



FOR LEASE

CHARTWELL HOUSE

750 11 St SW, Calgary

Move-in ready suites and turnkey offices designed for medical and professional users.

CHARTWELL HOUSE

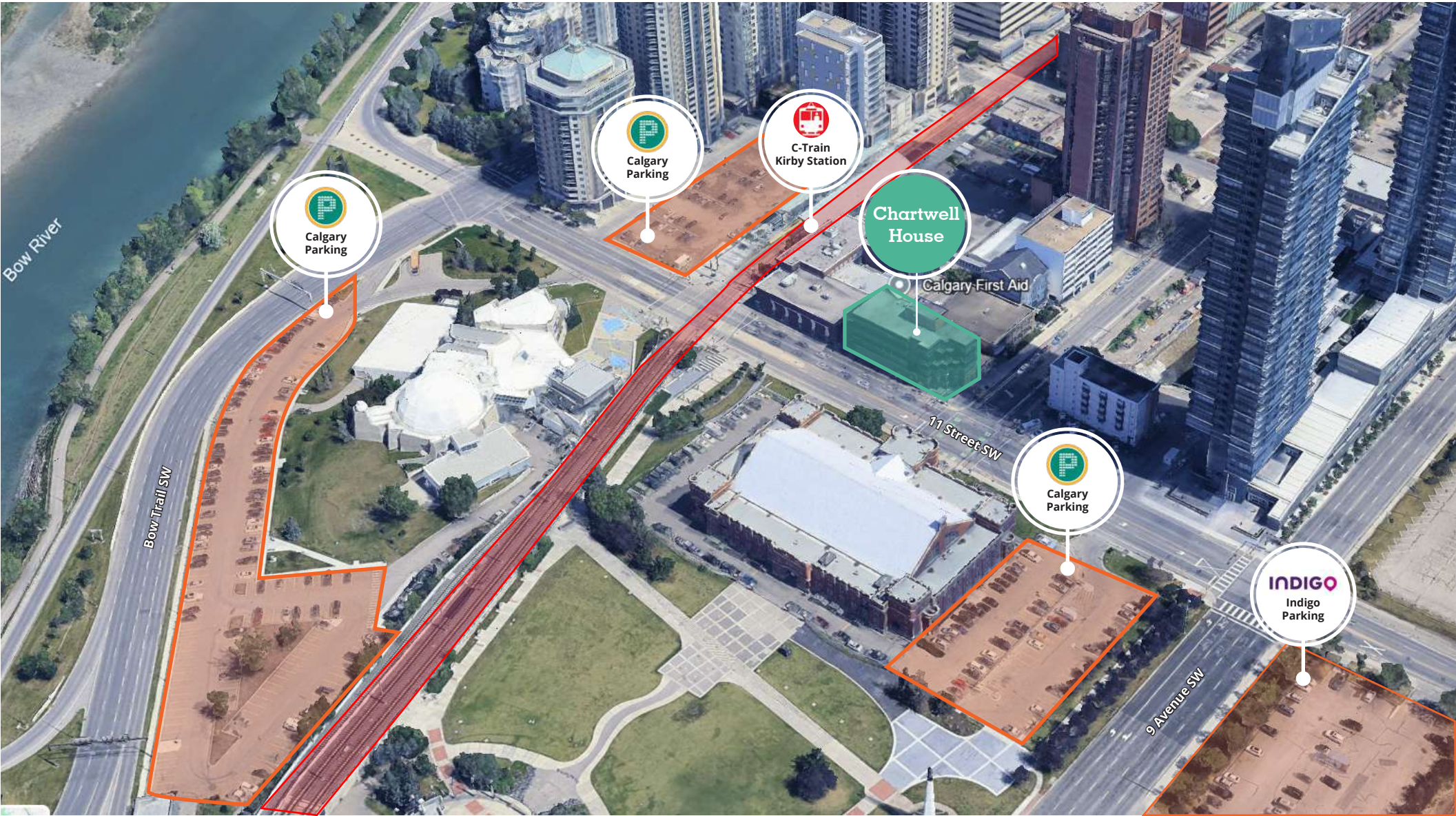
750 11TH ST SW

BUILDING FEATURES

BUILDING SIZE	23,000 sf
OPERATING COST	\$14.00 psf
PARKING	13 reserved underground stalls \$225 per stall / month Ample parking in surrounding area

AVAILABILITIES

FOURTH FLOOR	
Full Floor Turnkey	5,437 sf
SECOND FLOOR	
Suite 210 Show Suite	2,228 sf
THIRD FLOOR	
Suite 310 Show Suite	3,184 sf
Suite 305 Show Suite	927 sf
THIRD FLOOR - BUSINESS CENTRE	
Aesthetic Clinic	180–200 sf 4 private offices
Psychologist & Psychiatrist	200 sf 8 private offices



HIGHLIGHTS

NEWLY RENOVATED SHOW SUITES

Featuring modern finishes and thoughtfully designed layouts, these spaces provide a welcoming and professional environment.

