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**AVISON  
YOUNG**

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**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

<b>Available Space</b>	2nd Floor	±8,141 sf
	3rd Floor <sup>*Demisable to</sup>	±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
<b>Zoning</b>	CC-X (Centre City Mixed-Use)	
<b>Price / Rental Rate</b>	Market	
<b>Condo Fees</b>	\$9.59 psf (est.2026)	
<b>Property Tax</b>	\$3.51 psf (est.2025)	
<b>Occupancy</b>	Immediately	
<b>Parking</b>	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

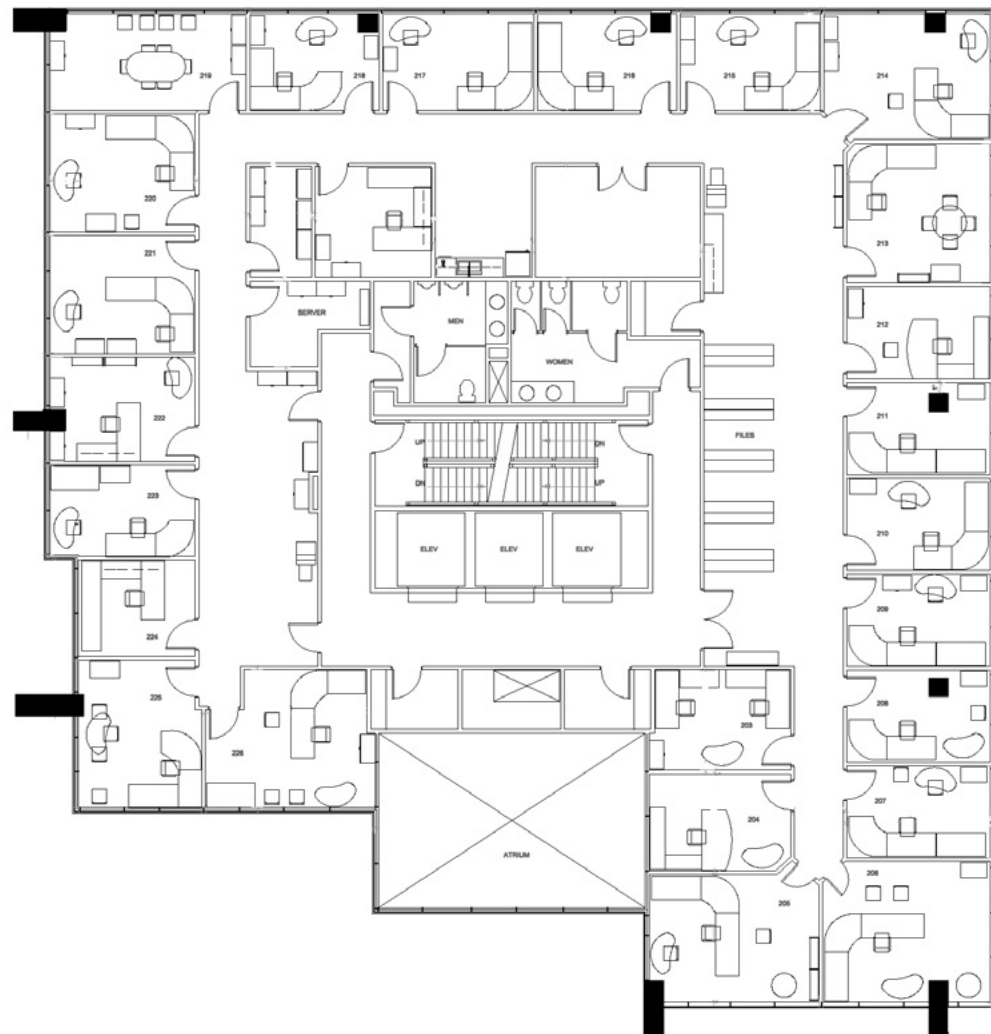


**NEARBY AMENITIES** include restaurants, hotels, & residential developments, creating a vibrant, walkable environment



# 2nd Floor

+/- 8,141 sf



# 3rd Floor Demising Option A

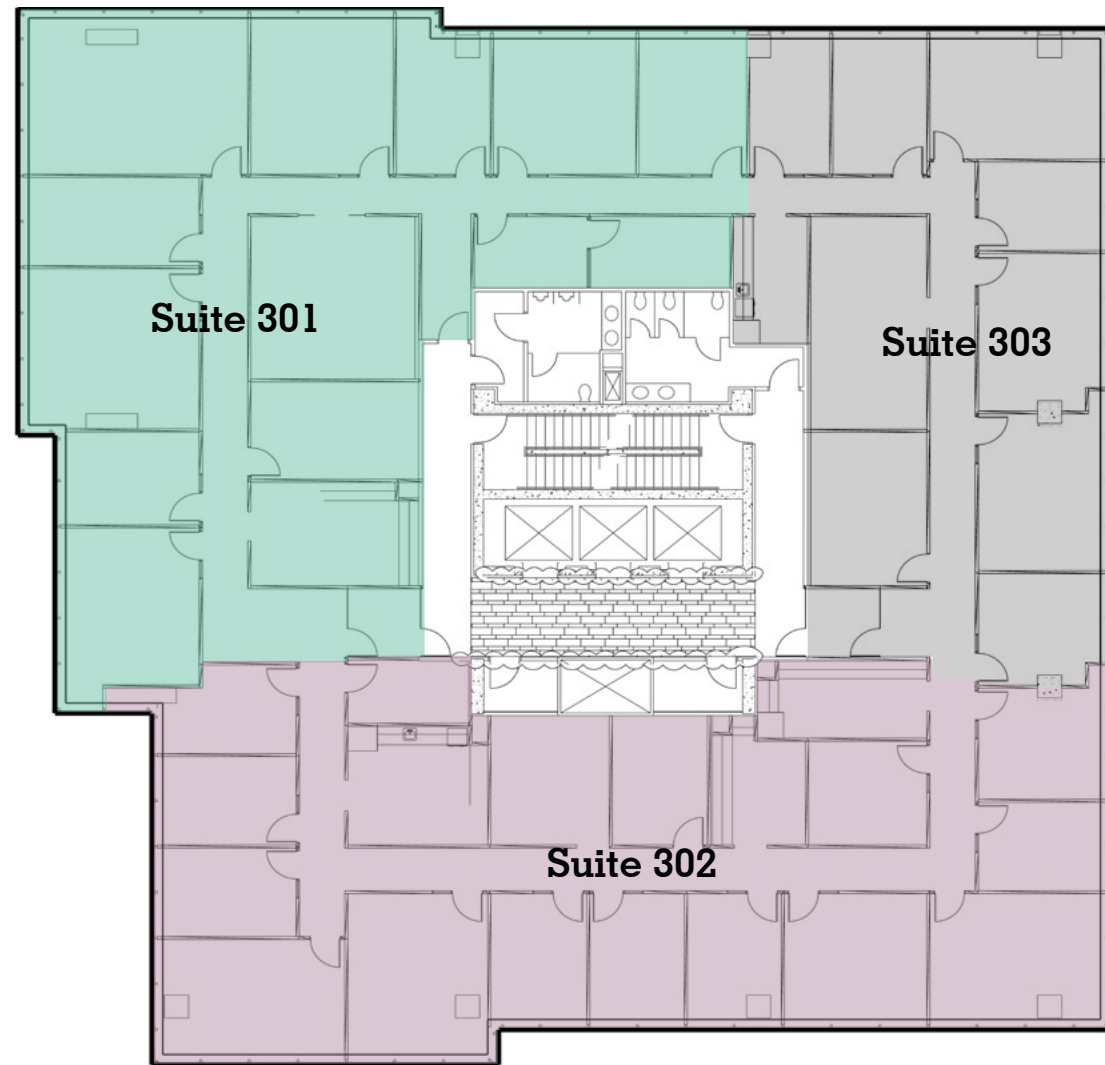


