

A photograph of a modern glass skyscraper at a city intersection. The building has a grid-like facade of glass and steel. At the base, there are entrances with glass canopies. A street sign for '11 AVE SW' is visible. Traffic lights and pedestrian crossings are also shown. The sky is clear and blue.

For Sale

396 11 Avenue SW

Calgary, AB

**Up to 30,993 sf of Class "A" office space
in the absolute heart of the Beltline**

**AVISON
YOUNG**

Building features



Particulars

Available Space:

7th Floor - 11,426 SF | **SOLD**

Suite 605/610 - 6,136 SF | **C/S**

5th Floor - 11,426 SF | **SOLD**

4th Floor - 11,426 SF | For Sale

3rd Floor - 11,426 SF | For Sale

2nd Floor - 8,141 SF | For Sale

Total: +/- 30,993 SF

Available: Immediately **Purchase**

Price: \$85.00 psf

Op. Costs: \$17.00 PSF (Est. 2024)

Parking: 1 : 2,000 SF | Underground



Class "A" Building



Central Location



Nearby Amenities



Zoning: CC-X
(Centre City Mixed-Use)

Location & amenities



Highlights

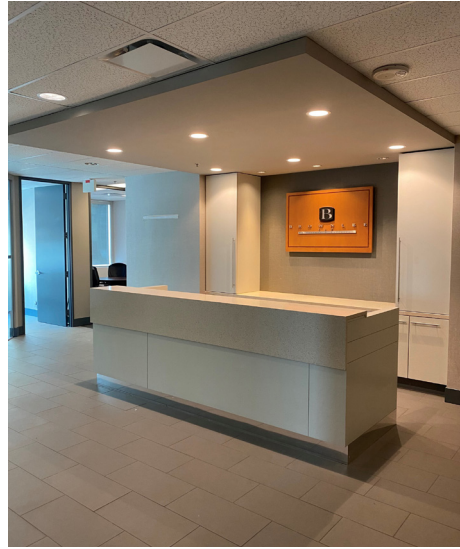
- Easily accessible property with an underground parkade and a desirable location in the heart of the Beltline
- Class "A" property with high quality finishes
- Easy transit access being a 3 minute walk from the 4th Street SW LRT Station and immediate access to Calgary's bus transit system

