
**AVISON
YOUNG**

FOR LEASE OR SALE

396 11 Avenue SW
Calgary, Alberta



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**FLEXIBLE DEMISING
OPTIONS AVAILABLE**

FOR LEASE OR SALE

396 11 Ave SW

Calgary, Alberta

Available Space	2nd Floor ^{*Demisable to}	±8,141 sf
		±3,916 sf
		±4,225 sf
	3rd Floor ^{*Demisable to}	±11,397 sf
		±2,484 sf
		±3,864 sf
		±4,935 sf
		±5,049 sf
		±6,462 sf
	4th Floor	±11,397 sf
	2nd & 3rd Floor	±19,538 sf
	3rd & 4th Floor	±22,794 sf
Zoning	CC-X (Centre City Mixed-Use)	
Price / Rental Rate	Market	
Condo Fees	\$9.59 psf (est.2026)	
Property Tax	\$3.51 psf (est.2025)	
Occupancy	Immediately	
Parking	Underground \$30,000 per stall	

Highlights



CLASS “A” PROPERTY with high-quality finishes with 3 floors left



UNDERGROUND PARKADE with easy access in a prime Beltline location



HIGHLY ACCESSIBLE – 3-min walk to 4th Street SW LRT & citywide transit

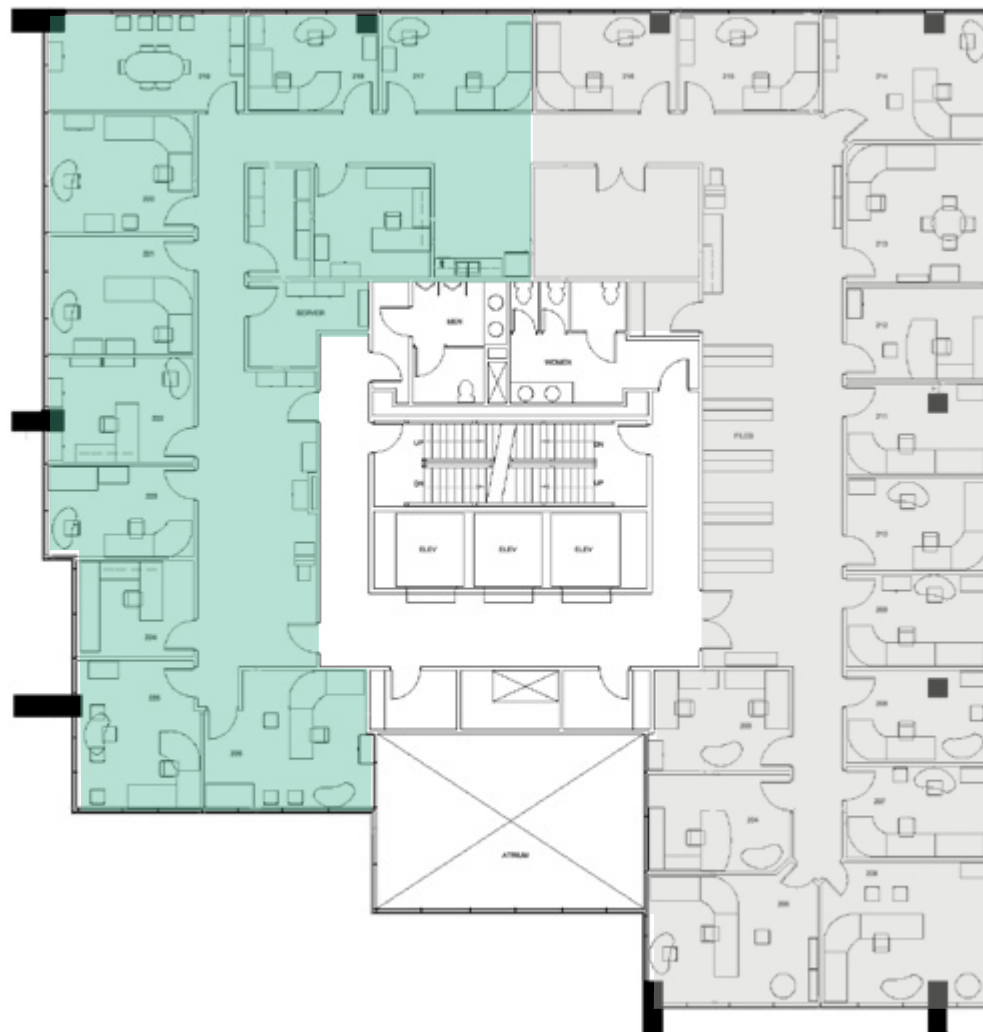


NEARBY AMENITIES include restaurants, hotels, & residential developments, creating a vibrant, walkable environment



