



11TH AVENUE PLACE

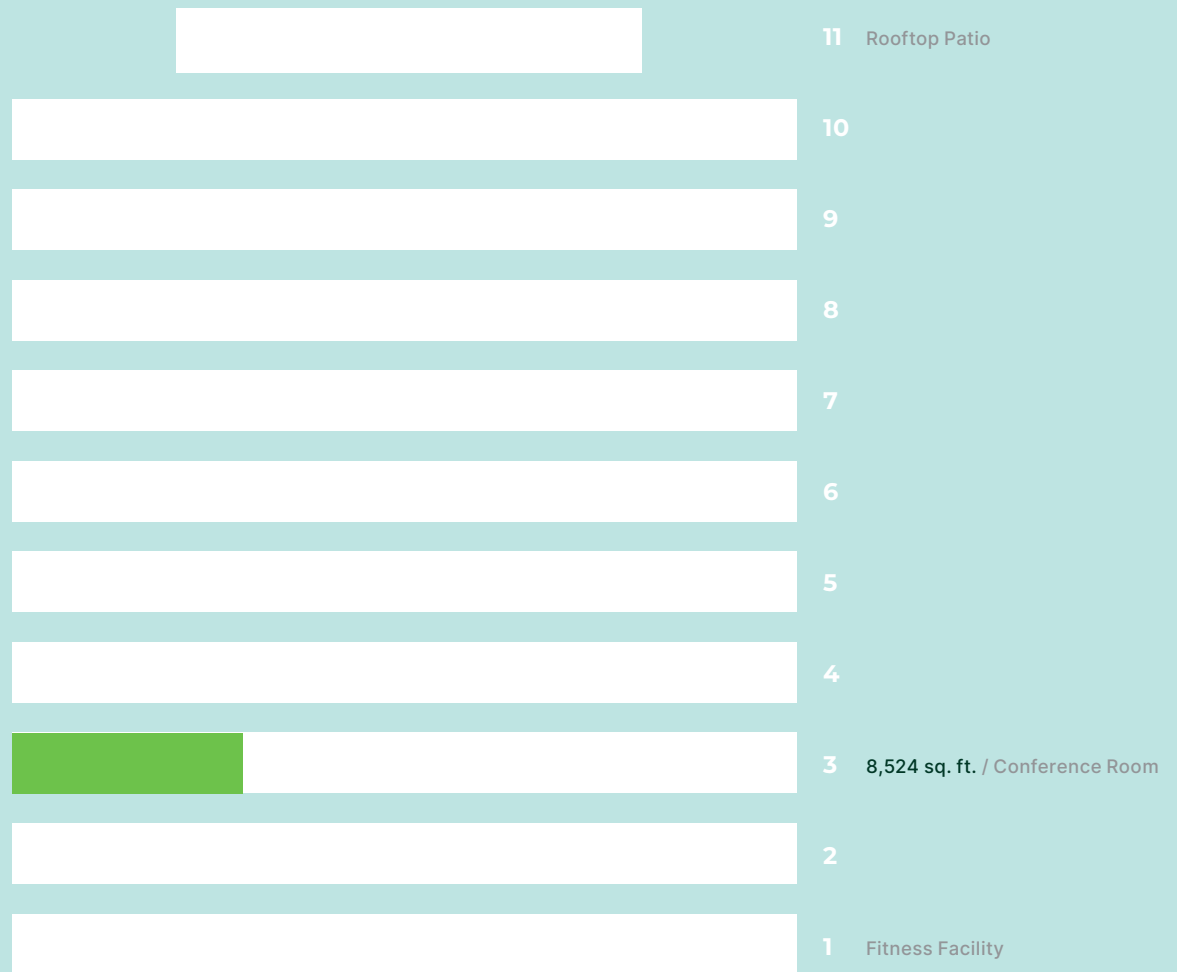
214 11 Ave SW
Calgary, AB

GWL REALTY
ADVISORS

11TH AVENUE PLACE

STACKING PLAN

-  Vacant
-  Upcoming



Click on the vacancy for additional information

FEATURES

YEAR BUILT

2015

ADDRESS

214 11 Avenue SW

PROPERTY TYPE

Class A

BUILDING SIZE

200,826 sq. ft.

TYPICAL FLOOR PLATE

20,000 sq. ft.

NUMBER OF FLOORS

11 Floors

CEILING HEIGHT

9'

HOURS OF OPERATION

7:00 am – 6:00 pm
Monday – Friday

PARKING RATIO

1 / 1,100 sq. ft.
Underground Heated Parking
Max Vehicle Height: 6' 11"

ANNUAL NET RENT

Market Rates

OP COSTS & TAXES

\$21.13 per sq. ft. (2026 est.)

CERTIFICATION

BOMA BEST Gold
BOMA 360
LEED® GOLD Core and Shell
2025 TOBY Award Winner

TECHNICAL

ELEVATORS

4 High Speed Elevators

HVAC

7:00 am – 6:00 pm Monday – Friday

LIGHTING

LED Luminaires (new spec)

SECURITY

24/7 Building Access
Onsite Security and Operations

AMENITIES

Close proximity to restaurants, shops, and boutiques

Exclusive Tenant Fitness Facility

Secure Underground Bike Storage

Showers with Day Use Lockers

Electric Car Charging Stations

Walking distance to the LRT, transit routes, and access to the +15 system

Conference Centre

Rooftop Patio



11TH AVENUE PLACE

11th Avenue Place is ideally located in the vibrant Calgary Beltline. This Class A multi-tenant office building is home to a variety of attractive amenities and services.

Positioned on the main transportation corridors, 11th Avenue Place is a highly accessible and convenient location.

This building boasts a 175 stall underground parking facility and bike storage, along with excellent access to the +15 network, transit routes and the 12th Avenue Cycle Track. Within walking distance, you and your employees will find numerous restaurants, pubs, coffee shops, services, and parks.

11th Avenue Place is committed to environmental sustainability and has been built to LEED Gold Core & Shell Certification standards, this provides occupants with an estimated 30% energy savings compared to a conventional design. This building features various green initiatives that result in less energy consumption and a healthier and more efficient work environment. In its commitment to continued environmental sustainability, 11th Avenue Place has also achieved BOMA Best Gold Certification and Fitwel Certification.







CONFERENCE ROOM

FITNESS CENTRE







ABOUT GWL REALTY ADVISORS

GWL Realty Advisors Inc. generates value by creating vibrant, sustainable communities that engage, excite and inspire. As a leading Canadian real estate investment advisor, we offer asset management, property management, development and specialized advisory services to pension funds and institutional clients. Our diverse portfolio includes residential, industrial, retail and office properties as well as an active pipeline of new development projects.



WATERMARK



11th Avenue Place



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11TH AVENUE PLACE

For further information visit gwlra.com or contact:

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