C-TRAIN ACCESS (KERBY STATION)

Convenient public transit connection for easy commuting.

SURFACE PAID PARKING

Multiple nearby lots offer hourly or monthly parking options.

WHEELCHAIR ACCESSIBLE

Fully equipped for accessibility, ensuring comfort and ease of access for all staff and visitors.

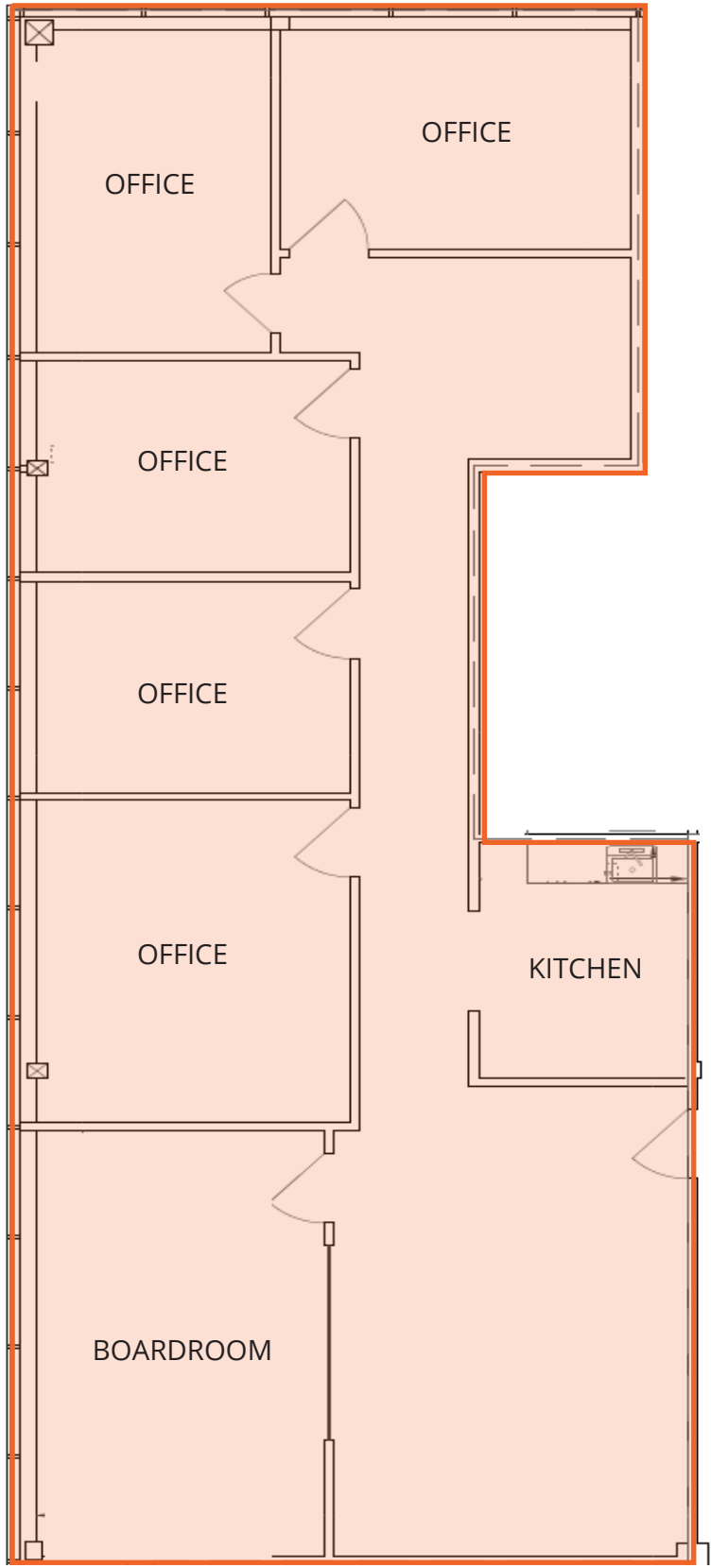


SECOND FLOOR

SUITE 210

2,228 SF

-  Newly renovated
-  5 Offices
-  1 Boardroom
-  Kitchen facility

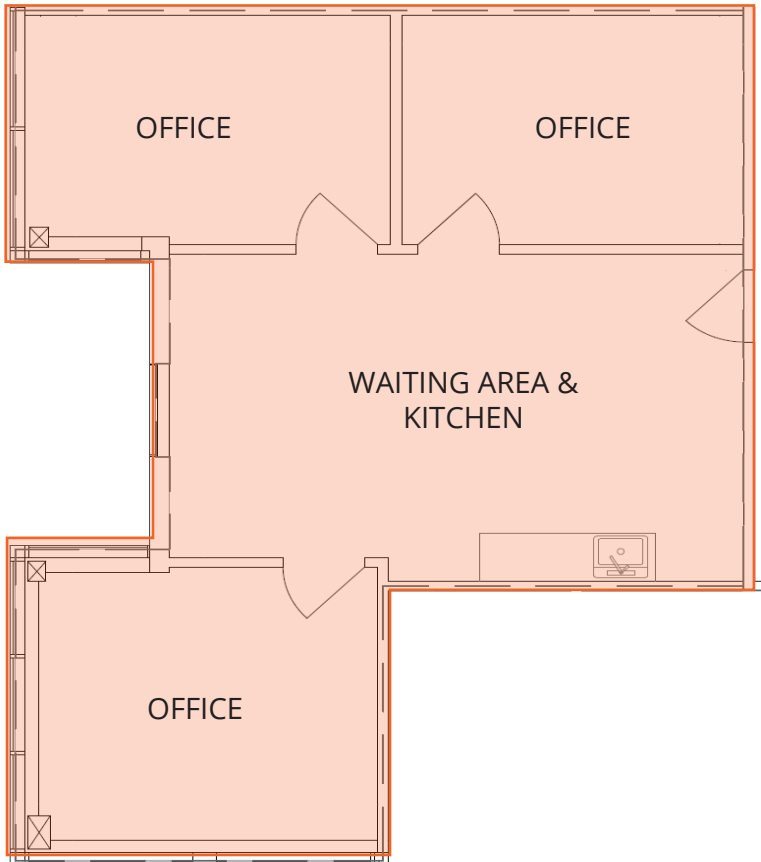


SHOW SUITE

THIRD FLOOR

SUITE 305
927 SF

- Newly renovated