2nd Floor

+/- 8,141 sf



Demising options

- Suite 301: ±3,916 sf
- Suite 302: ±4,225 sf



3rd Floor Demising Option A

N

+/- 11,397 sf

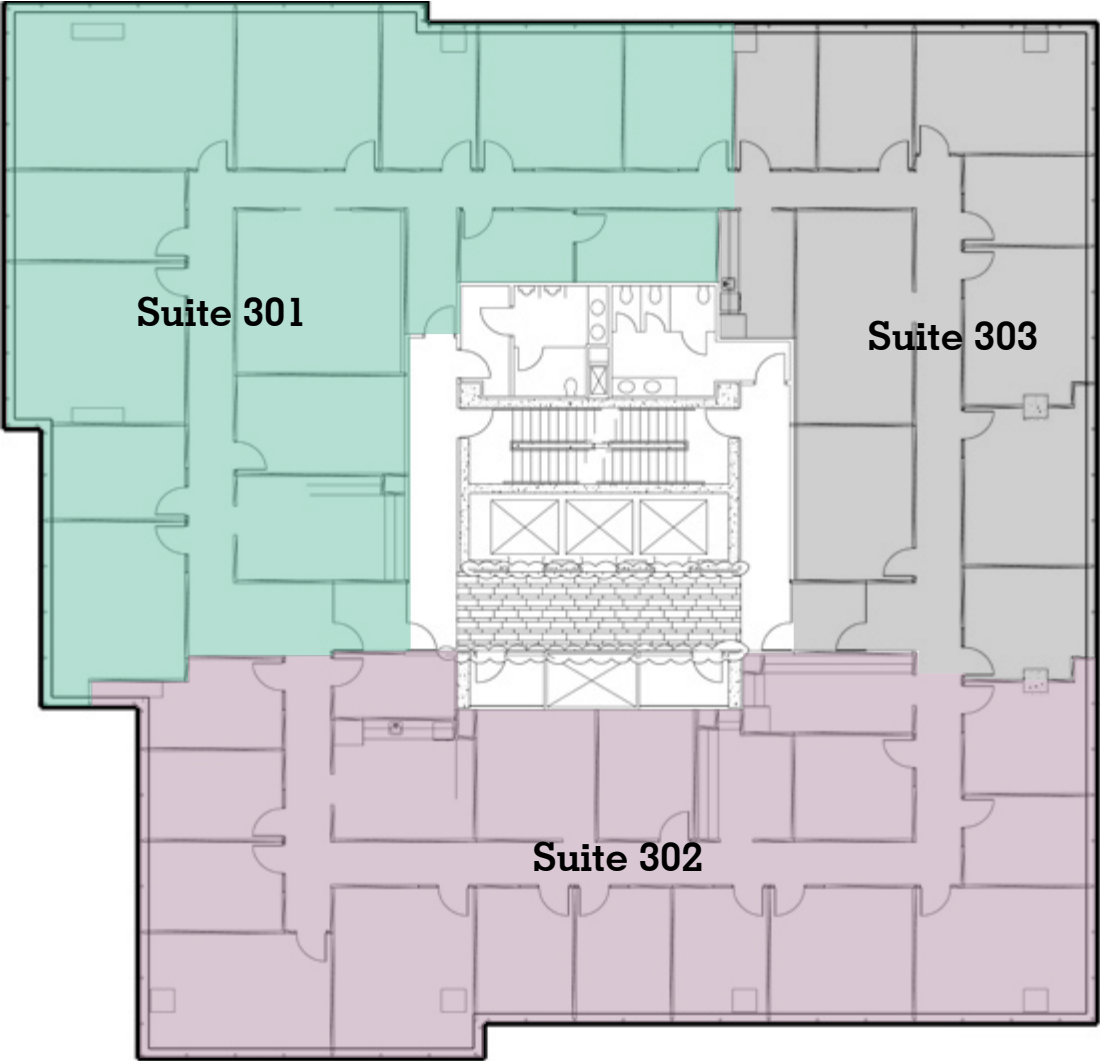
3rd Floor Demising Option B

N

+/- 11,397 sf

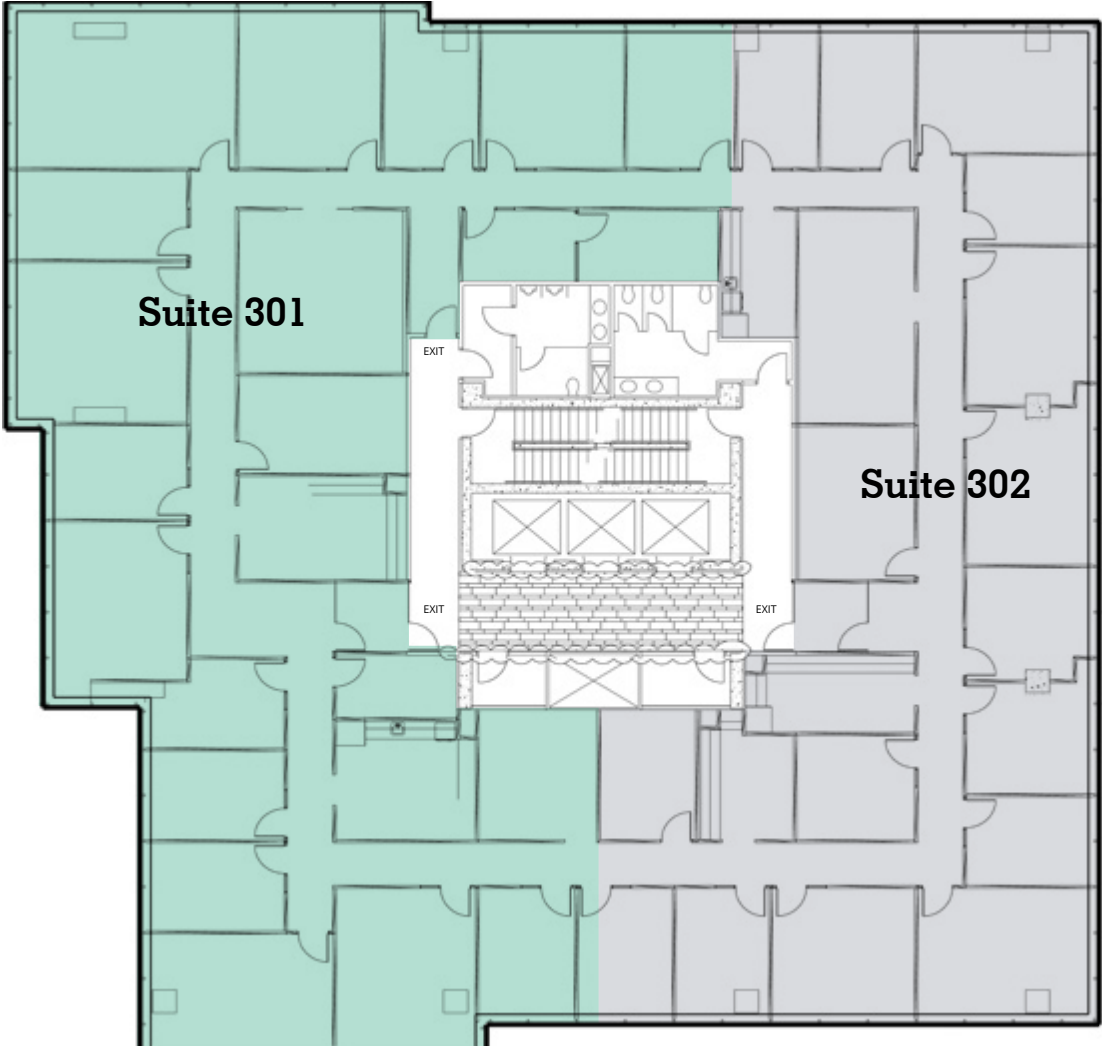
Virtual Tour

Virtual Tour



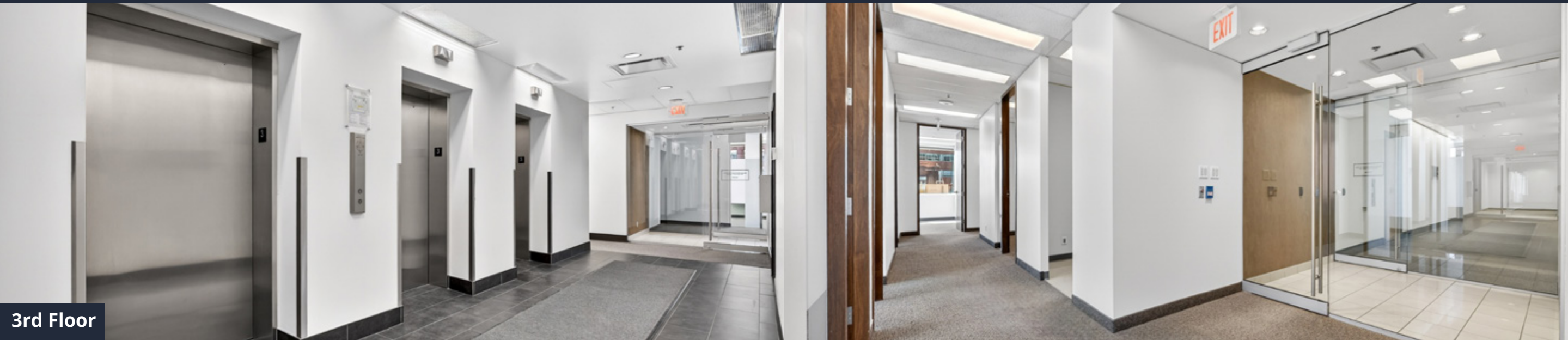
