

AVISON  
YOUNG



2010

11 Street SE

Snowdon Block

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# For Lease

## 2010 11 Street SE

Calgary, Alberta

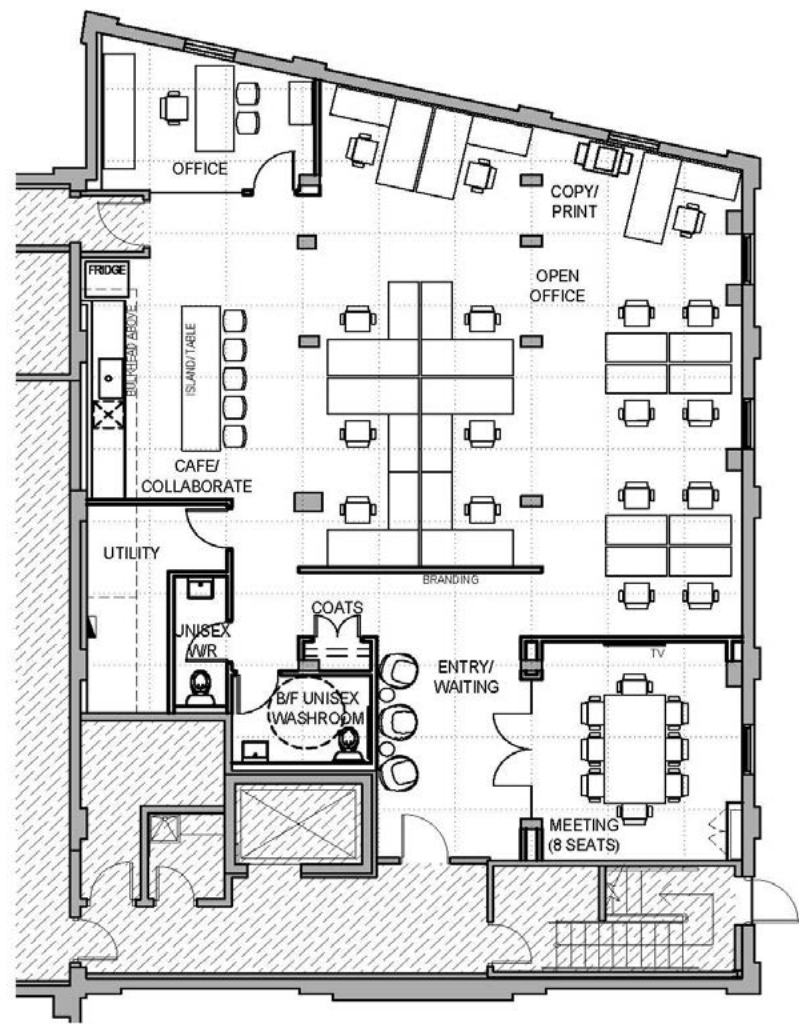
|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Rentable Area   | Lower Level D - 2,225 sf<br>Suite 102 - 2,313 sf         |
| Year Built      | 1911 / 1914 / 1952 / 2014                                |
| Rental Rate     | Lower Level D - \$10.00 psf<br>Suite 102 - <b>leased</b> |
| Operating Costs | \$15.55 psf (est. 2025)                                  |
| Occupancy       | Immediately                                              |
| Parking         | Reserved surface stalls @ \$100/stall/month              |

**Snowdon Block** is an ‘A’ Class historical building located in Ramsay, directly adjacent to the desirable neighbourhood of Inglewood, and converted character office/retail space while preserving the heritage features of the building.

Its large windows allow for ample natural light throughout the building, and its location leaves it within immediate proximity to many popular restaurants and coffee shops nearby.