- 3 Offices
- Waiting area
- Kitchen

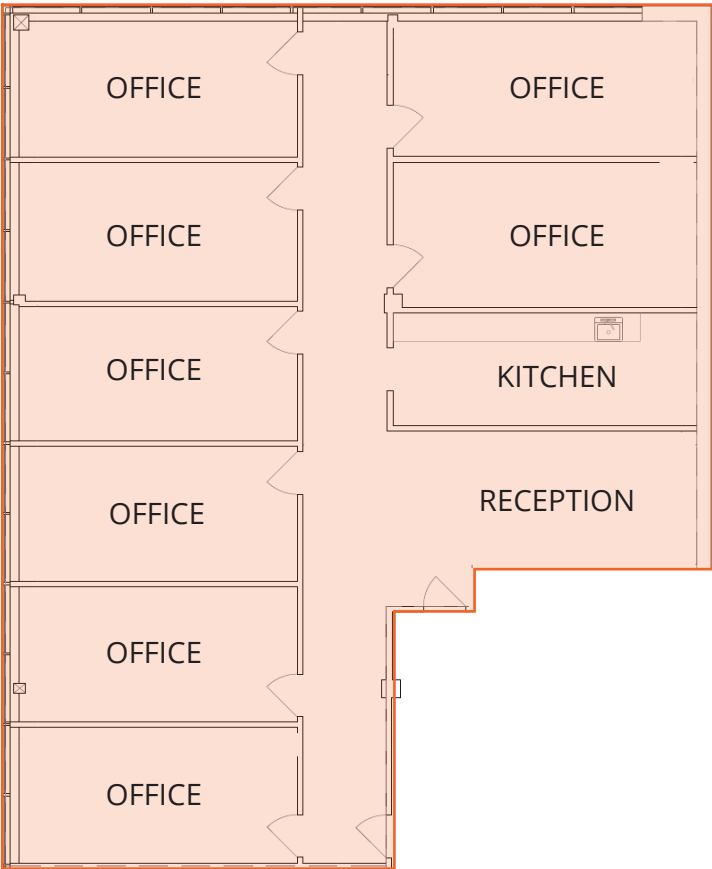


SHOW SUITE

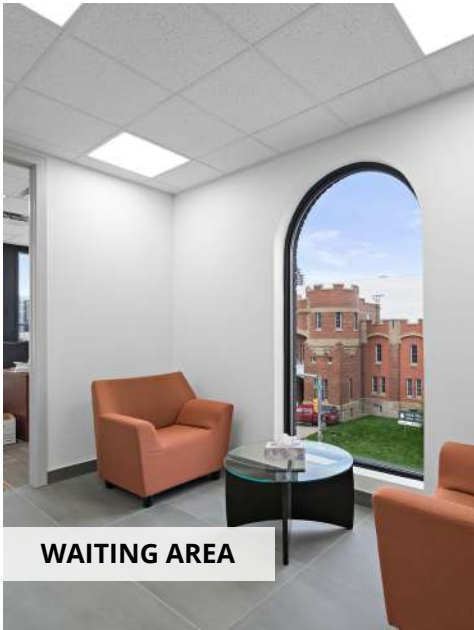
THIRD FLOOR

SUITE 310
3,184 SF

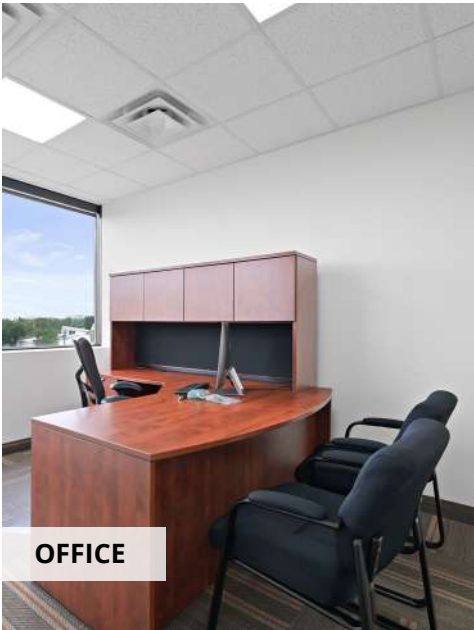
- Newly renovated
- 8 Offices
- Waiting area
- Kitchen



