

BELTLINE OFFICE SPACE FOR LEASE

Clennan Square 110 11 Avenue SW, Calgary

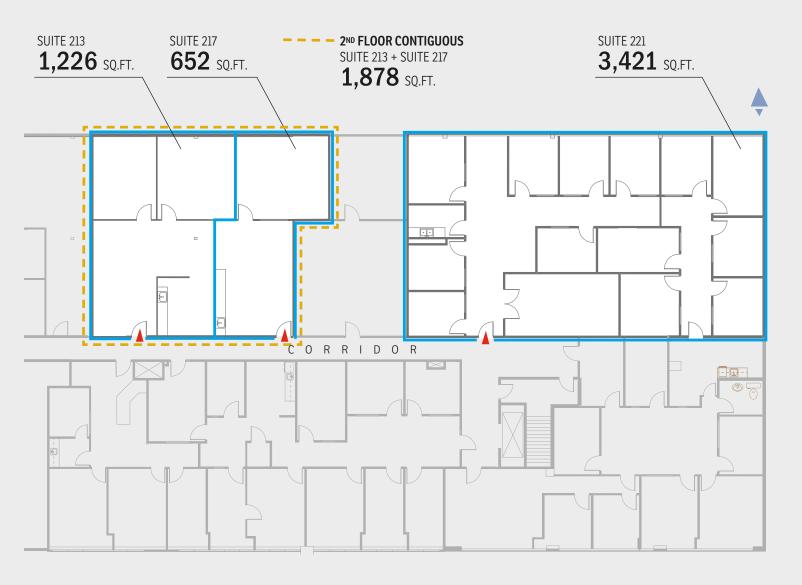
» Excellent connectivity to major roadways and transit



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT: lan Robertson, ASSOCIATE d: 587-393-9332 c: 403-860-2383 irobertson@barclaystreet.com







11 TH AVENUE SW

LEASE INFORMATION

MUNICIPAL ADDRESS: 110 11th Avenue SW, Calgary

AVAILABLE FOR LEASE:

3,421 sq. ft. – Suite 221

1,226 sq. ft. – Suite 213 1,878

652 sq. ft. — Suite 217 sq. ft.

AVAILABILITY:

December 1, 2025

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TERM: 2-5 years

TENANT IMPROVEMENTS:

Negotiable

PARKING:

1:859 sq. ft. at \$250.00/mo per stall

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LEASE RENT:

\$25.00 per sq. ft. (janitorial excluded)

GROSS RENT

- » Clennan Square is situated along Calgary's newest and trendy redeveloped node — 1st Street SW in the Beltline district.
- » Easy access and egress to Downtown, Macleod Trail and 17th Avenue SW.
- » Close proximity to LRT stations and multiple bus routes.





