

FOR SALE

396 11 Avenue SW

Calgary, Alberta

Class "A" Office at \$85.00 PSF

AVISON
YOUNG

For Sale

396 11 Ave SW
Calgary, Alberta

Available Space	4th Floor - 11,426 SF
	3rd Floor - 11,426 SF
	2nd Floor - 8,141 SF
	Total - +/- 30,993 SF
Zoning	CC-X (Centre City Mixed-Use)
Price	\$85.00 psf
Op. Costs	\$17.00 psf (est. 2024)
Parking	1: 2,000 sf underground

Located in Calgary’s Beltline, 396 11 Avenue SW offers Class “A” office space for sale just minutes from the downtown core. With quality interior finishes, underground parking, and excellent transit access, it’s a practical option for businesses looking to own and operate in a central, well-connected location. Three full floors remain available.

Highlights



Class “A” property with high-quality finishes with 3 floors left



Underground parkade with easy access in a prime Beltline location



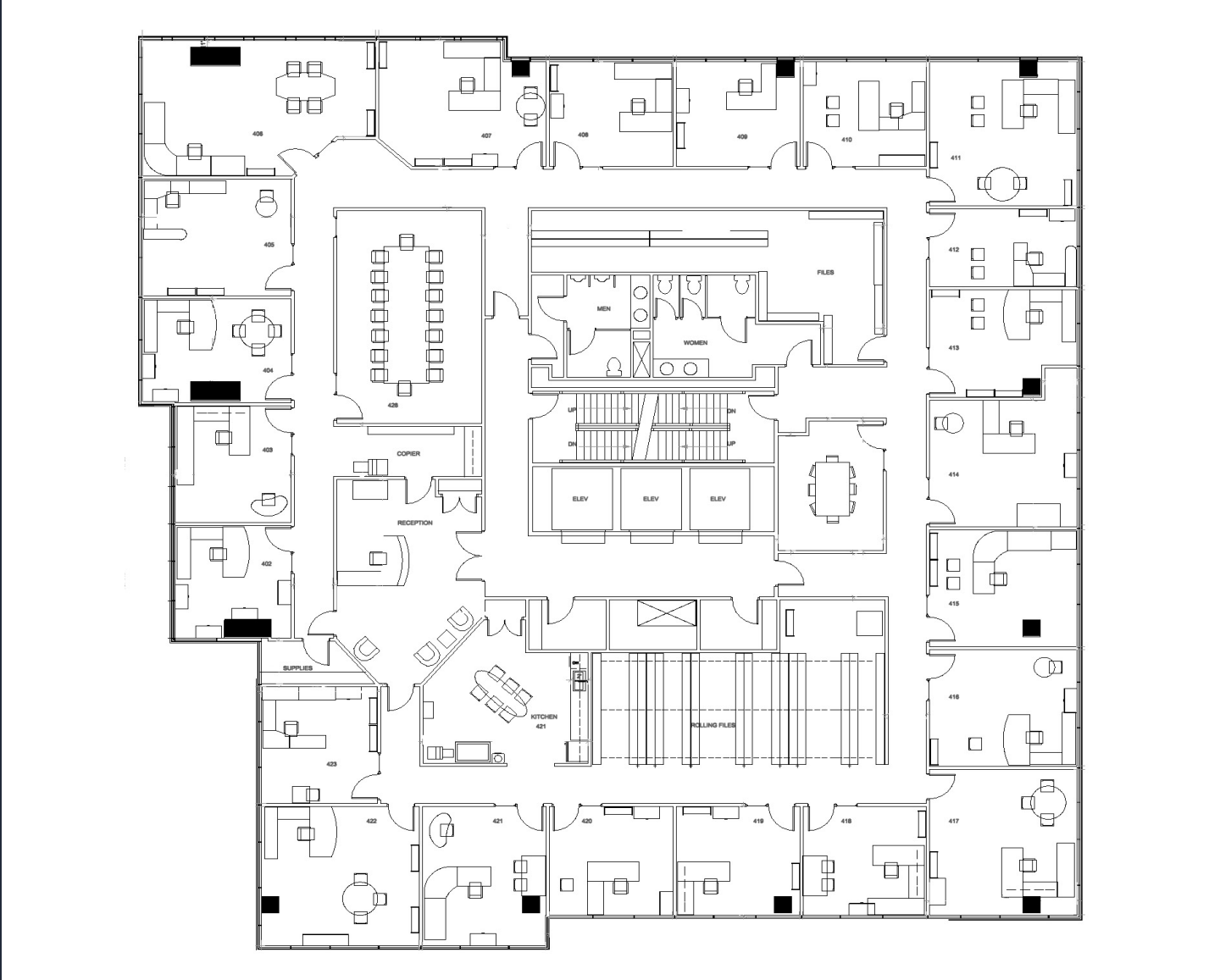
Highly accessible – 3-min walk to 4th Street SW LRT & citywide transit



