

Sherwin Block

738 11th Ave SW
Calgary, AB



Property Information

PAGE 2-3

Floor Plan

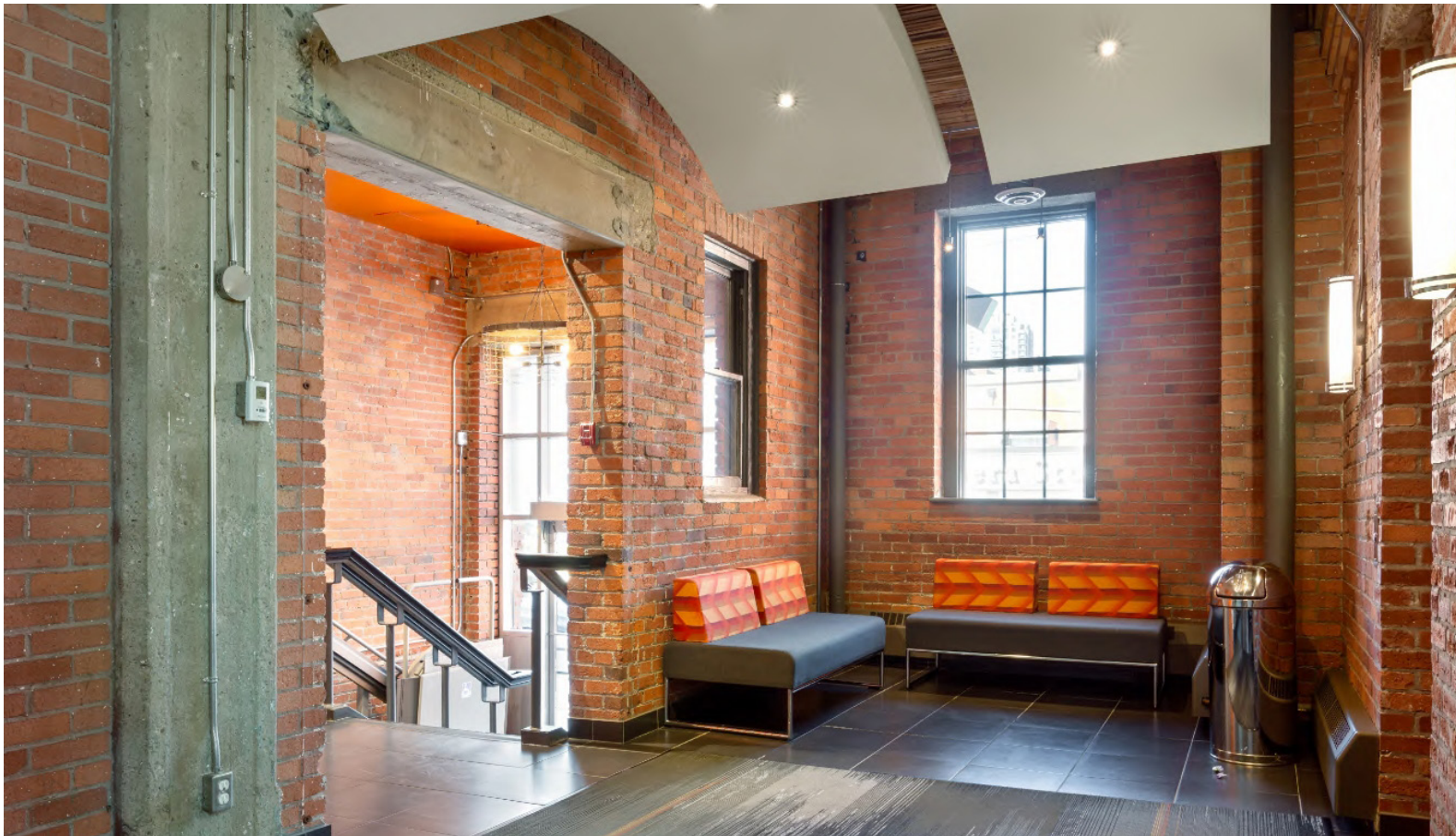
PAGE 4-5

Local Amenities

PAGE 6

ALLIED CBRE

Property Information



- Move-in ready character building with exposed brick and beam
- Central Beltline location within walking distance to numerous amenities including Bridgette Bar, Wayne's Bagels, Holy Grill, MEC, 7-11 and Sucre Café
- Floors 2 & 3 connected via internal staircase
- Access to exclusive patio space
- 10 minute walk to Downtown
- Located on the block from Calgary Cycle

