

4,104 SF Office Space
// includes 1,700 SF rooftop patio

LEASE OPPORTUNITY

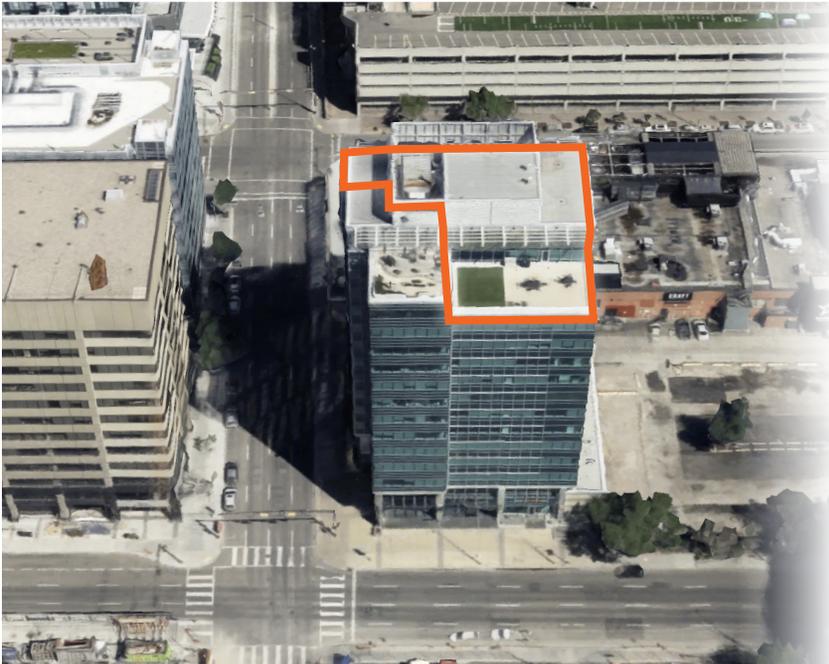
SUITE 1320, 396 11 AVENUE SW, Calgary

Michael Gigliuk B.COMM Vice President | Associate
403.444.5662 | mgigliuk@cdnglobal.com

CDN GLOBAL ADVISORS LTD. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 | www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

CDNGLOBAL is pleased to present the opportunity to lease 4,104 square feet of office space in a Class A building in the Beltline community of downtown Calgary.

Boasting spectacular mountain and downtown views, the space has 12 offices, a meeting room, kitchen, admin. storage, as well as an in-suite shower. A 1,700 square foot furnished private patio comes with a gas BBQ for outdoor cooking and enjoyment.

The lease includes 1 parking stall with additional parking stalls available within the building. There is also an abundance of on street parking and long term surface and heated parking options nearby.

PROPERTY OVERVIEW

ADDRESS:	Suite 1320, 396 - 11 Avenue SW
AREA:	4,104 SF Office Space, includes 1,700 SF rooftop patio // Building: 147,198 SF (14 storey), CLASS A
Year Built:	2007
Asking Net Rent:	Market
Estimated Operating Costs:	\$15.13 PSF
Lease Term:	2 to 5 Years
Possession:	April 1, 2024
Parking:	1 stall under the Lease (additional stalls available in the building)
Security:	On site during business hours
HVAC Hours:	7:00 am - 10:00 pm (Monday - Friday), 7:00 am - 4:00 pm (Saturday)



INTERIOR FEATURES // 1320, 396 - 11 AVE SW



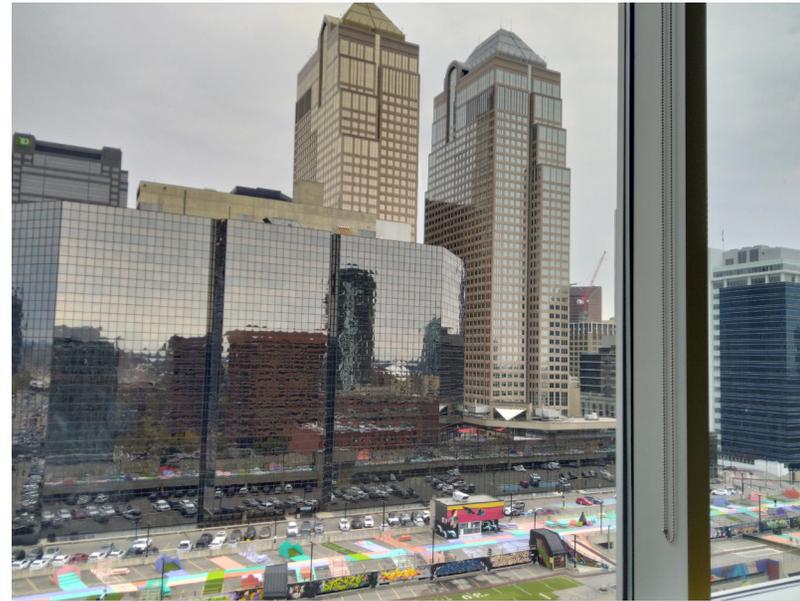
Photos
left to right

Kitchen

East Facing
Office



East-West
Hallway



View From
North Facing
Office

INTERIOR FEATURES // 1320, 396 - 11 AVE SW



Photos
left to right

Office Foyer/
Entryway

North Facing
Office



Exterior Balcony

East Facing
Office

LOCATION

396 - 11 Avenue SW Located on the corner of 4th Street and 11th Avenue SW. The building offers quick and convenient access to the Downtown Core and the LRT Line via the recently redeveloped 4th street underpass or the +15 network which can be accessed across 9th Avenue, in Gulf Canada Square. There are several restaurants, coffee shops and retail amenities in the immediate area. This Beltline location offers easy commutes into and out of the central core business district.



83 Walk Score
'Highly Walkable'
www.walkscore.com

**Within a 3 km radius of:
The Core Shopping Centre,
Sheldon Chumir Health
Centre, Central Memorial Park
Library and the Scotiabank
Saddledome.**

Amenities

Easy accessibility & close proximity to:



health & wellness



banks & financial services



parks & animal services



restaurants & fast food

396 - 11 Ave SW