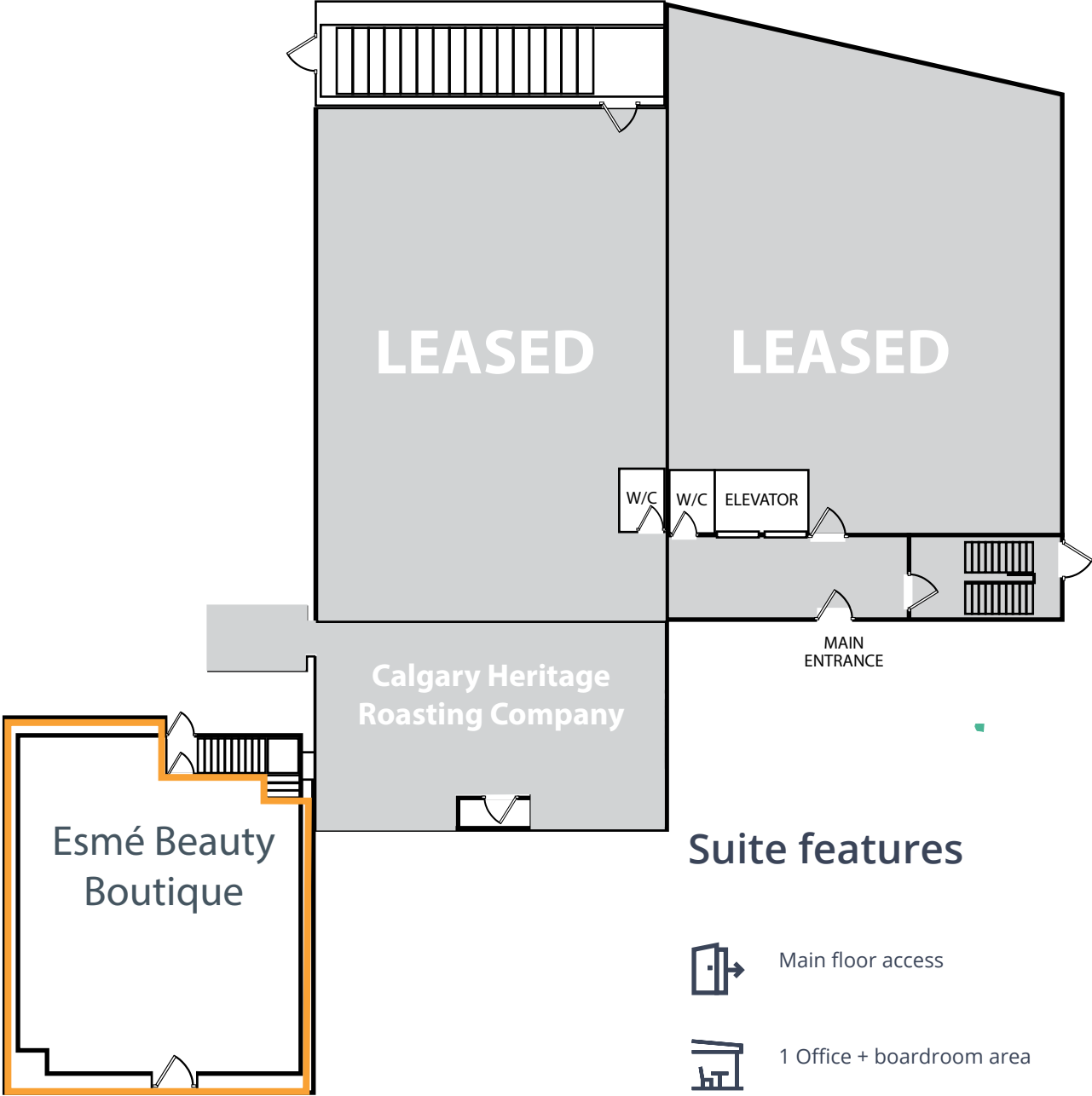
-  Landmark historical building in vibrant Ramsay/Inglewood
-  ‘A’-Class conversion with exposed brick and natural light
-  Just minutes from the Downtown Core and East Village
-  Excellent access to 9th Ave SE, MacLeod Trail, and Deerfoot Trail
-  Heritage Coffee & ESMÉ now open on-site, steps from your suite

Lower Level D - 2,225 sf



\*Concept plan only; the space is currently in base-building condition.

Suite 102 - 2,313 sf - **Leased**



Suite features

-  Main floor access
-  1 Office + boardroom area
-  Open layout
-  Kitchenette



Snowdon Block



# Amenity Map



## Food & Beverage

1. Eighty-Eight Brewing Co.
2. Eight Ounce Coffee
3. Evil Corporation Brewing
4. Mug Shotz Bar & Grill
5. Good Trade Coffee
6. Analog Coffee
7. Rosso Coffee



## Health & Wellness

8. Affirming Care Pharmacy
9. Marshall DrugsText
10. Sage Clinical Pharmacy
11. Athletic Evolution Fitness
12. Moveology
13. Junction 9 Yoga
14. F45 Training



## Grocery/Liquor

15. Crossroads Market
16. The Blue Store
17. Oak & Vine
18. ZYN The Wine Market
19. 11-Eleven Liquor



## On-site Services

- Calgary Heritage Roasting Company (on-site)
- ESMÉ Beauty (on-site)



Quick access to walk/bike trails

# Your Vision Our Expertise

If you would like more  
information, please contact:

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