+/- 11,397 sf

# 3rd Floor Demising Option B

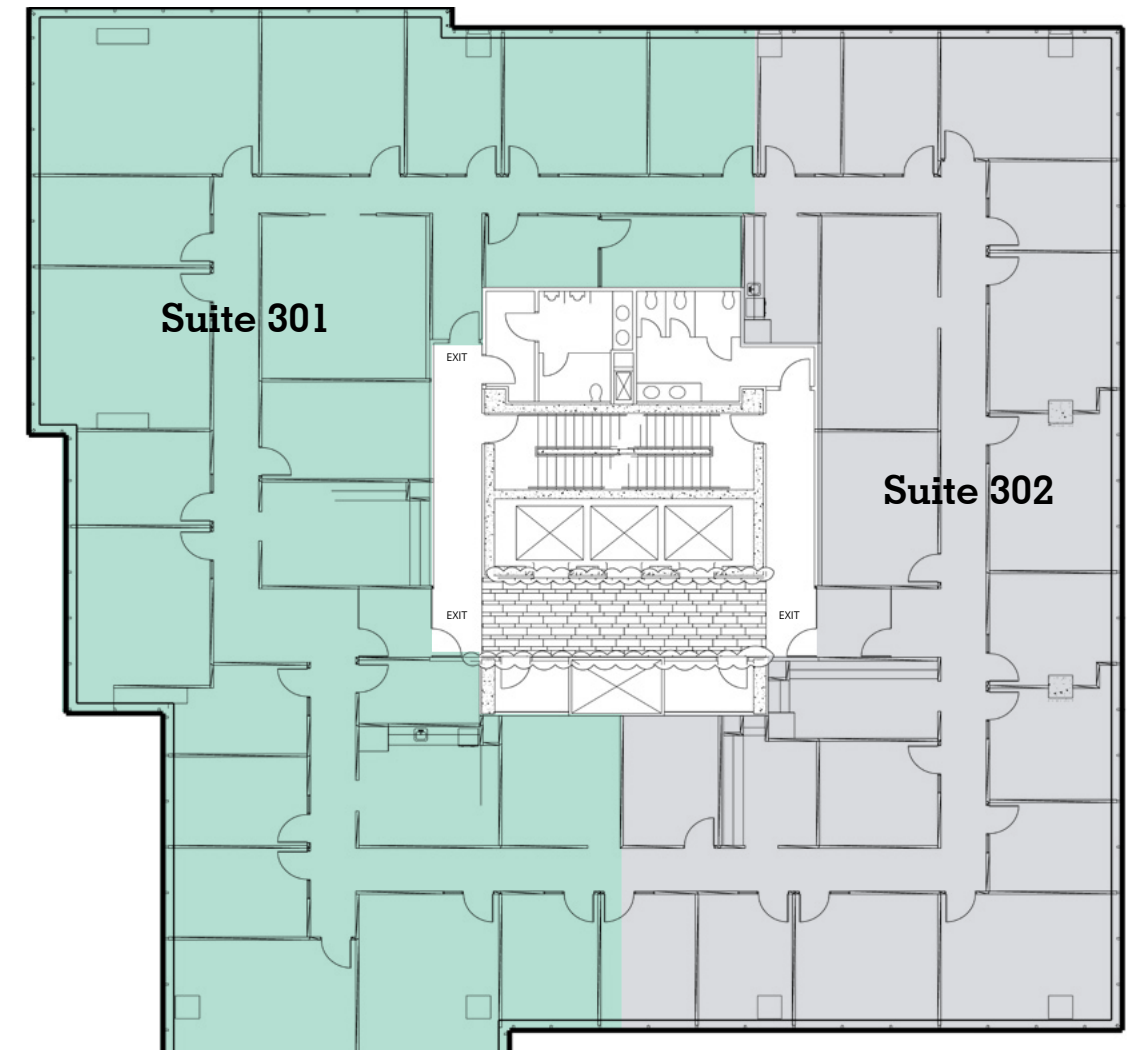


+/- 11,397 sf



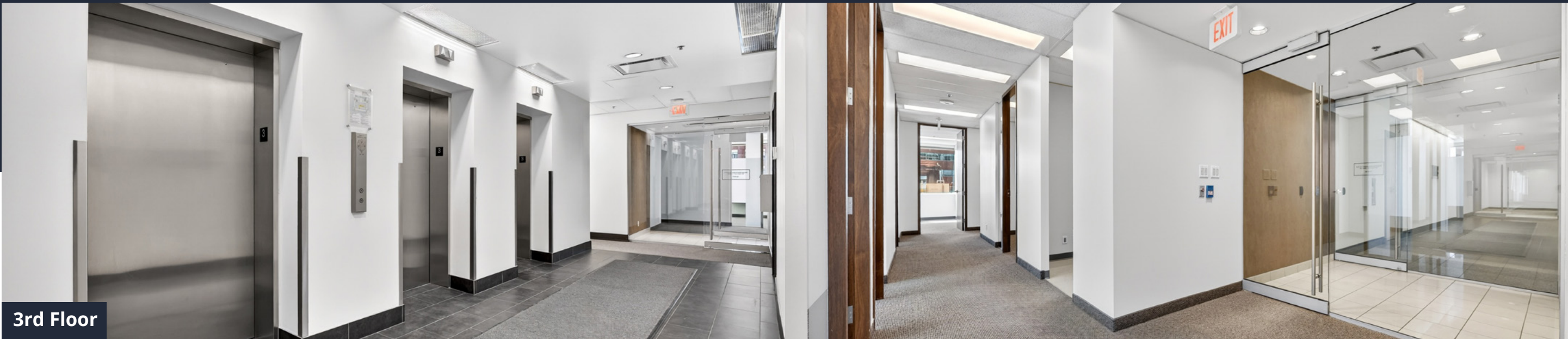
## Demising options

- 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

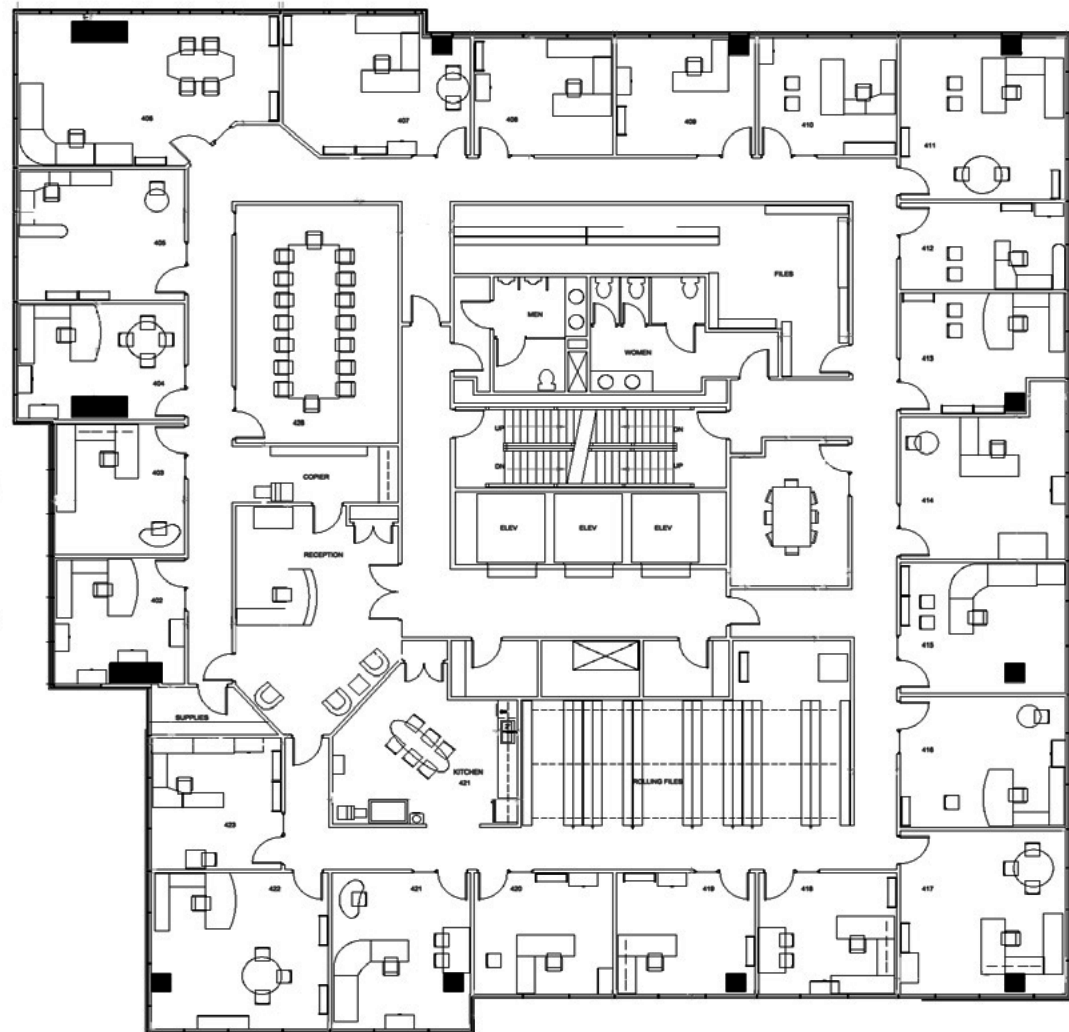


