



11TH AVENUE PLACE

**GWL** REALTY  
ADVISORS

214 11 Ave SW  
Calgary, AB

11TH AVENUE PLACE

# 11<sup>TH</sup> AVENUE PLACE

## STACKING PLAN



Vacant



Upcoming



Click on the vacancy for additional information



11th Avenue Place

# FEATURES

## YEAR BUILT

2015

## COMPLETE ADDRESS

214 11 Avenue SW

## PROPERTY TYPE

Class A

## BUILDING SIZE

200,826 sq. ft.

## TYPICAL FLOOR PLATE

20,000 sq. ft.

## NUMBER OF FLOORS

11 Floors

## CEILING HEIGHT

9'

## HOURS OF OPERATION

7:00 am – 6:00 pm  
Monday – Friday

## PARKING RATIO

1 / 1,100 sq. ft.  
Underground Heated Parking  
Max Vehicle Height: 6' 11"

## ANNUAL NET RENT

Market Rates

## OP COSTS & TAXES

\$21.02 per sq. ft. (2025 est.)

## CERTIFICATION

BOMA BEST Gold  
LEED® GOLD Core and Shell  
Fitwel Certified

# TECHNICAL

## ELEVATORS

4 High Speed Elevators

## HVAC

7:00 am – 6:00 pm Monday – Friday

## LIGHTING

LED Luminaires (new spec)

## SECURITY

24/7 Building Access  
Onsite Security and Operations

# AMENITIES

Close proximity to restaurants, shops, and boutiques

Exclusive Tenant Fitness Facility

Secure Underground Bike Storage

Showers with Day Use Lockers

Electric Car Charging Stations

Walking distance to the LRT, transit routes, and access to the +15 system

Conference Centre

Rooftop Patio



# 11<sup>TH</sup> AVENUE PLACE

11th Avenue Place is ideally located in the vibrant Calgary Beltline. This Class A multi-tenant office building is home to a variety of attractive amenities and services.

*Positioned on the main transportation corridors, 11th Avenue Place is a highly accessible and convenient location.*

This building boasts a 175 stall underground parking facility and bike storage, along with excellent access to the +15 network, transit routes and the 12th Avenue Cycle Track. Within walking distance, you and your employees will find numerous restaurants, pubs, coffee shops, services, and parks.

11th Avenue Place is committed to environmental sustainability and has been built to LEED Gold Core & Shell Certification standards, this provides occupants with an estimated 30% energy savings compared to a conventional design. This building features various green initiatives that result in less energy consumption and a healthier and more efficient work environment. In its commitment to continued environmental sustainability, 11th Avenue Place has also achieved BOMA Best Gold Certification and Fitwel Certification.





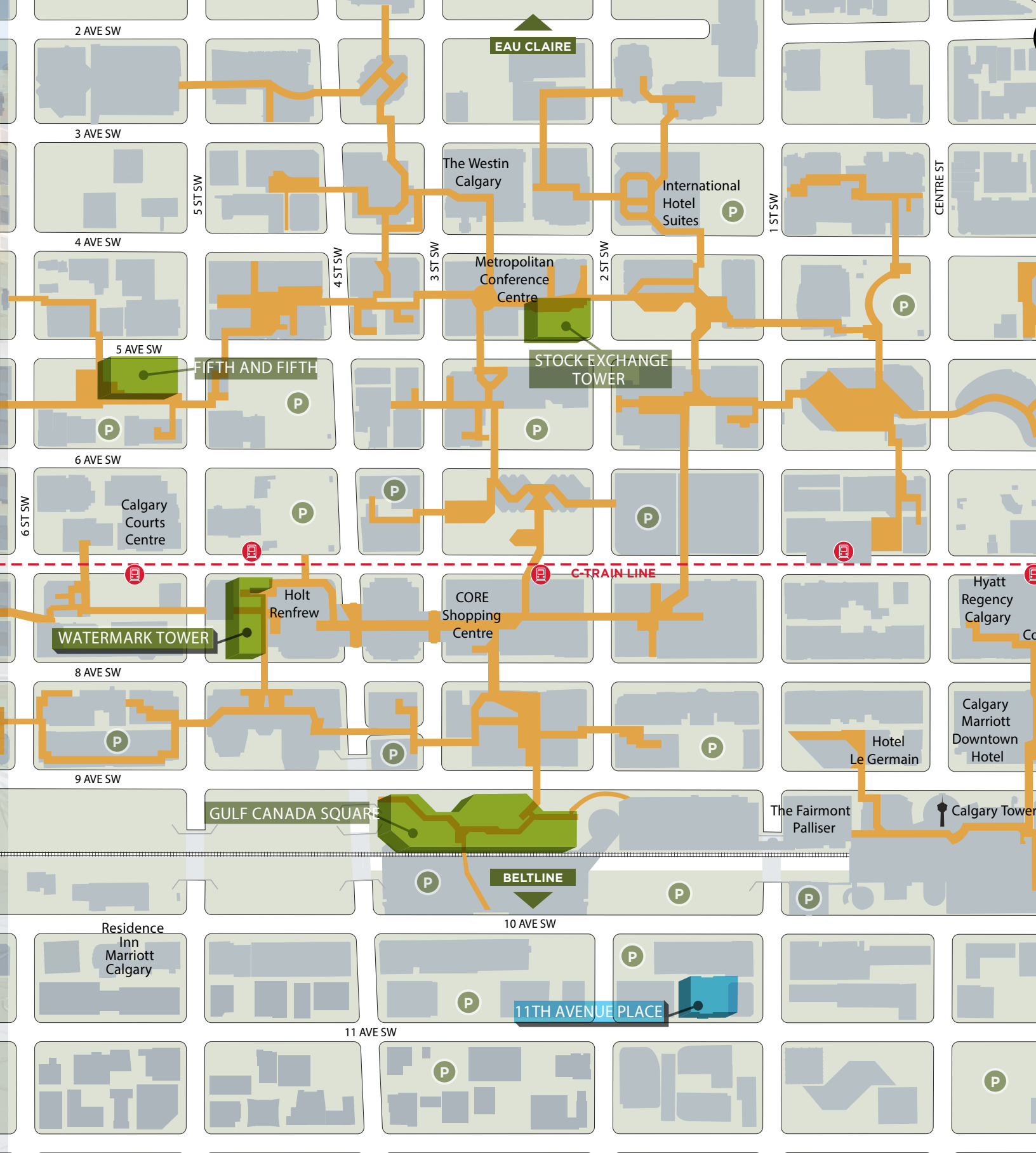
# FITNESS CENTRE





# CONFERENCE ROOM





# ABOUT GWL REALTY ADVISORS

Year over year, GWL Realty Advisors has experienced portfolio growth, a tribute to sound investment counsel, strong client relationships and innovative thinking. Our teams have extensive experience in all facets of real estate investment, management and development across the office, multi-residential, industrial and retail classes.

As a trusted real estate investment advisor, we are known for delivering results, strong corporate governance, management of clients' assets, and a commitment to sustainability and outstanding customer service. The breadth of our expertise is reflected in the full complement of investment, development and real estate management services we offer.

We earn and maintain the trust of our clients by understanding their investment objectives and helping them to reach their goals by leveraging the power of our collective real estate knowledge. Our diverse teams located in core markets work together to understand and meet our clients' objectives.



WATERMARK



STOCK  
EXCHANGE  
TOWER



11th Avenue Place



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**For further information visit [gwlra.com](http://gwlra.com) or contact:**

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