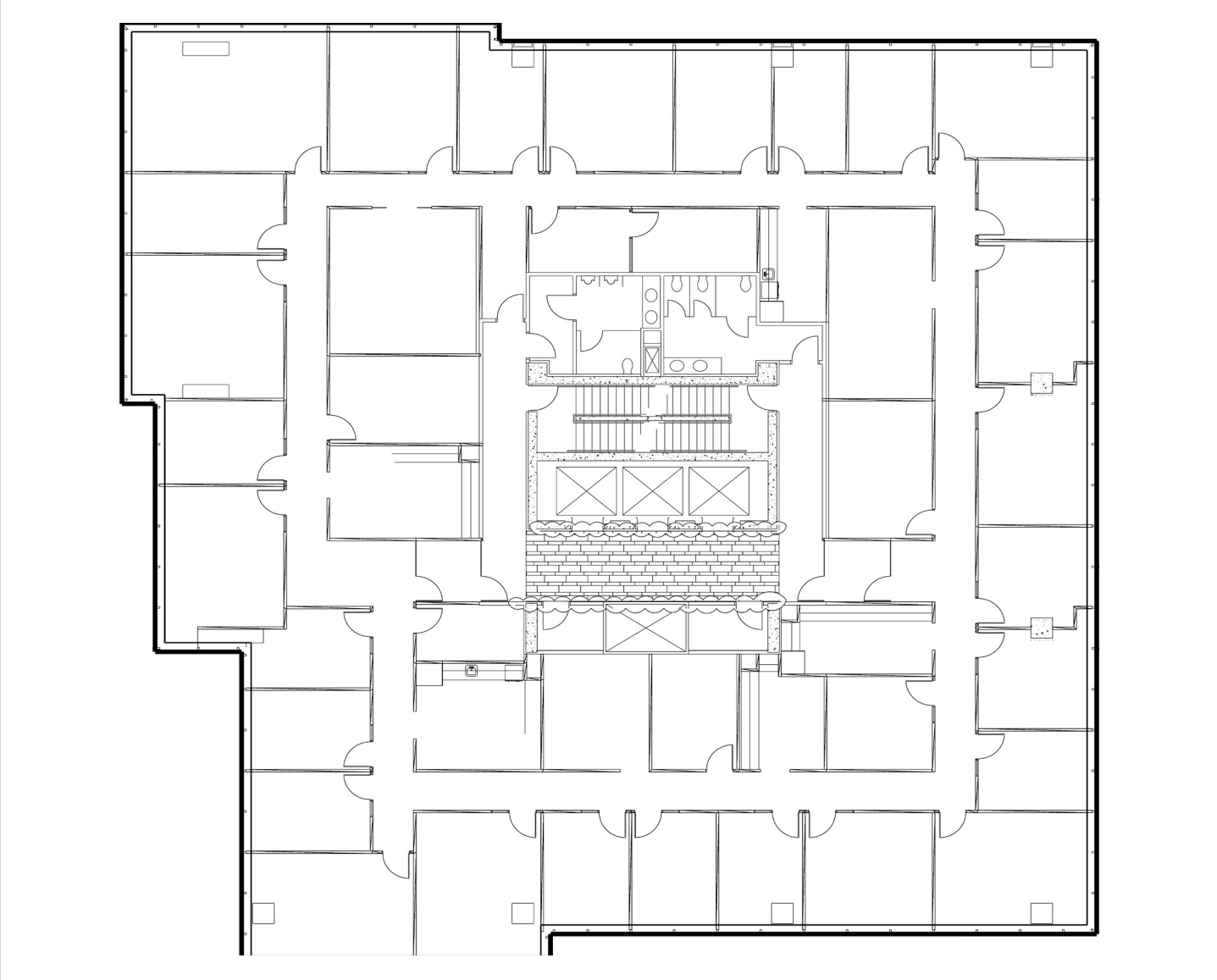
Nearby amenities include restaurants, hotels, & residential developments, creating a vibrant, walkable environment



