



Beltline 2nd Floor Character Office Space

Highlights

- 11 private offices
- 2 boardrooms
- Built-in, open-concept kitchenette
- Spacious open lounge and collaboration area
- Welcoming reception and waiting area
- In-suite washrooms
- New LED lighting throughout

Advantages

Located in Calgary's Beltline district, this character space features an industrial-modern interior with exposed brick and a bright, open layout. The property offers excellent visibility and convenient access to major routes, surrounded by numerous amenities in a vibrant urban setting with shops and restaurants just steps away.

Features

Lease Rate: Aggressive Gross Rates

Operating Costs: Included

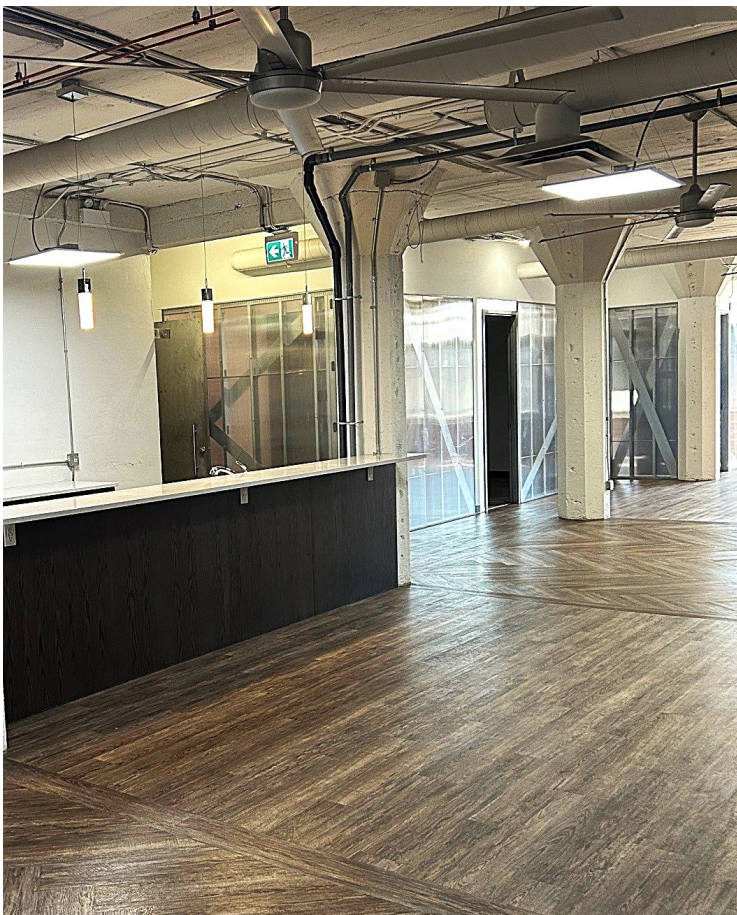
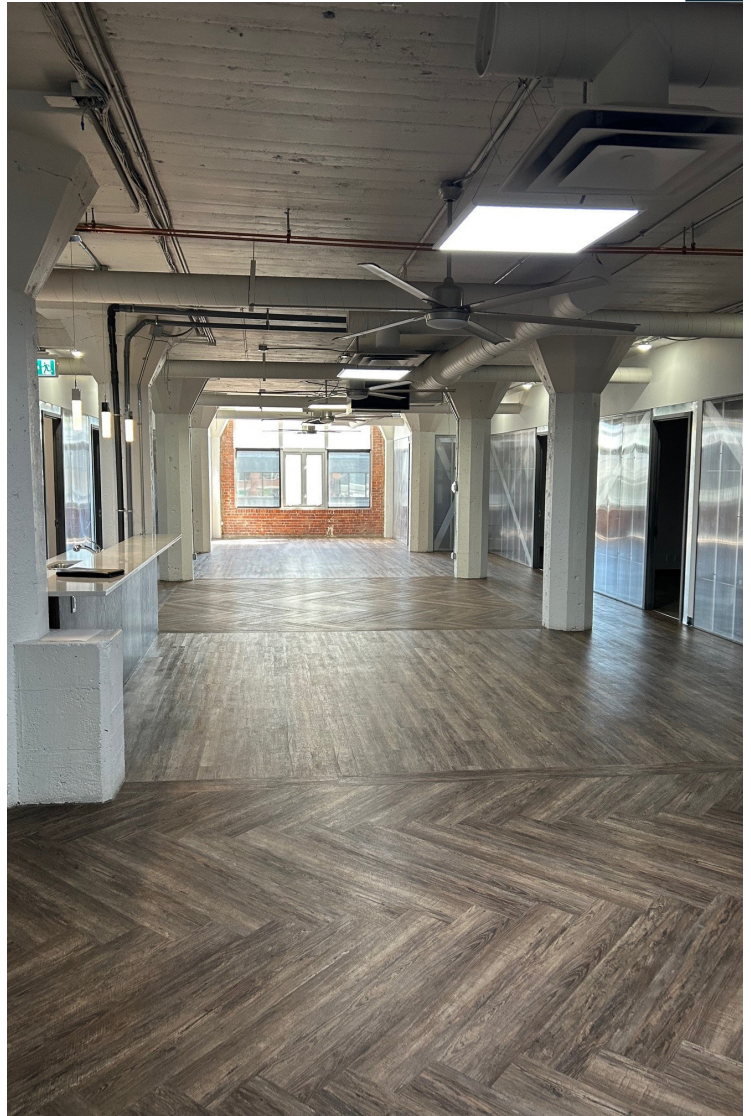
Rentable Area: 2nd floor 5,394 SF

