# 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 \$18.83 PSF (2025) Suite 100: 6,857 SF Immediately Negotiable

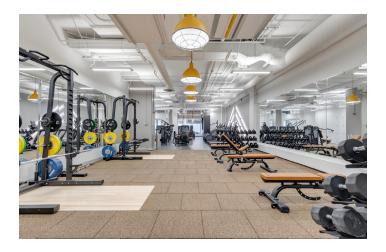


## New Fitness Facility \*

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.

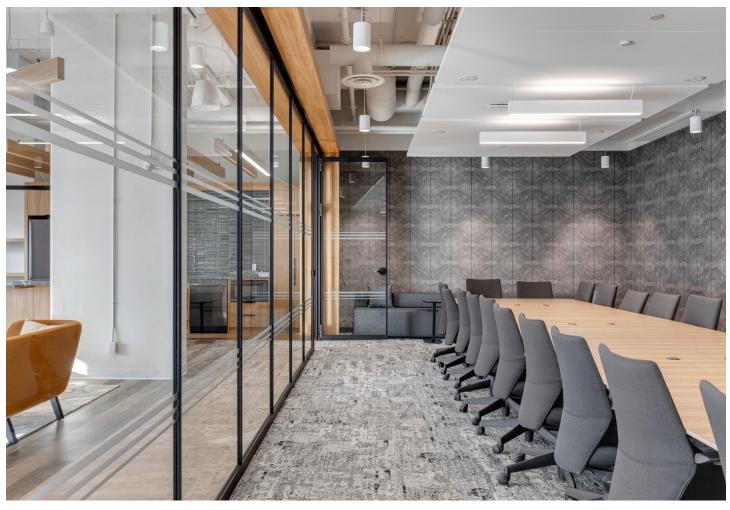
The newly built fitness facility in the Vintage Towers now welcomes tenants to enjoy the endless options of fitness machinery, free weights, lockers, changerooms, showers and much more.

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





### New Conference Centre 🐐

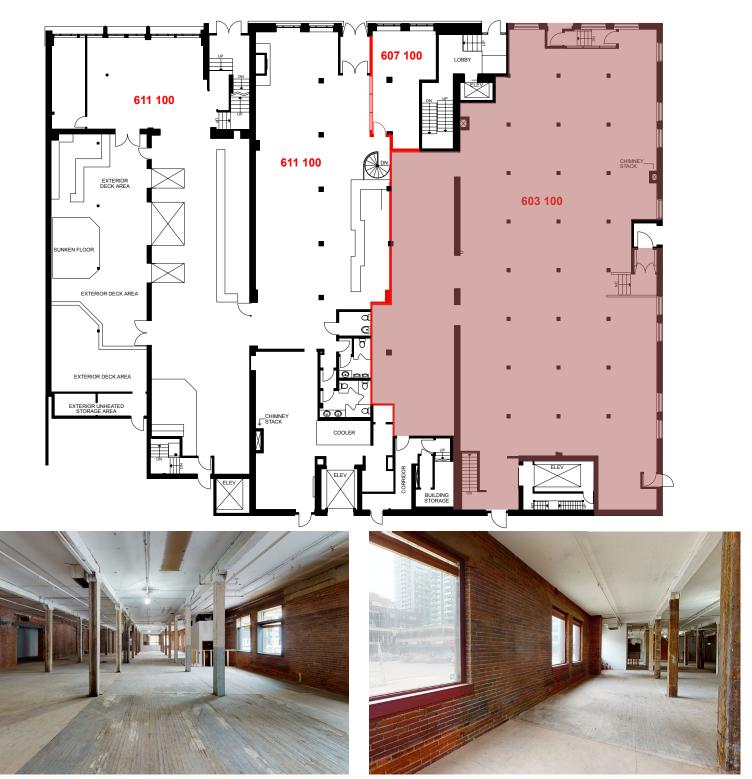






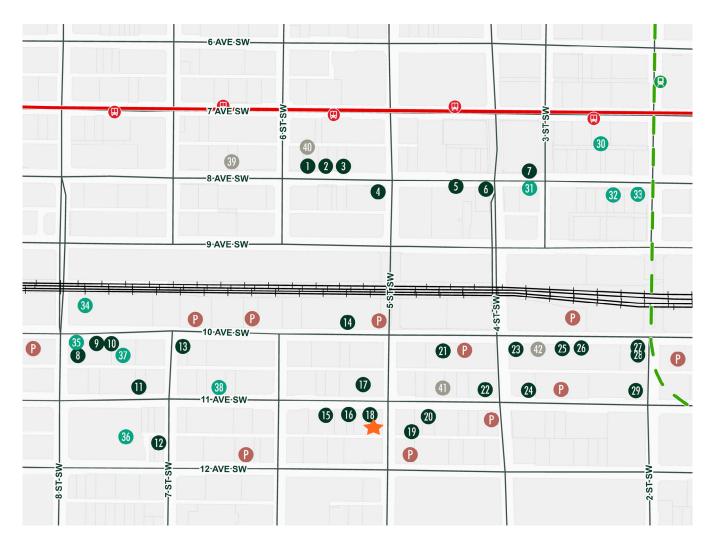
### Floor Plan

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



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### 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

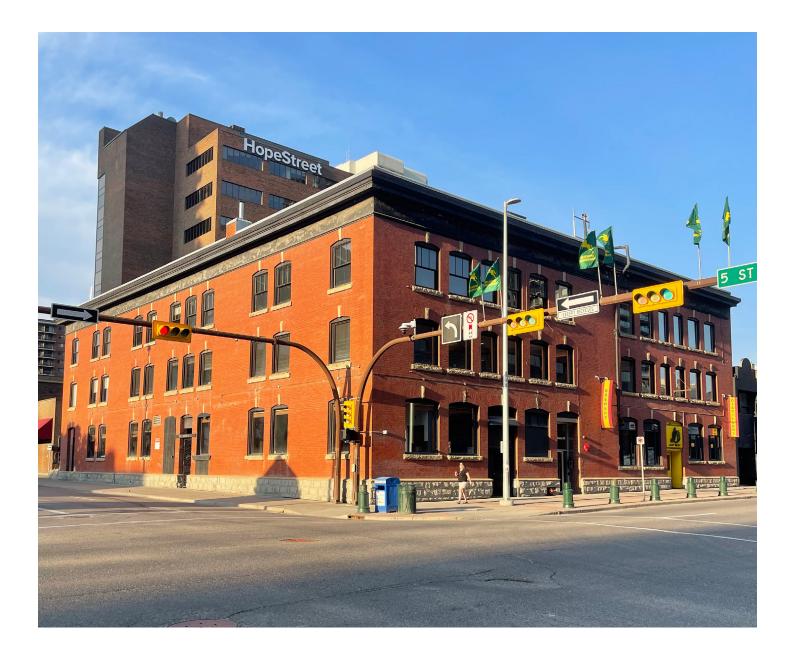
#### FITNESS

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

#### PARKING LOCATIONS

P Parking Lot





### ALLIED



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