



RETAIL SPACE
FOR LEASE

11TH AVENUE PLACE — 214 11TH AVENUE SW
CALGARY, ALBERTA

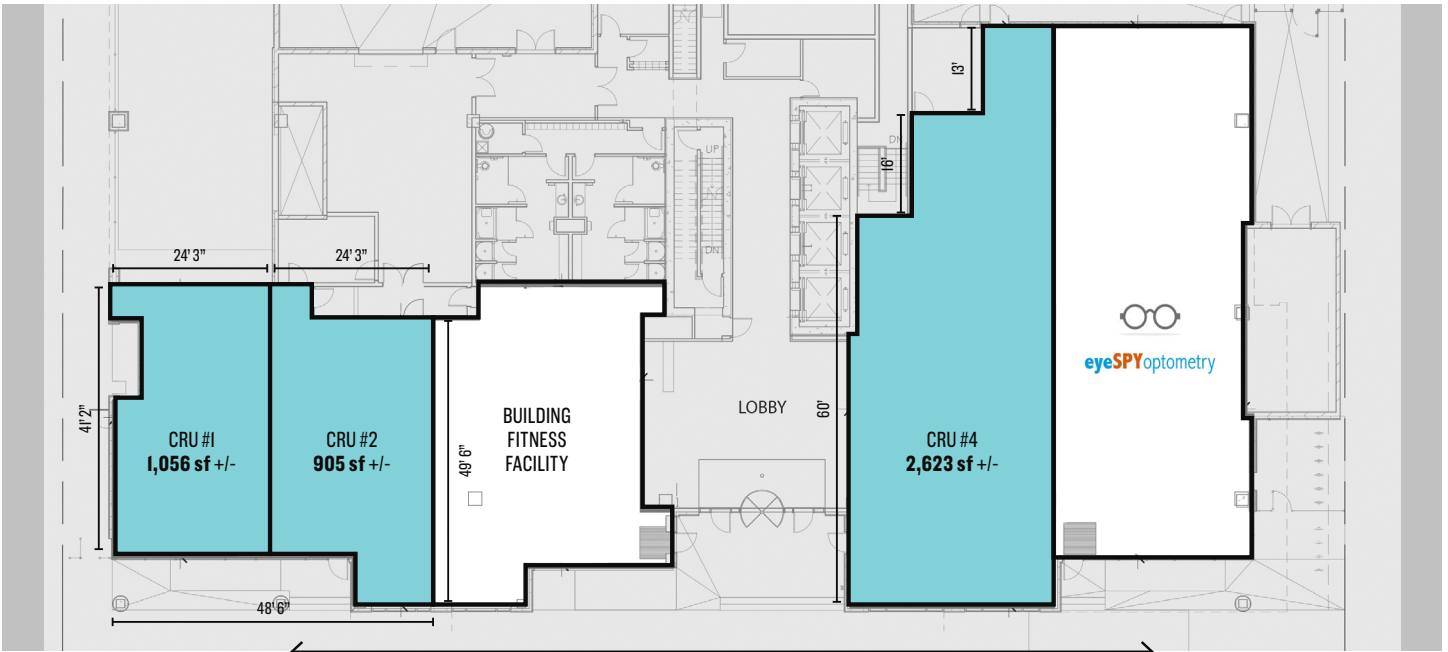
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11TH AVENUE PLACE

OFFICE SPACE
FOR LEASE
For information
call
403.466.2223

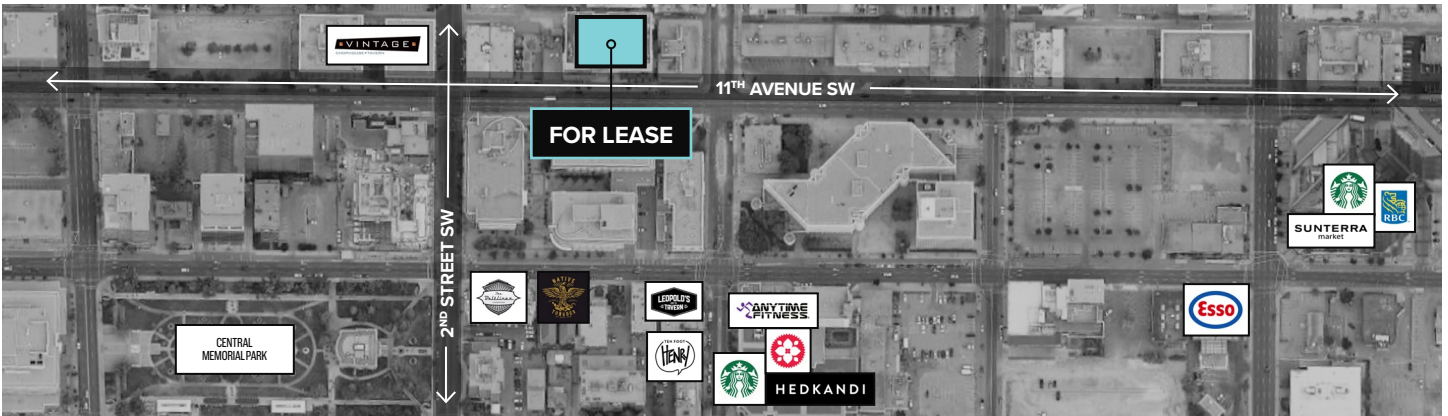
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FLOOR PLAN



11TH AVENUE SW

CITY PLAN



PROPERTY INFORMATION

LOCATION

214 11TH AVENUE SW

TAXES

\$3.97 (2022)

AVAILABLE FOR LEASE

CRU #1: 1,056 SQ. FT. +/-
CRU #2: 905 SQ. FT. +/-
CRU #4: 2,623 SQ. FT. +/-

OPERATING COSTS

\$11.09 (CAM, 2022)

LEASE RATE

MARKET

AVAILABLE

IMMEDIATELY

ZONING

CCX

DEMOGRAPHICS

POPULATION

2020 73,523
2025 82,459

GROWTH

2020 - 2025 12.15% 12.83% 13.30%

AVERAGE INCOME

2020 \$128,462 \$143,453 \$153,340

MEDIAN AGE OF POP.

2020 34.10 34.60 35.60

GENERAL INFORMATION

- 198,000 SQ. FT., 11 STOREY OFFICE DEVELOPMENT WITH MAIN FLOOR, STREET FRONT RETAIL
- 17,000 CARS AND 5,500 PEDESTRIANS PASS DAILY ON 11TH AVENUE SW
- DAYTIME WORKING POPULATION OF 26,500 PEOPLE IN THE BELTLINE (EST.)

VISIT US
300, 525 11TH AVENUE SW
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