4th Floor - 11,426 sf

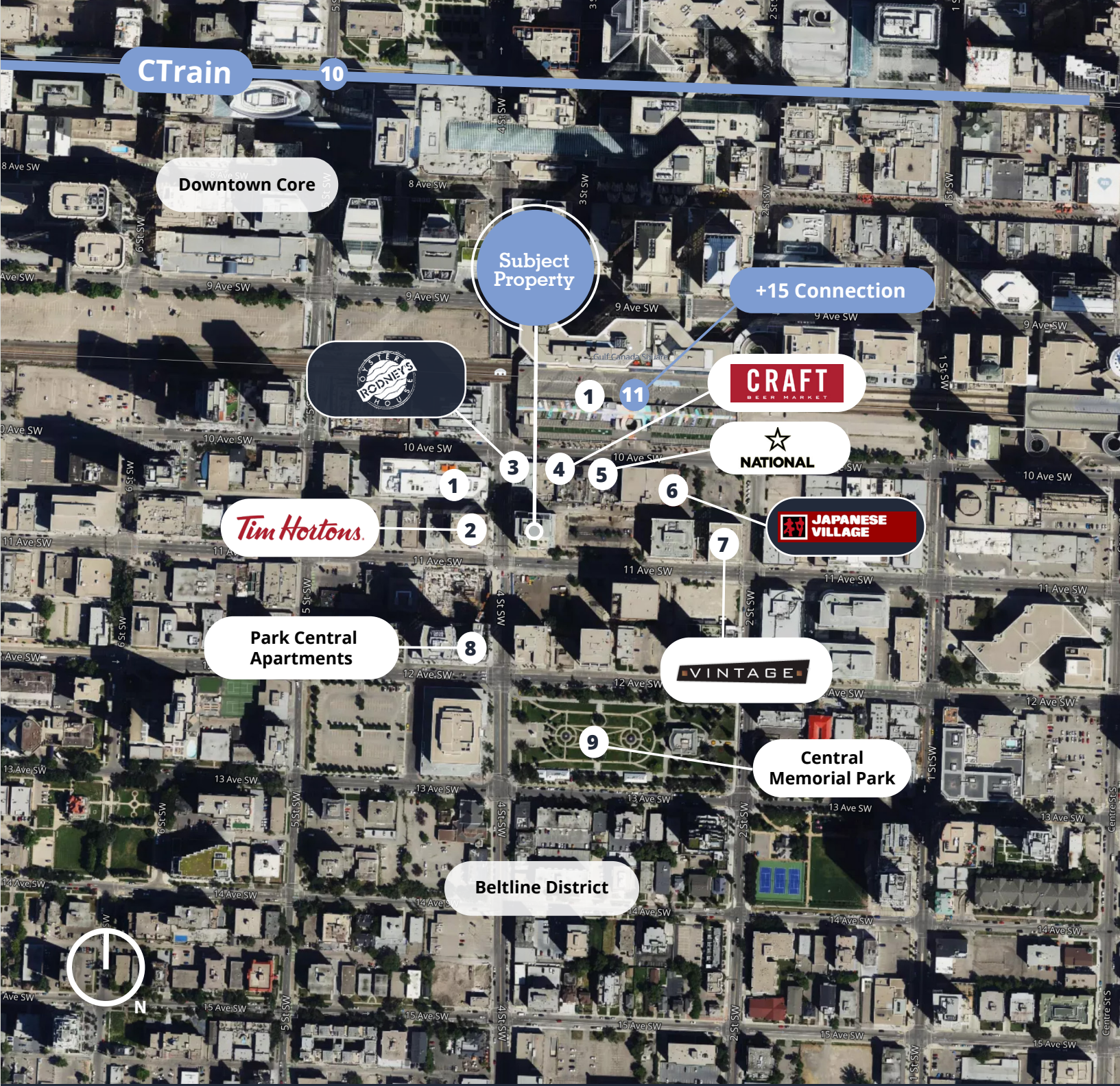
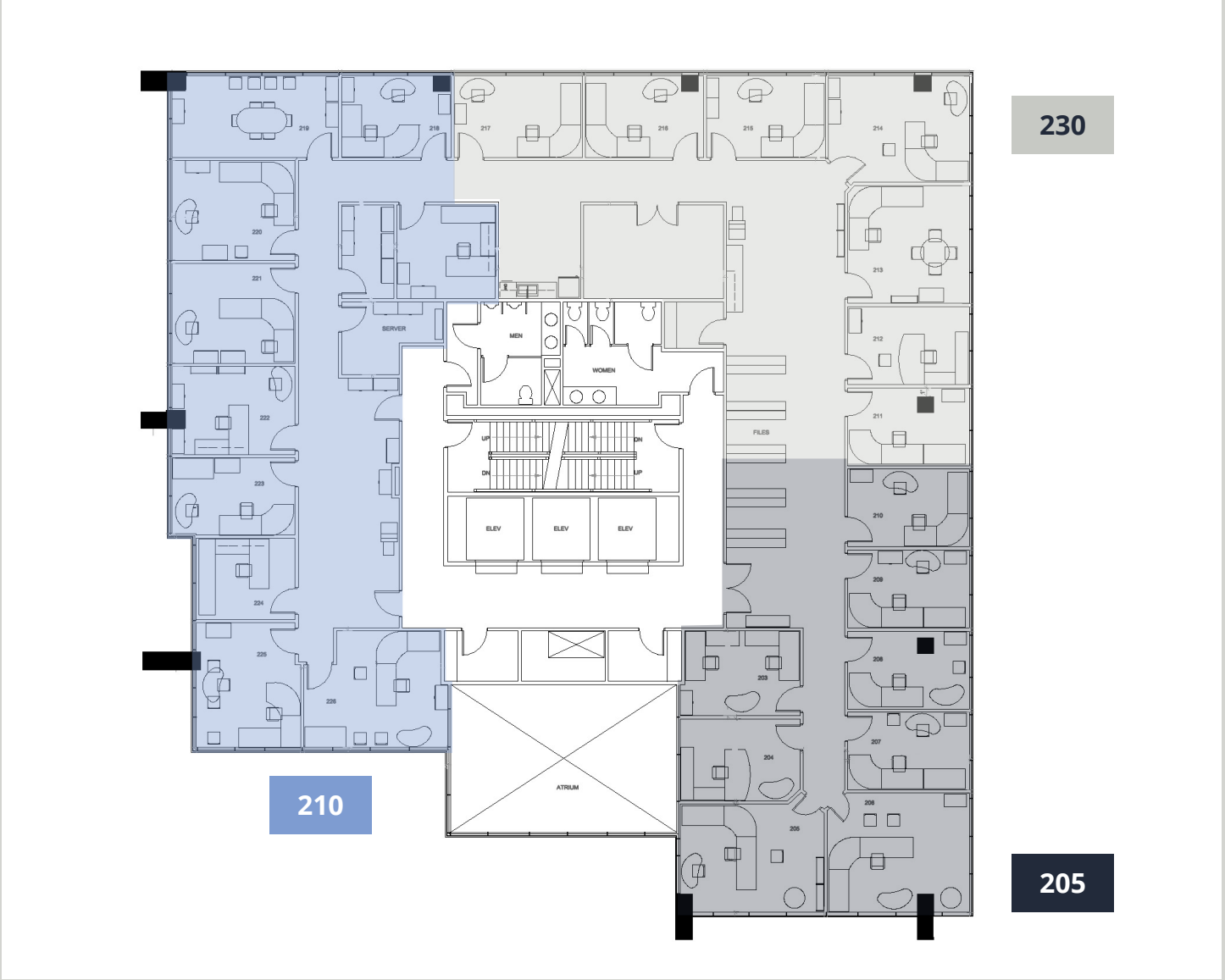


3th Floor - 11,426 sf



2nd Floor - 8,141 sf

- Suite 210 - 3,155 SF
- Suite 205 - 2,716 SF
- Suite 230 - 2,270 SF



Nearby amenities

- | | |
|----------------------------------|---------------------------------|
| 1. Parking | 7. Vintage Chophouse and Tavern |
| 2. Tim Hortons | 8. Park Central Apartments |
| 3. Rodney's Oyster House Calgary | 9. Central Memorial Park |
| 4. Craft Beer Market | 10. CTrain |
| 5. National on 10th | 11. +15 Connection |
| 6. Japanese Village | |

Own Your Office at 396 11 Ave SW

To arrange a tour or
receive more information,
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