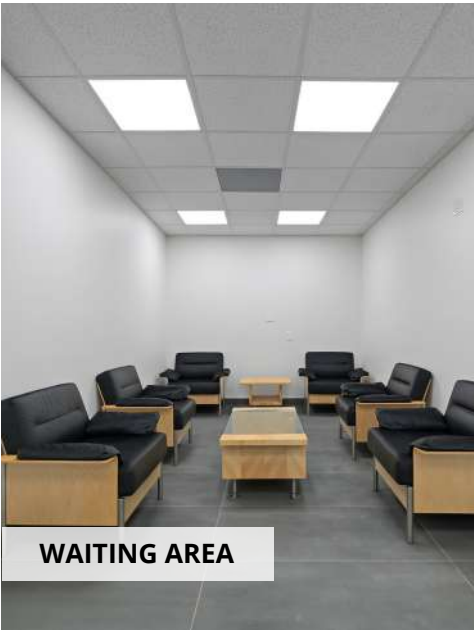
KITCHEN



WAITING AREA



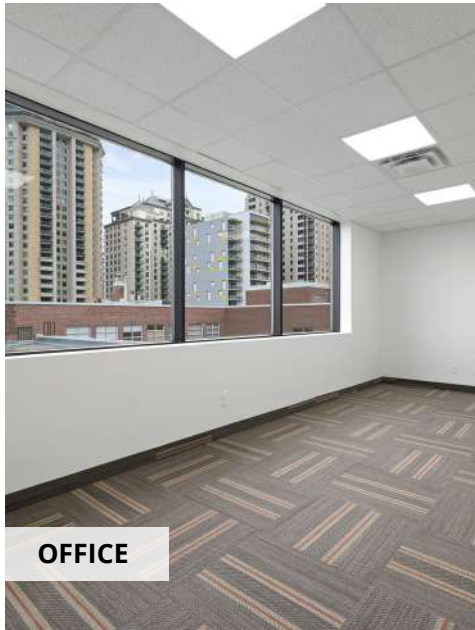
OFFICE



WAITING AREA



KITCHEN



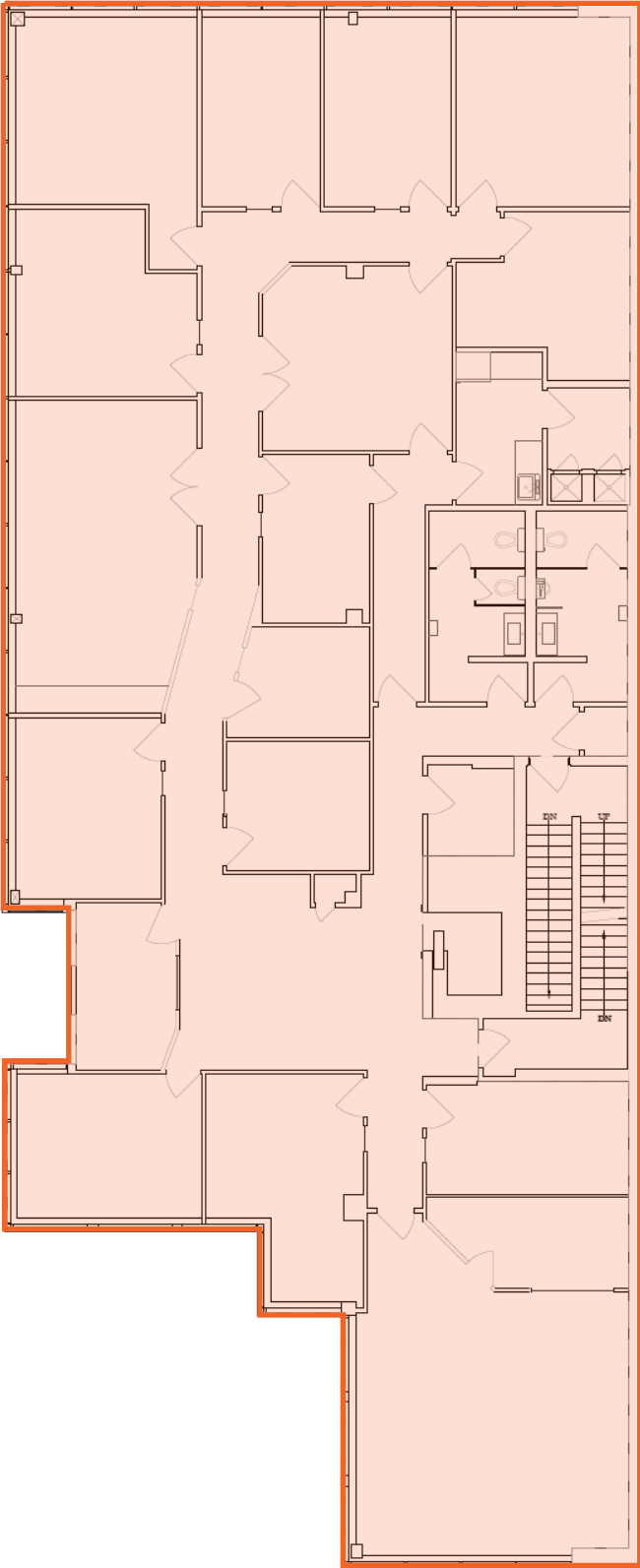
OFFICE

FOURTH FLOOR

FULL FLOOR

5,437 SF

-  Turnkey office space
-  Office Intensive
-  3 Boardrooms
-  Kitchen facility
-  Washrooms



