

# Biscuit Block

438 11th Avenue SE,  
Calgary, AB



## Property Highlights

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## Floor Plans

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# Property Highlights

|                 |                    |
|-----------------|--------------------|
| NET RENT        | Market             |
| ADDITIONAL RENT | \$16.48 PSF (2025) |
| TERM            | TBD                |
| FIBRE/IT        | Telus and Shaw     |
| YEAR BUILT      | 1910               |
| PARKING RATIO   | 1 stall:1,282 SF   |
| PARKING RATE    | \$275/Stall/Month  |

## AVAILABILITIES

| SUITE     | SIZE (SF) | DATE AVAILABLE | PARKING            |
|-----------|-----------|----------------|--------------------|
| Suite 300 | 5,988     | Immediately    | 4 stalls allocated |
| Suite 600 | 4,599     | July 1, 2025   | 3 stalls allocated |

The Biscuit Block has been renewed and expanded, providing a rare opportunity for upgraded character space in Victoria Park.

Located on the intersection of 4th Street SE and 11th Avenue SE, The Biscuit Block offers easy access to Calgary's vibrant East Village community via the 4th Street SE underpass, ample food and drink amenities, the Stampede Grounds, BMO Event Centre, the Calgary Flames new arena and much more.





# 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 Loughheed Block.





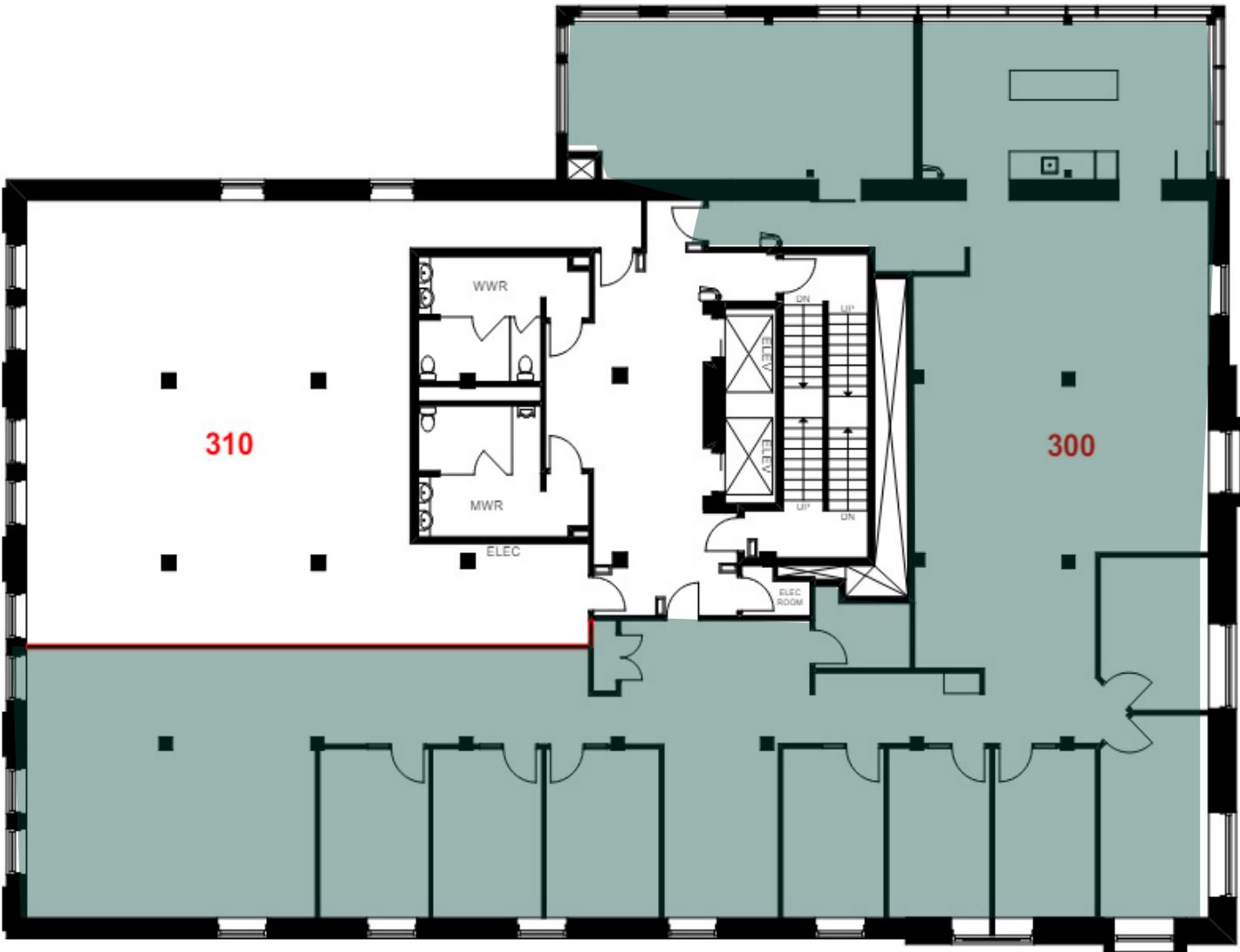
# New Conference Centre



# Suite 300

VIRTUAL TOUR

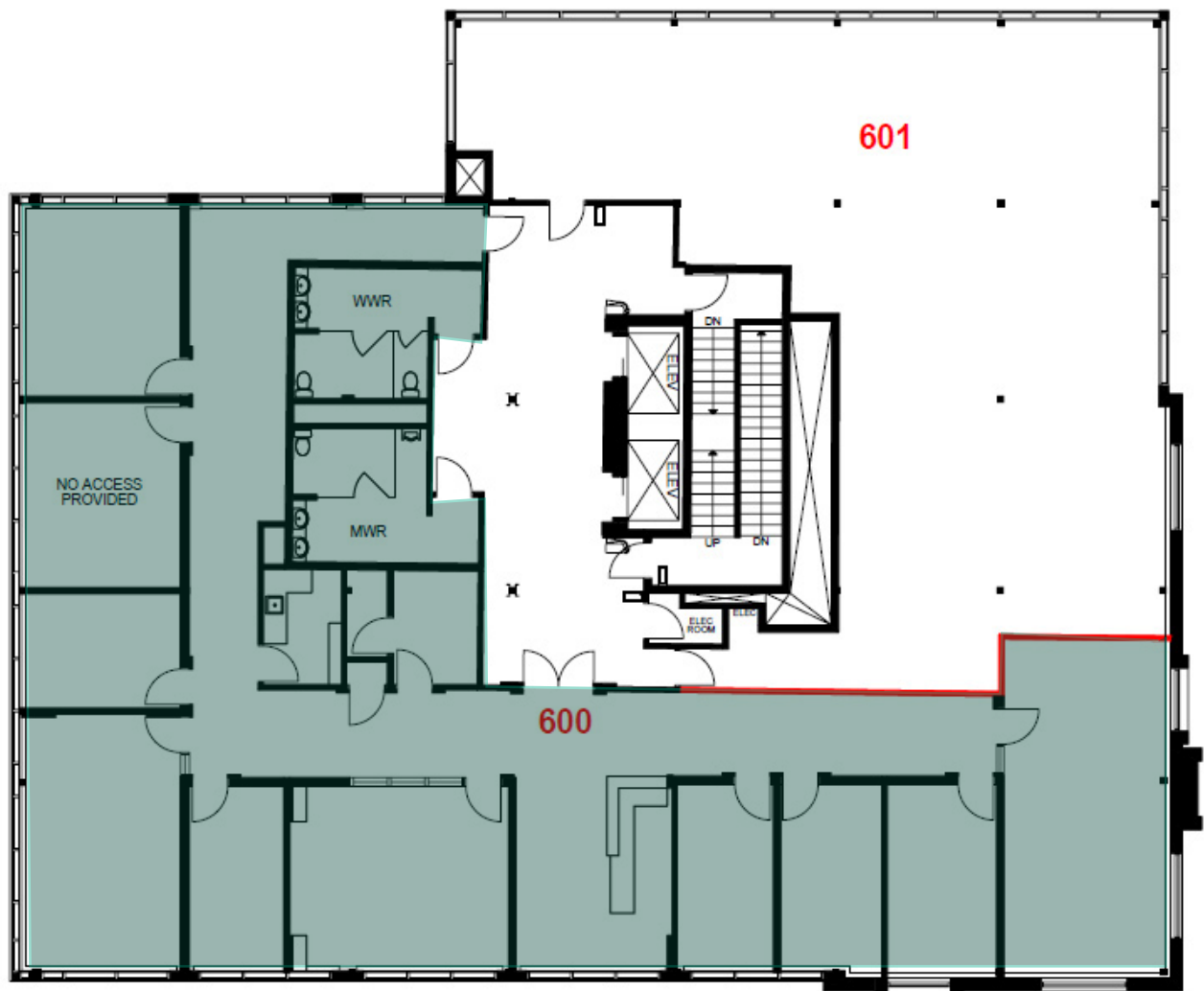
5,988 SF



# Suite 600

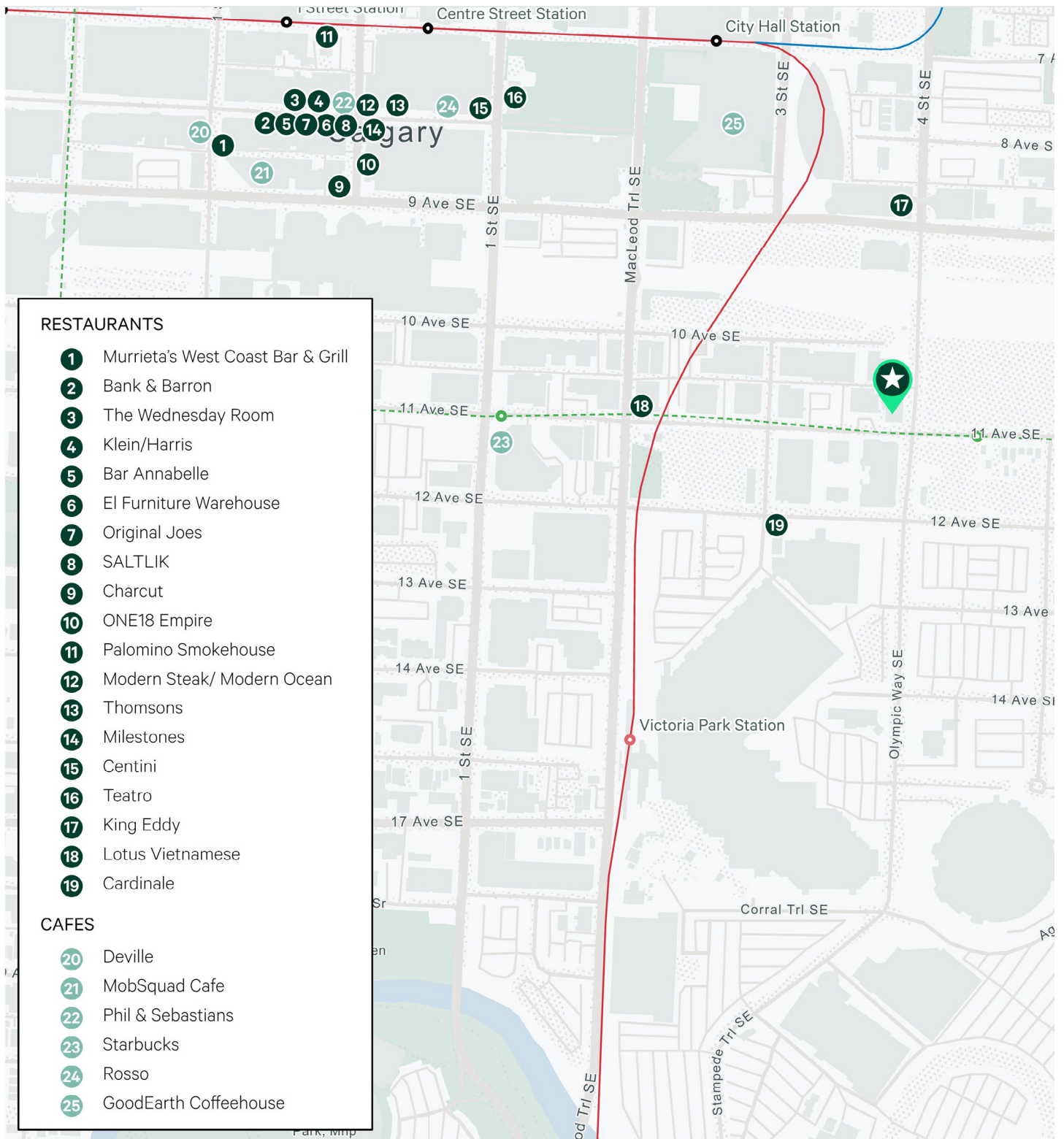
4,599 SF VIRTUAL TOUR

Parking: Ratio: 1 stall per 1,282 SF. 3 stalls allocated





# Local Amenities



# Biscuit Block

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