Demising options

- Suite 301: ±3,864 sf
- Suite 302: ±5,049 sf
- Suite 303: ±2,484 sf



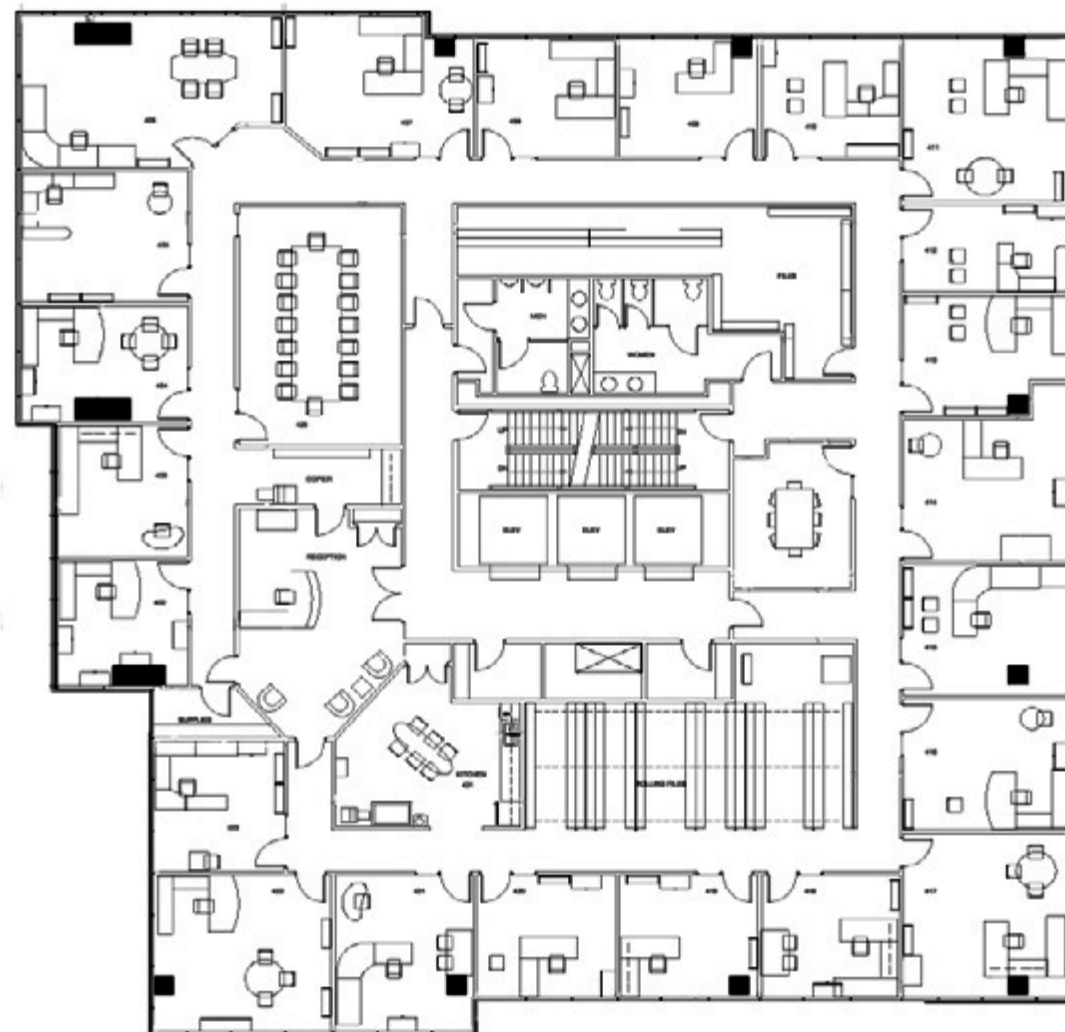
Demising options

- Suite 301: ±6,462 sf
- Suite 302: ±4,935 sf



4th Floor

+/- 11,397 sf





Nearby amenities

1. Parking

2. Tim Hortons

3. Rodney's Oyster House Calgary

4. Craft Beer Market

5. National on 10th

6. Japanese Village
7. Vintage Chophouse and Tavern

8. Park Central Apartments

9. Central Memorial Park

10. CTrain

11. +15 Connection



Own Your Office at 396 11 Ave SW

**To arrange a tour or receive
more information, contact:**

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