3rd Floor



# 4th Floor

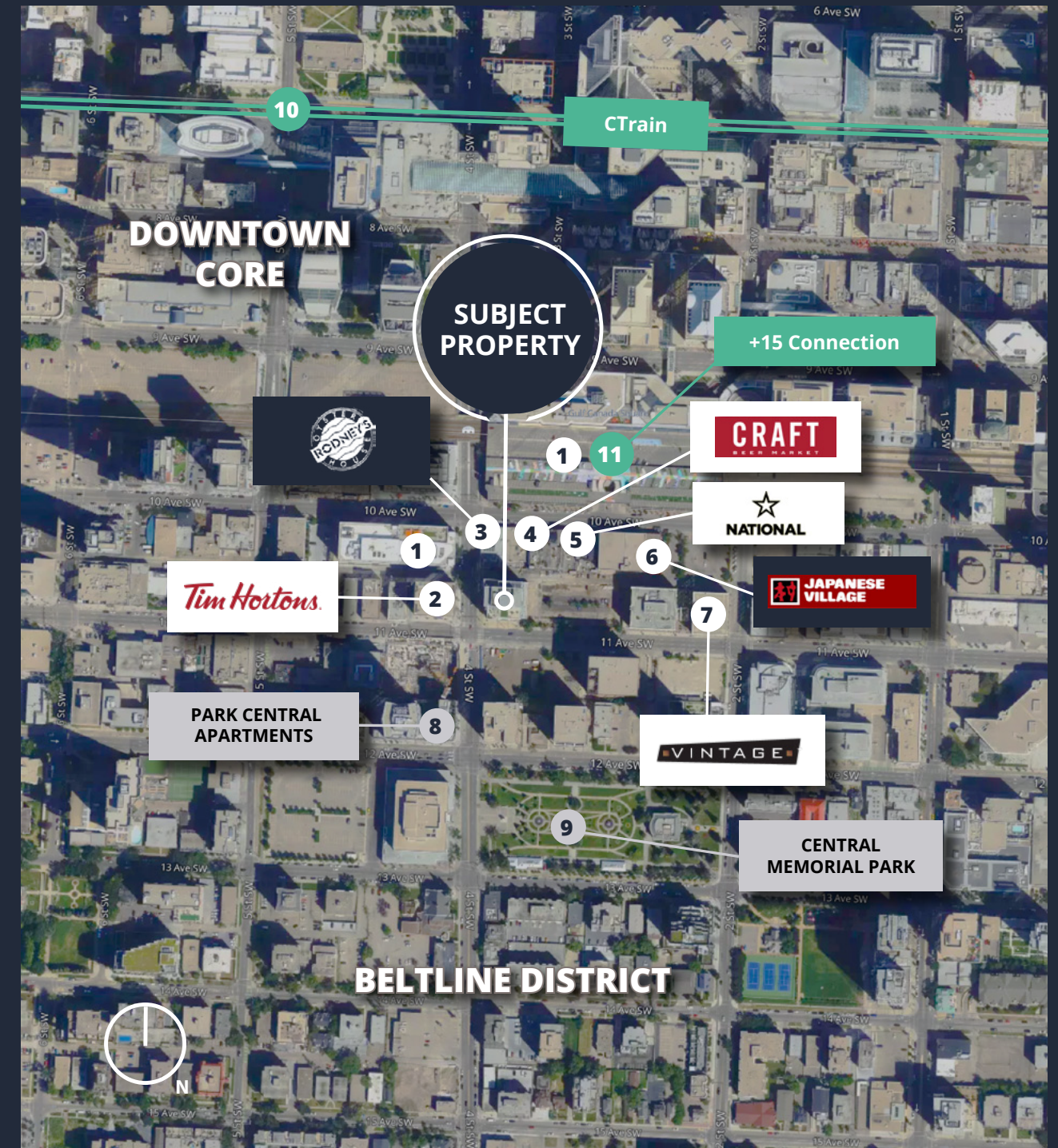
+/- 11,397 sf





## 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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**Visit us online**  
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