Amenities

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

Gallery

7th Floor | 11,426 SF | **SOLD**



6th Floor | +/- 6,136 SF | **C/S**



Floor plan

6th Floor | +/- 6,136 SF

Suite 600 - **Sold**

Suite 605 - **C/S**

Suite 610 - **C/S**

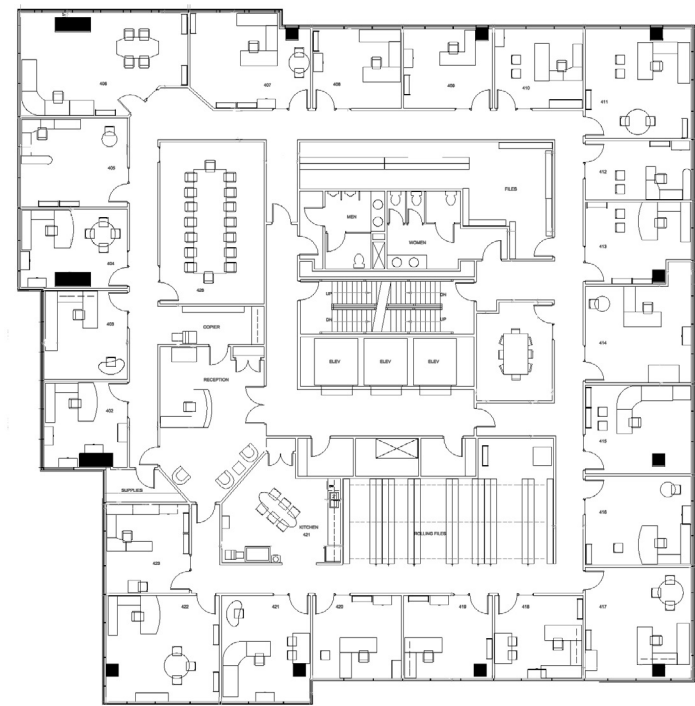


5th Floor | 11,426 SF | **SOLD**

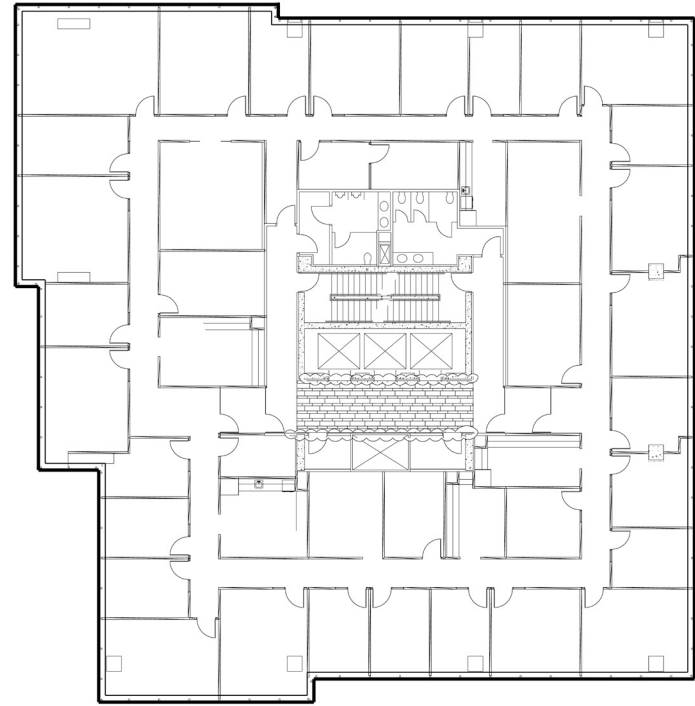


Floor plan

4th Floor | 11,426 SF



3rd Floor | 11,426 SF



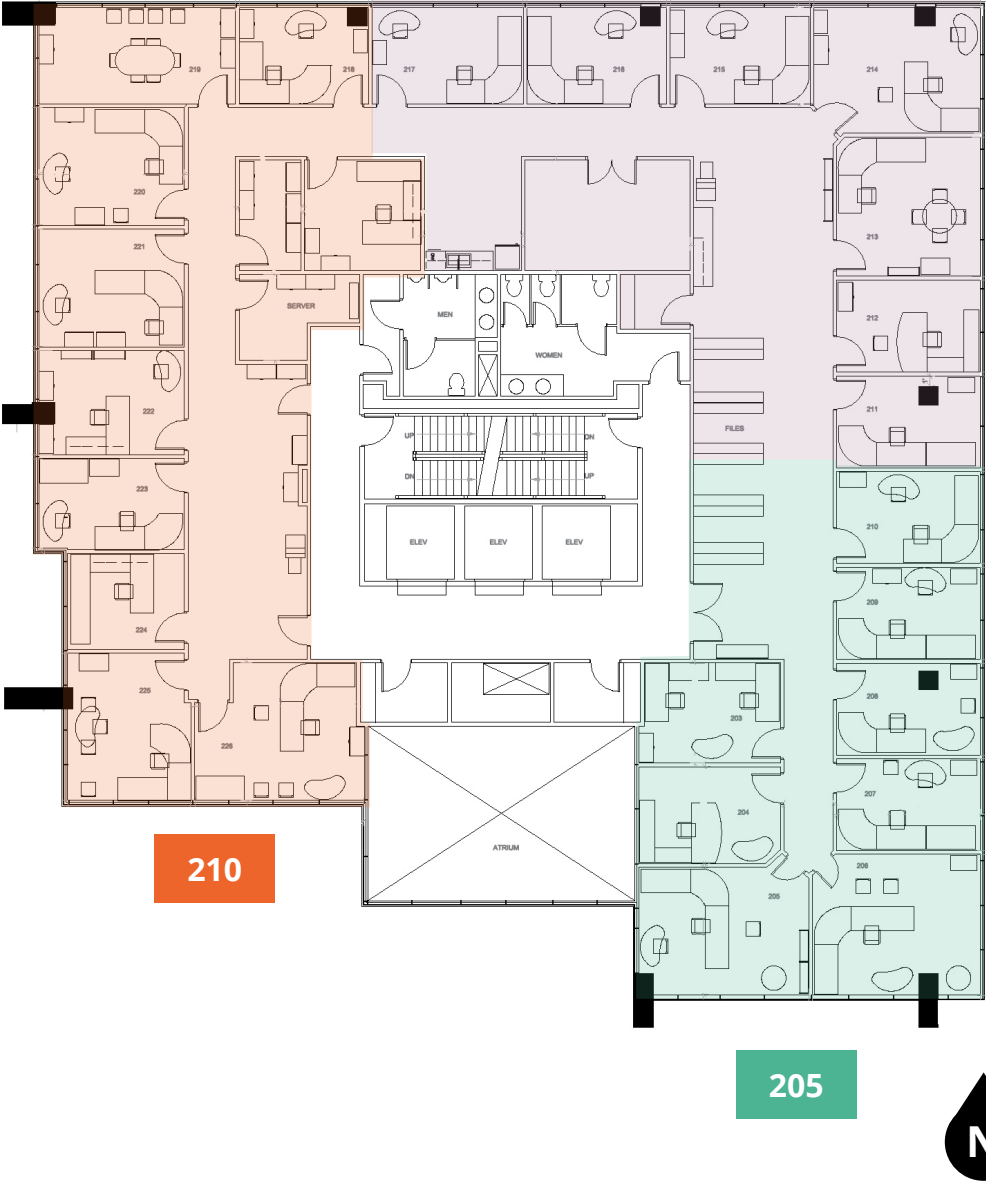
Floor plan

2nd Floor | 8,141 SF

Suite 210 - 3,155 SF

Suite 205 - 2,716 SF

Suite 230 - 2,270 SF



Thank you for your interest!

If you would like more
information, please call or
visit us online.

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