Rent	Market
Additional Rent	\$18.87 SF
Area Available	Suite 400: 3,974 SF Suite 500: 3,973
Availability	February 1, 2027
Term	TBD
Parking	3 stalls per suite
Parking Rate	\$250/stall/month
Year Built	1911/2005

Property Highlights

New ✨ Fitness Facility

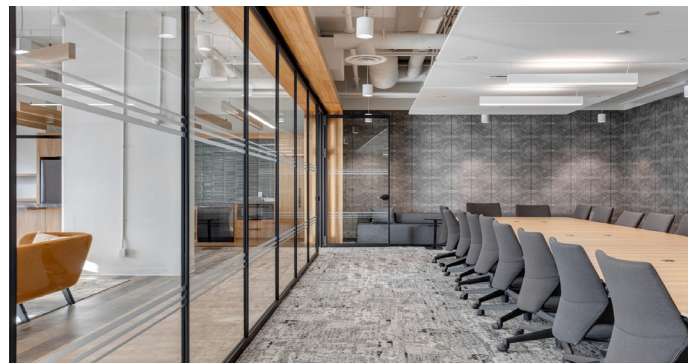
CBRE proudly introduces Forme to the market on behalf of Allied Properties REIT. Forme offers a fitness experience for Allied tenants across their Calgary* portfolio.

The newly built fitness facility in the Vintage Towers now welcomes tenants to enjoy the endless options of fitness machinery, free weights, lockers, changerooms, showers and much more.

*Subject to landlord approval and excludes Woodstone, Local Motive and The Lougheed Block.