WINDOW VIEWS



WINDOW VIEWS



BUILDING LOBBY

BUSINESS CENTRE

PRIVATE OFFICES FOR SMALL BUSINESSES & PROFESSIONALS

For Aesthetic Professionals

- OFFICE AVAILABILITY**

4 private offices with sink
- SIZE**

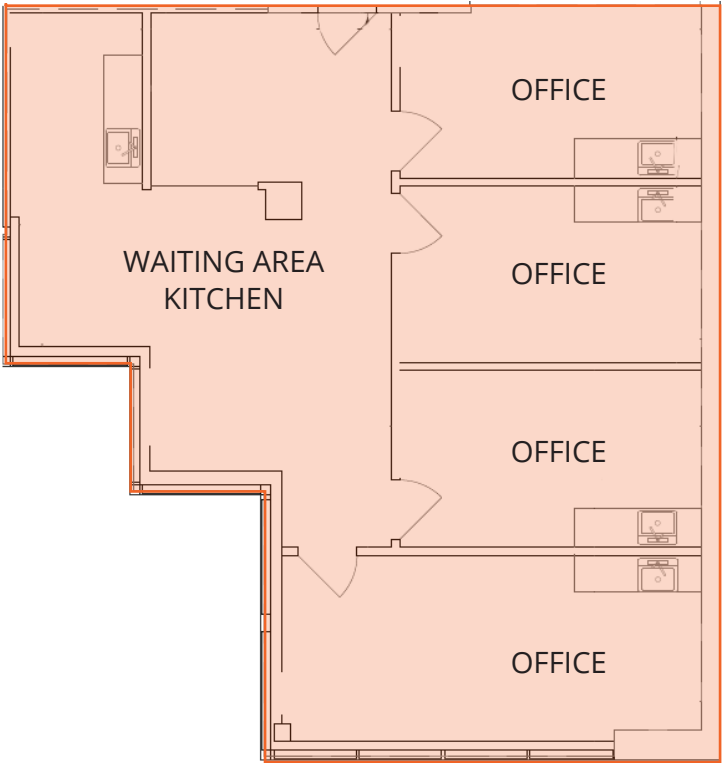
~ 200 sf
- TERM**

Flexible month-to-month or longer-term options
- AVAILABILITY**

Immediate
- RENTAL RATE**

Contact the agent
- SHARED AMENITIES**

Waiting room
Kitchen



For Psychologists & Psychiatrists

- OFFICE AVAILABILITY**

8 private offices
- SIZE**

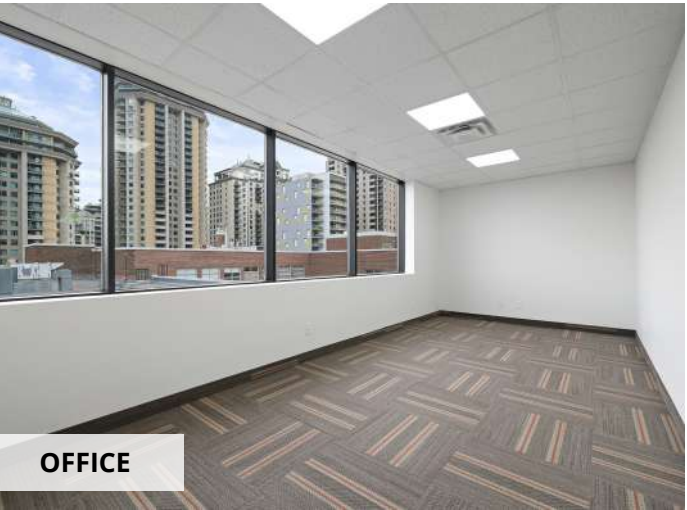
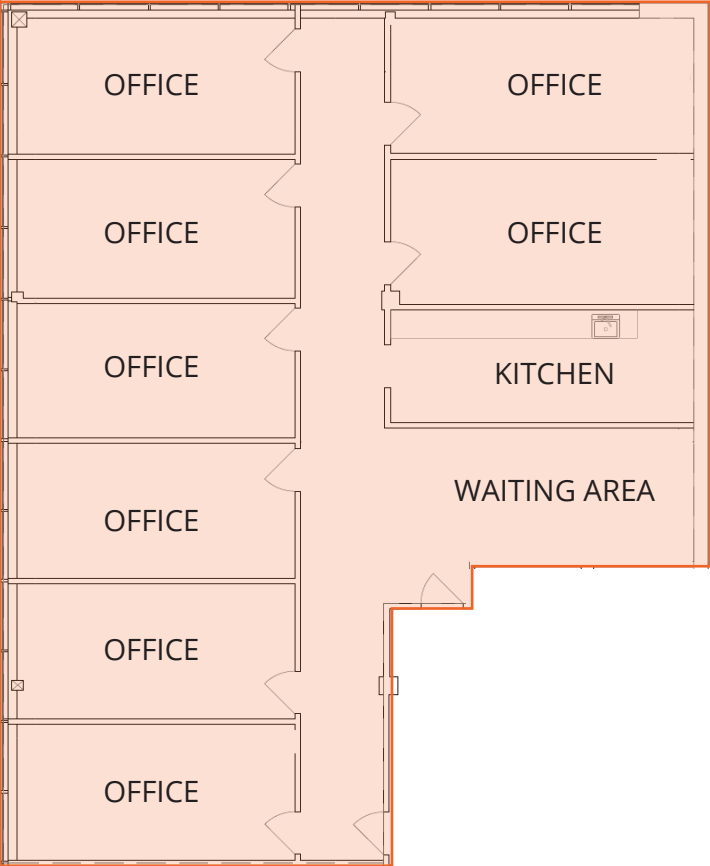
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Waiting room
Kitchen



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