

SUITE 211
1,100 sf

SUITE 212
1,902 sf

Clennan Square

**LOW LEASE
RATE**

**\$18/sf
GROSS RENT**

Beltline office space

FOR LEASE

Clennan Square
110 11 Avenue SW, Calgary



PROPERTY INFORMATION

MUNICIPAL ADDRESS:
110 11th Avenue SW
Calgary

AVAILABLE FOR LEASE:

1,100 sq. ft. – Suite 211

1,902 sq. ft. – Suite 212

TERM: 2-5 years

TENANT IMPROVEMENTS:
Negotiable

PARKING:
Negotiable

LEASE RENT:
\$18.00 per sq. ft. Gross Rent

Recently upgraded building

- Clennan Square is situated along Calgary's newest and trendy redeveloped node – 1st Street SW in the Beltline district.
- Easy access and egress to Downtown, Macleod Trail and 17th Avenue SW
- This building has gone through extensive recent improvements.



BUILDING INFORMATION

NUMBER OF FLOORS:
2

LANDLORD:
Carbon Copy Digital

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Ian Robertson

ASSOCIATE, OFFICE LEASING

irobertson@barclaystreet.com

d: 587-393-9332 c: 403-860-2338

p: 403-290-0178

Bill Falagaris

VICE PRESIDENT, OFFICE LEASING

bfalagaris@barclaystreet.com

d: 403-294-7161 c: 403-650-2347

p: 403-290-0178



**BARCLAY
STREET**
REAL ESTATE



www.barclaystreet.com • 403-290-0178
200, 407 - 8th Avenue SW • Calgary, AB T2P 1E5



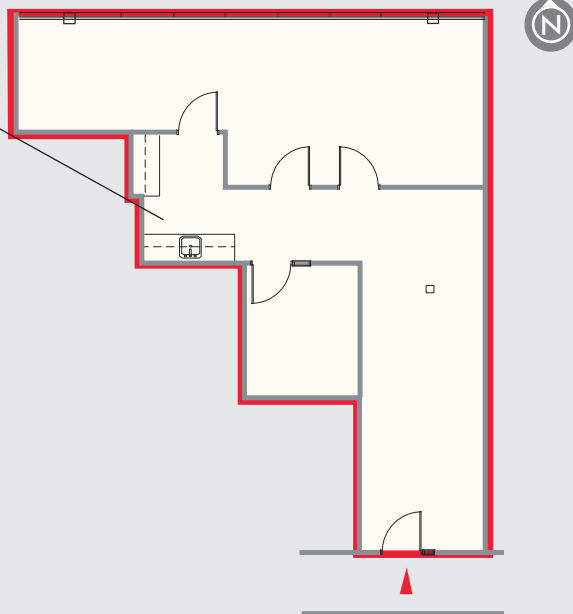
LOCAL
EXPERTISE
MATTERS

2
FLOOR

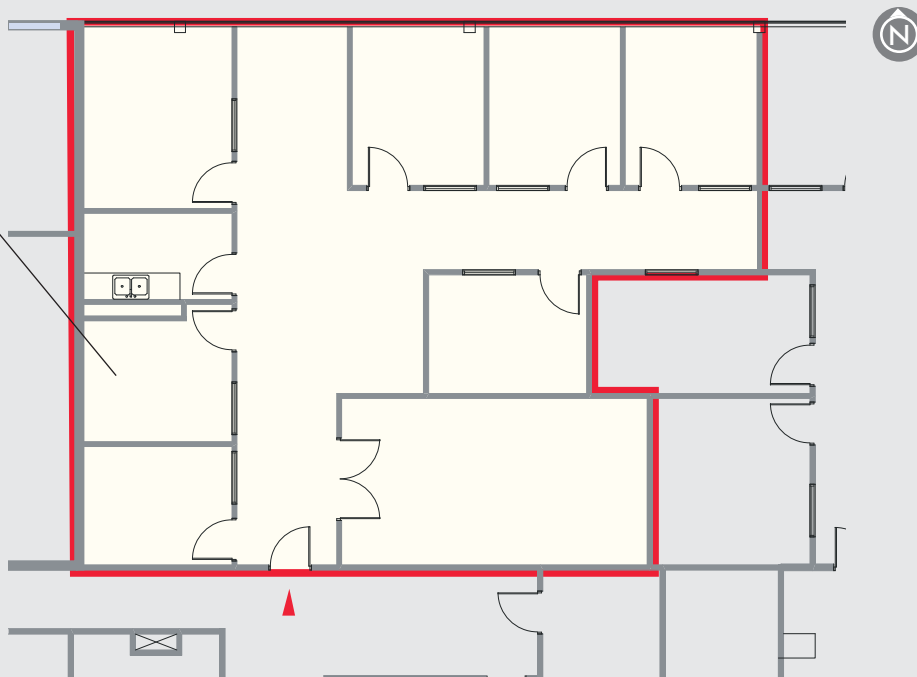
**LOW
LEASE
RATE**

**\$18/sf
GROSS RENT**

SUITE 211
1,100 SQ.FT.



SUITE 212
1,902 SQ.FT.



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Ian Robertson

ASSOCIATE, OFFICE LEASING

irobertson@barclaystreet.com

d: 587-393-9332 c: 403-860-2338

p: 403-290-0178

Bill Falagaris

VICE PRESIDENT, OFFICE LEASING

bfalagaris@barclaystreet.com

d: 403-294-7161 c: 403-650-2347

p: 403-290-0178



**BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

www.barclaystreet.com • 403-290-0178
200, 407 - 8th Avenue SW · Calgary, AB T2P 1E5



**LOCAL
EXPERTISE
MATTERS**