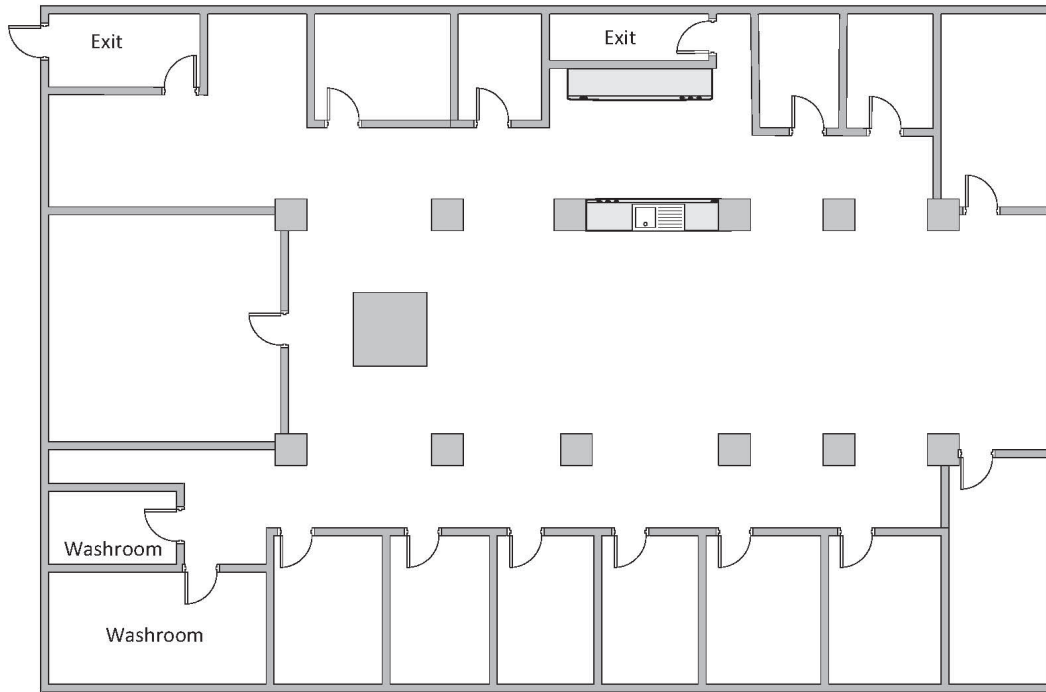
Possession: Immediate

Exterior Signage: Available (exposure to 20K daily traffic count)

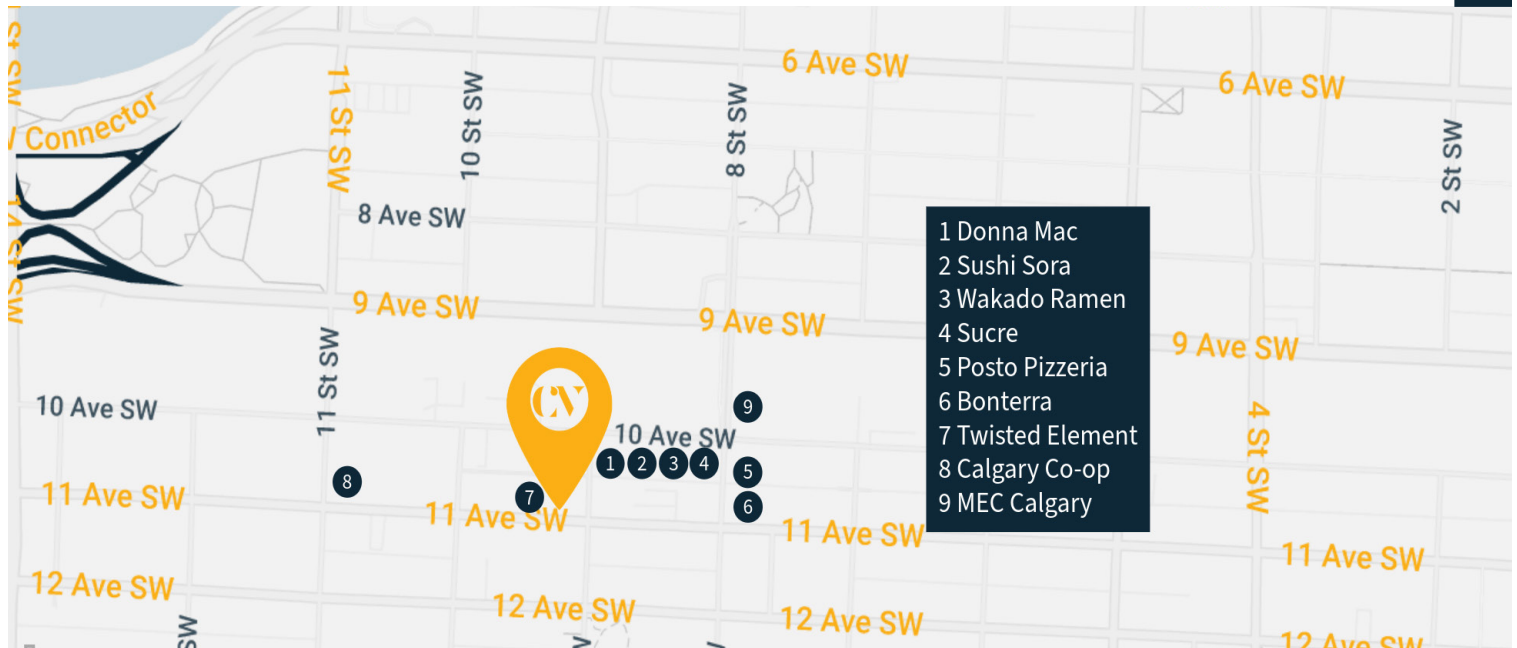
Parking: Street parking and multiple rental lots nearby

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1006 11 Avenue SW | **For Lease**



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