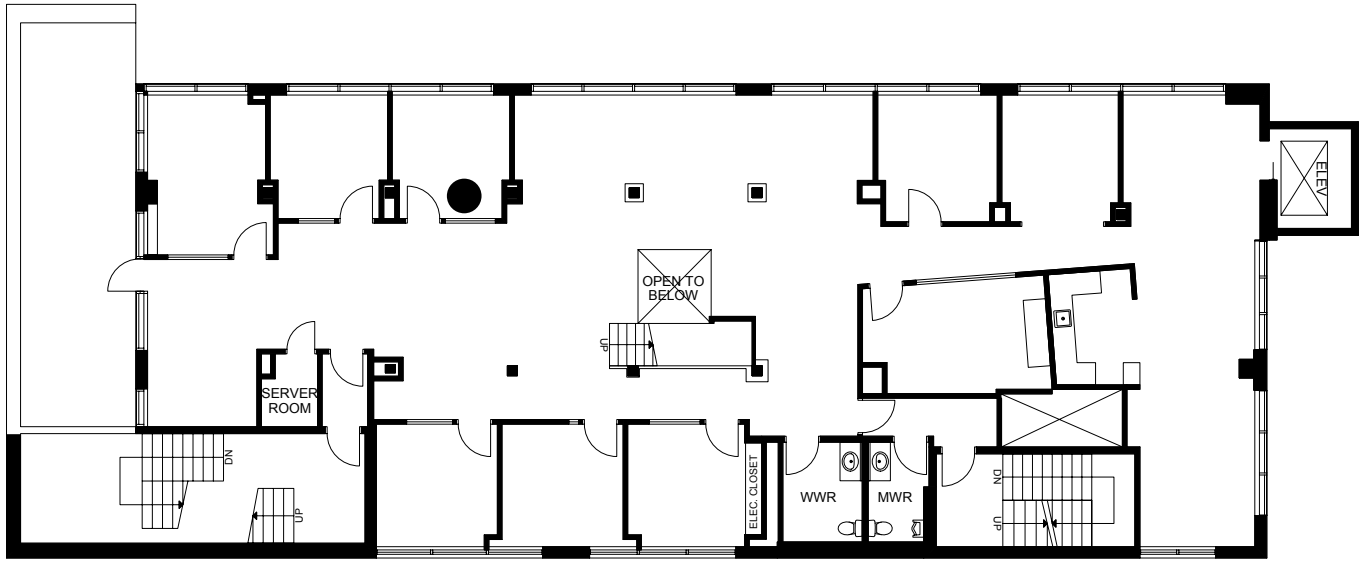
5,235 SF



Floorplan

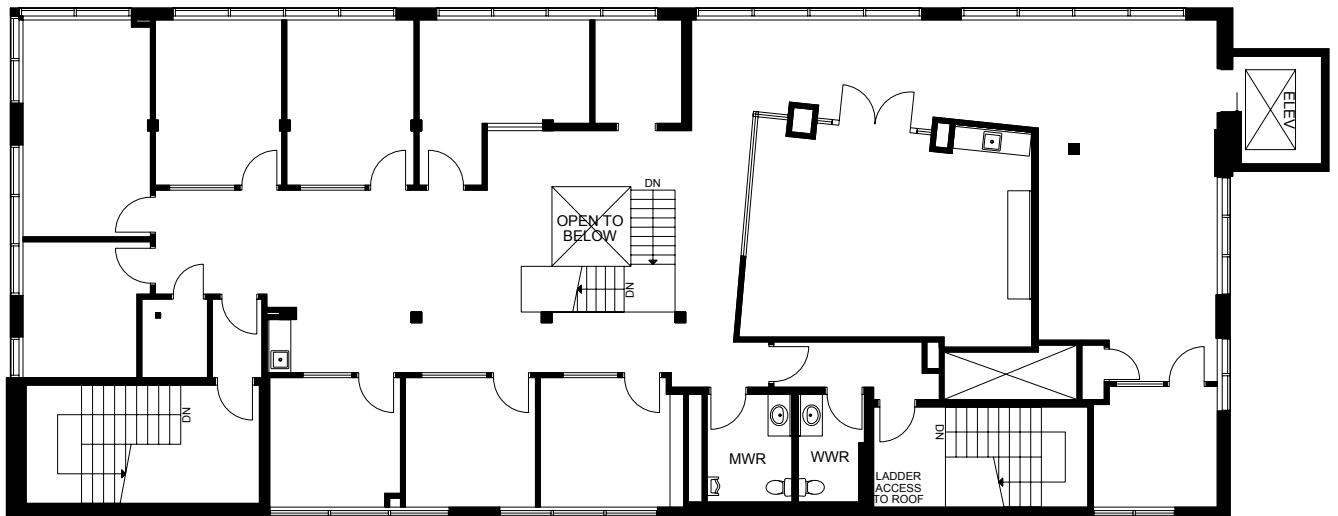
Suite 400

3,974 SF

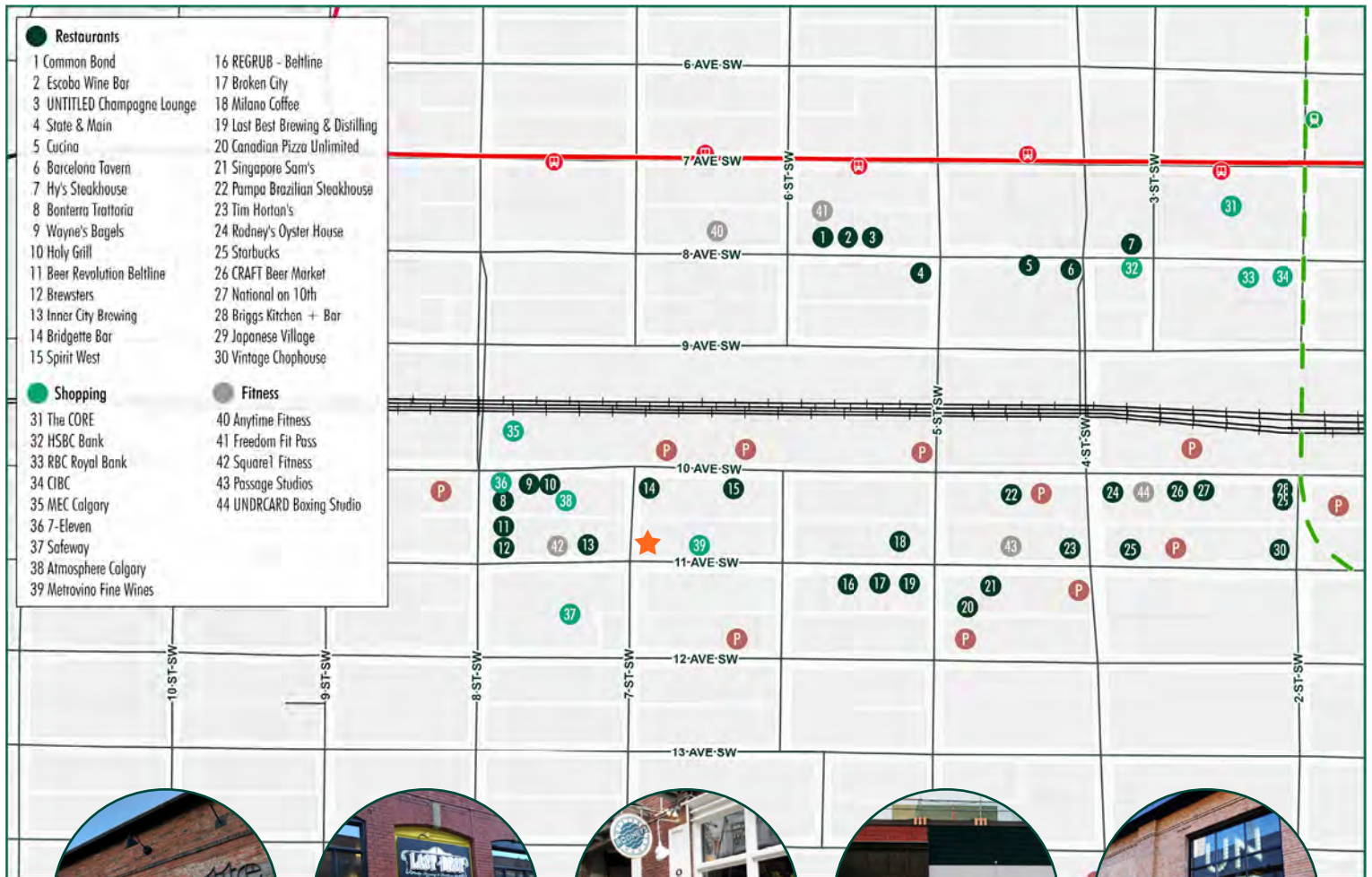


Suite 500

3,973 SF



Local Amenities



14. Bridgette Bar



19. Last Best Brewing



24. Rodney's Oyster House



26. CRAFT Beer Market



44. UNDRCARD Boxing

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (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. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

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

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

MACKENZIE ALLEN
Sales Representative
mackenzie.allen@cbre.com
403 200 9759

ALLIED CBRE