

BELTLINE OFFICE SPACE FOR LEASE

396 11 Avenue SW
Calgary

2,425 sf

Suite 510

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LOCAL
EXPERTISE
MATTERS



- » Modern offices in a vibrant, pedestrian-friendly Beltline setting with exceptional access to transit and nearby C-Train station
- » Main floor retailers:



LEASE INFORMATION

MUNICIPAL ADDRESS:
396 11 Avenue SW, Calgary

BUILDING CLASS:
A

AVAILABLE FOR LEASE:

2,425 sq. ft. – Suite 510

- 4 external offices
- 1 internal storage/office
- Reception
- Open area
- Kitchen

AVAILABILITY:

Immediate

PARKING

- » 1 underground stall
- » Additional parking available at market rate

OP. COSTS & TAXES:

\$14.89 per sq. ft. (est., 2025)

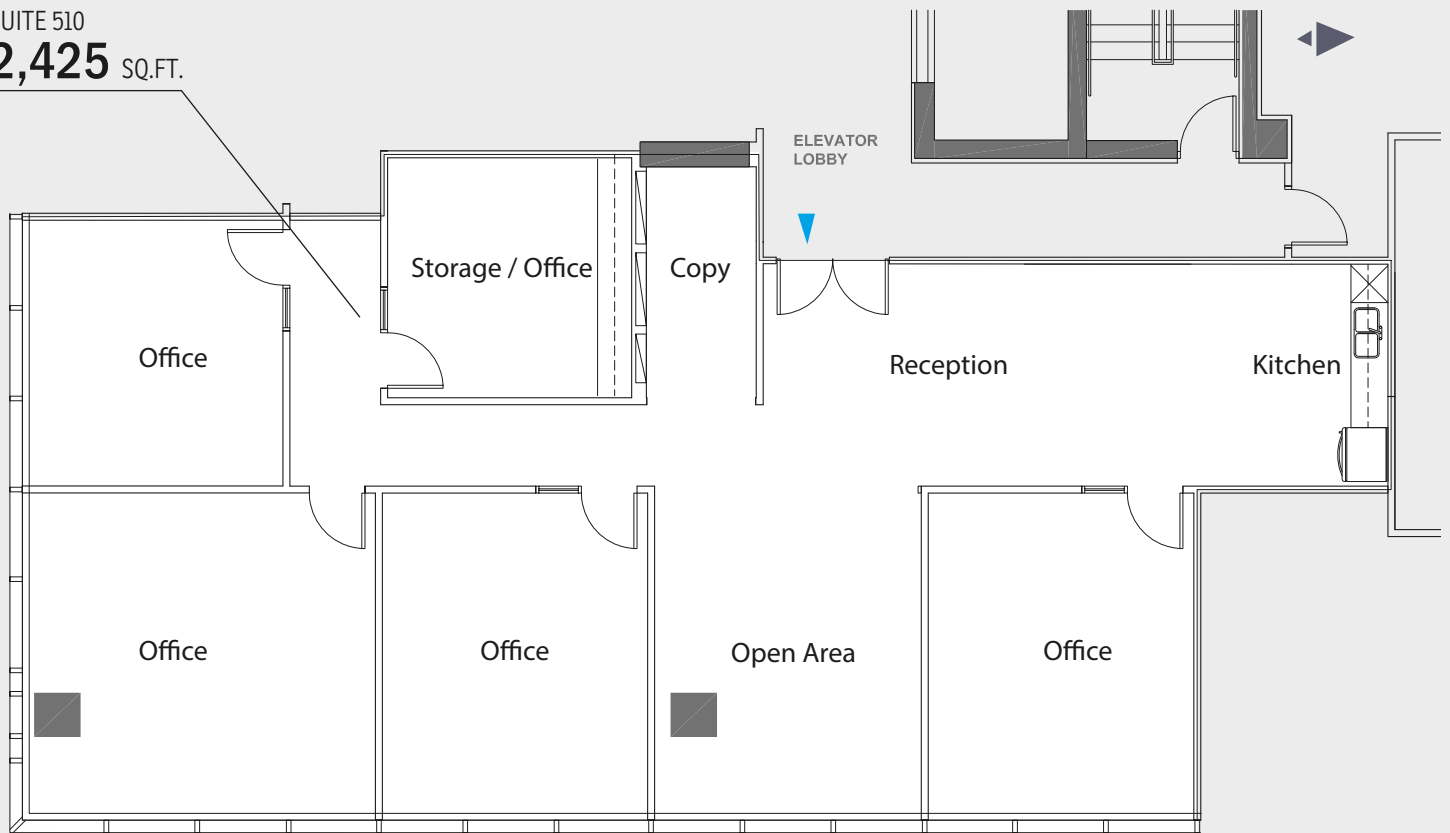
LEASE RATES:

Market



Building Lobby

SUITE 510
2,425 SQ.FT.





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LOCAL EXPERTISE MATTERS