

BELTLINE OFFICE SPACE FOR LEASE

396 11 Avenue SW
Calgary

2,217 sf

Suite 510

Allan Jones, EXECUTIVE VICE PRESIDENT

c: 403-850-7621

d: 403-294-7188

ajones@barclaystreet.com

Anders O'Connor, ASSISTANT (UNLICENSED)

c: 516-279-0198

d: 587-393-9331

aoconnor@barclaystreet.com

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- » 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:

2,217 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:

\$9.04 per sq. ft. (est., 2025)

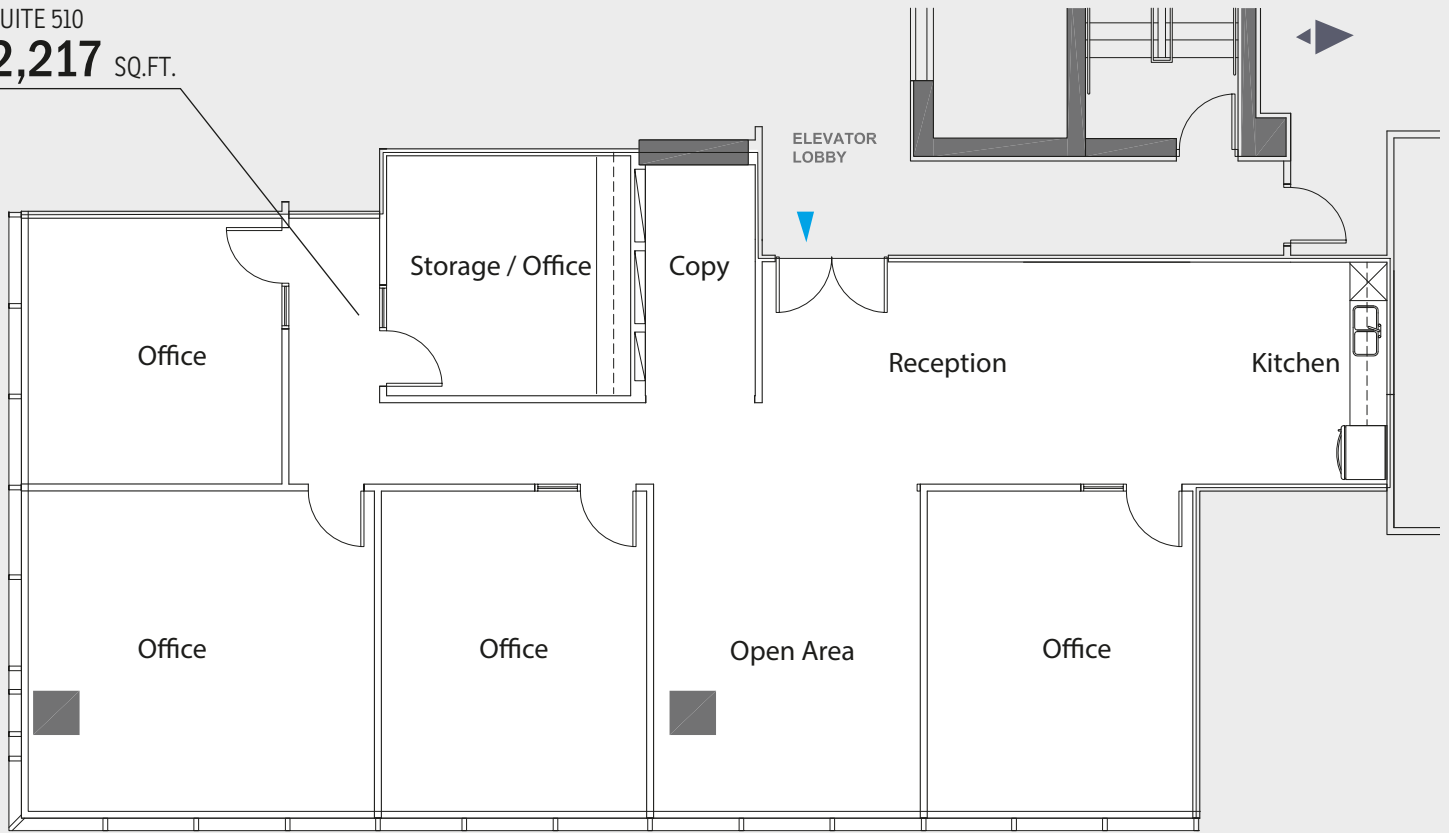
LEASE RATES:

Market



Building Lobby

SUITE 510
2,217 SQ.FT.





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