

BELTLINE QUASI-RETAIL / OFFICE / MEDICAL SPACE FOR LEASE

705 11th Avenue SW Calgary

- » Walking distance to downtown.
- » Good signage exposure on 11th Avenue SW.



Murray Ion, vice president, partner, office leasing

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Andrew Sherbut, vice president – retail services, partner

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LEASE INFORMATION

MUNICIPAL ADDRESS:

705 11th Avenue SW, Calgary

AVAILABLE FOR LEASE:

7,707 sq. ft. — Suite 200 (full 2nd fl.)

- Open plan with 3 offices.
- Demisable to 2,216 and 2,873 sq. ft.

AVAILABILITY: Immediately

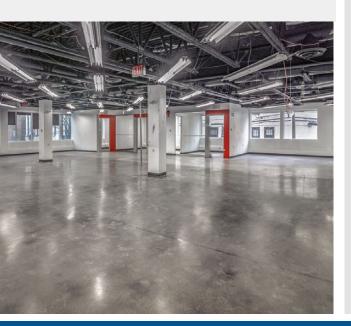
PARKING:

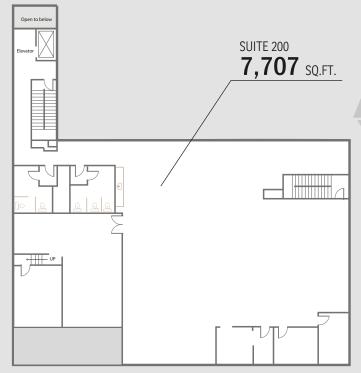
- » 1 covered surface stall.
- » Rates offered at market price.

T.I.A.: Negotiable

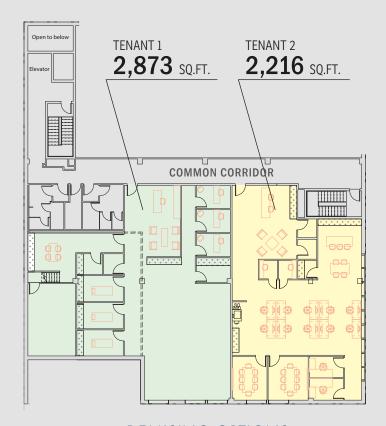
OP. COSTS AND TAXES: \$11.07 per sq. ft. (est.)

LEASE RATE: Market





SINGLE TENANT (AS IS)



DEMISING OPTIONS