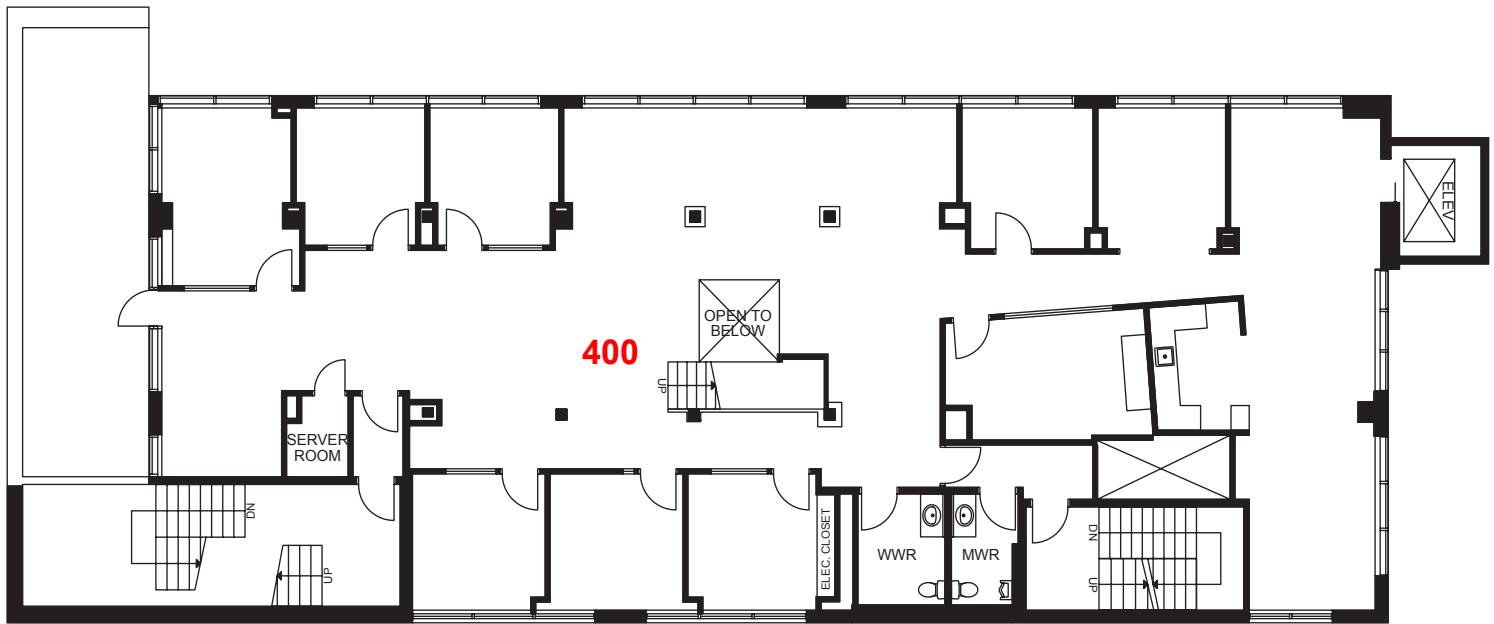


New ✨ Conference Centre



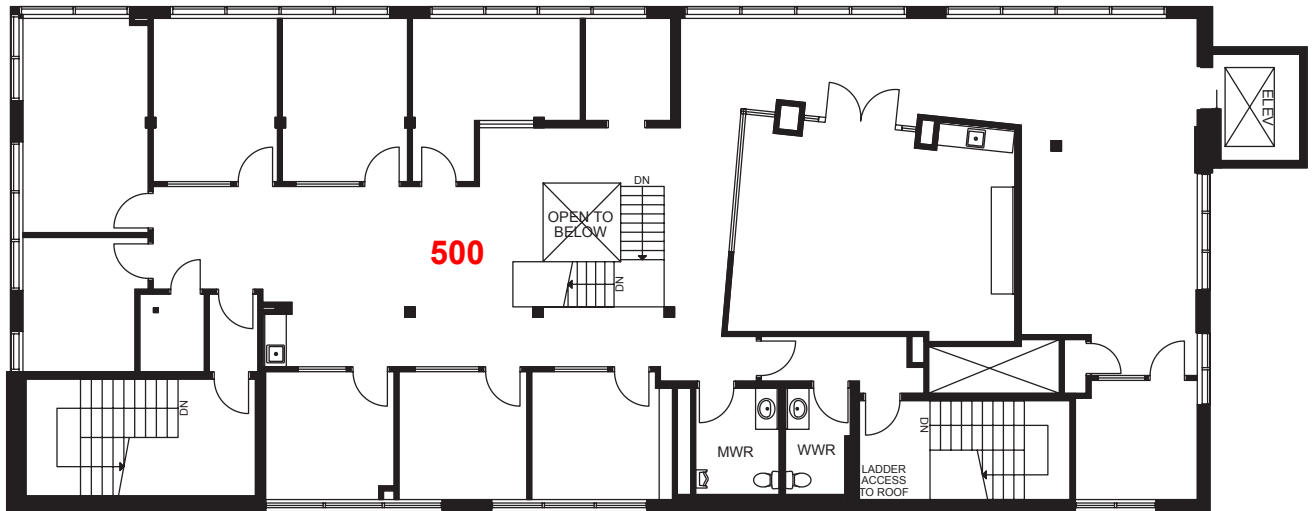
Floor Plan Suite 400

3,974 SF

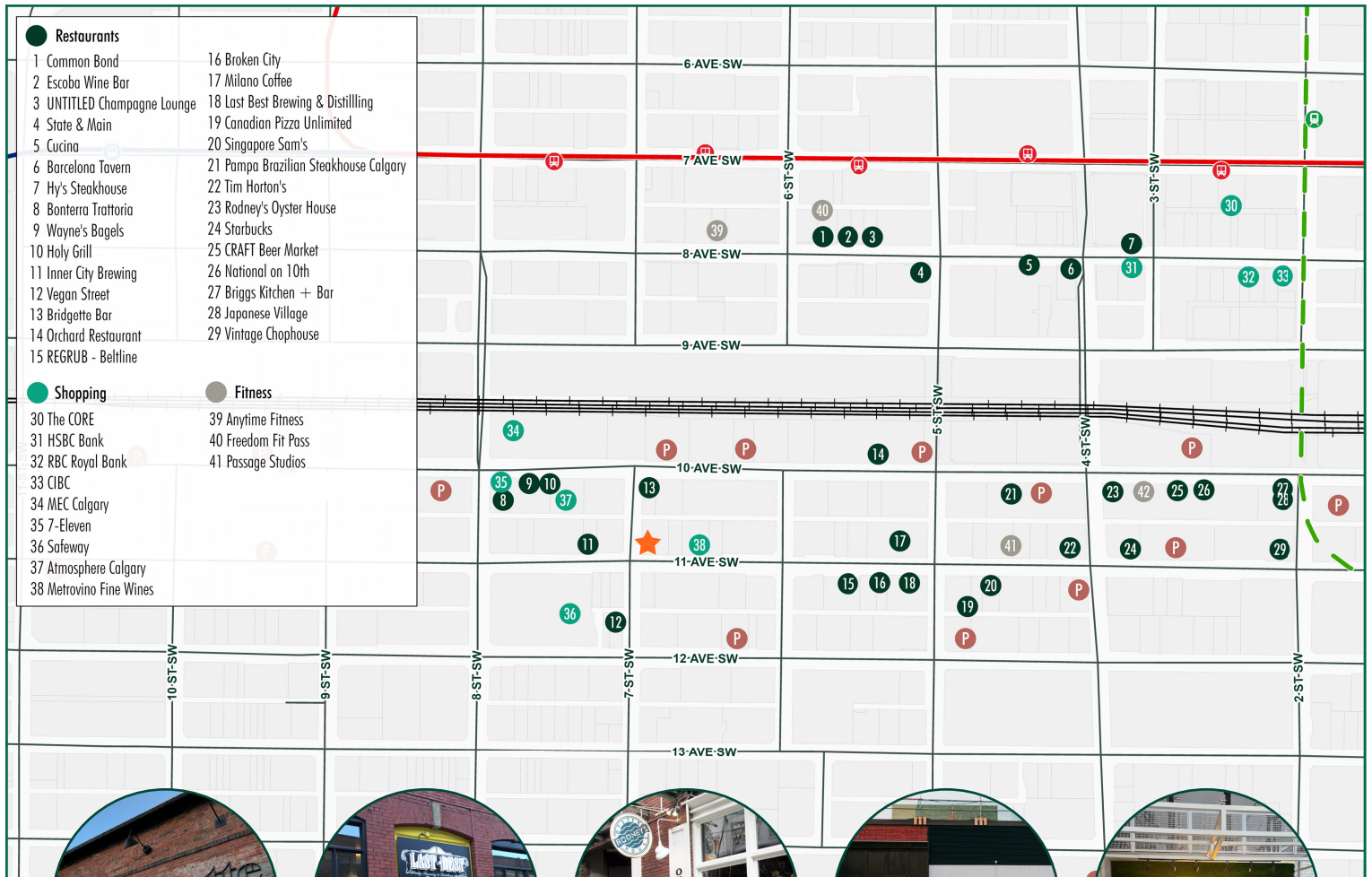


Floor Plan Suite 500

3,973 SF



Local Amenities



13. Bridgette Bar



18. Last Best Brewing



23. Rodney's Oyster House



25. CRAFT Beer Market



42. Wildcard Fitness

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

STUART WATSON
Senior Vice President
stuart.watson@cbre.com
403 750 0540

KATIE SAPIEHA
Senior Vice President
katie.sapieha@cbre.com
403 750 0529

ALLIED CBRE