

Aggressive Rental Rate

4,315 sf

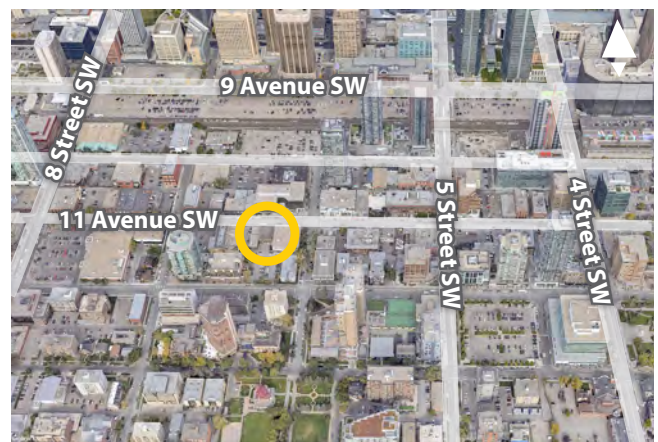
Suite 200 • Full second floor



BELTLINE OFFICE SPACE FOR LEASE

709 11th Avenue SW
Calgary

» Excellent signage opportunity on 11 Avenue SW



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Murray Ion, VICE PRESIDENT, PARTNER

d: 403-294-7179

c: 403-797-3103

mion@barclaystreet.com

Richard W. Lewis, SENIOR ASSOCIATE

c: 403-703-8474

o: 403-290-0178

rlewis@barclaystreet.com



#not in my city



- » Excellent signage opportunity on 11th Avenue SW
- » Premium full second floor suite available.
- » Move-in ready.
- » Walking distance to downtown.

LEASE INFORMATION

MUNICIPAL ADDRESS:
709 11th Avenue SW, Calgary

AVAILABLE FOR LEASE:
4,315 sq. ft. – Suite 200

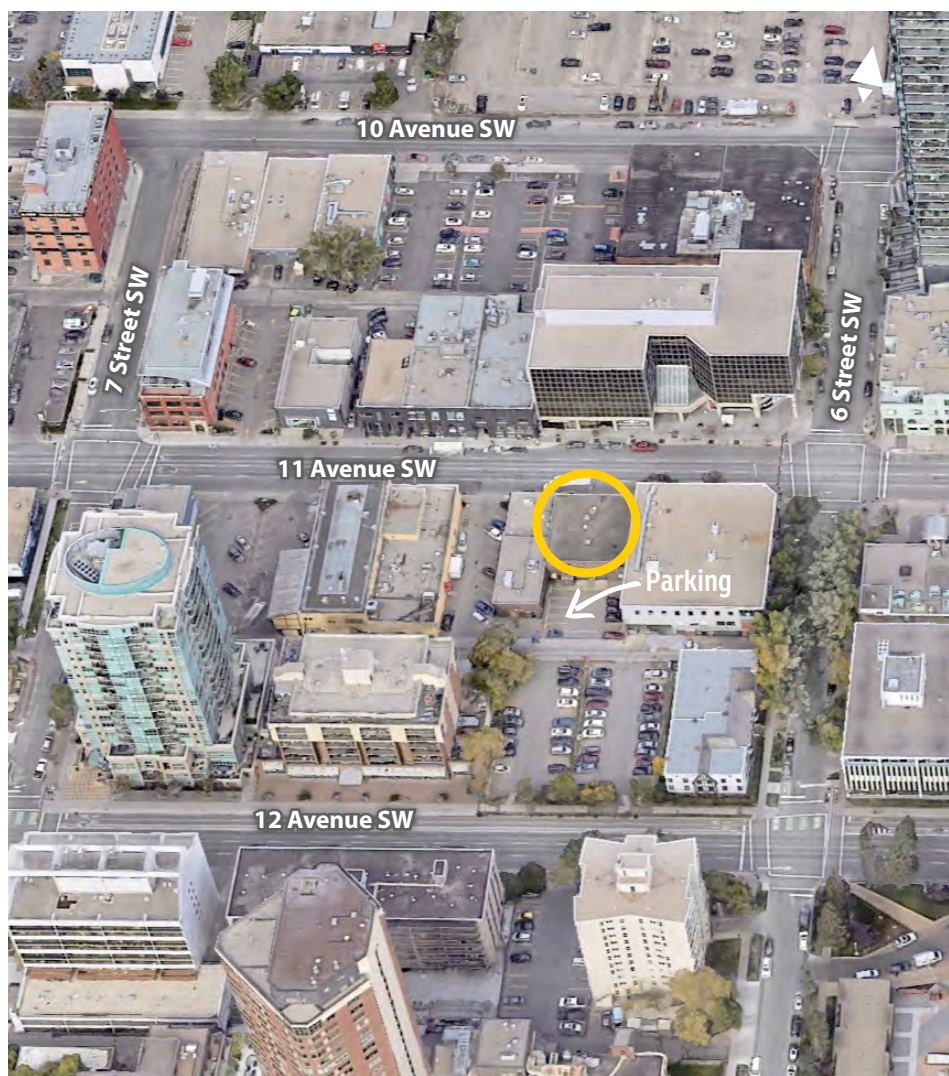
AVAILABILITY: Immediate

PARKING: 5 stalls at \$175/mo per stall

T.I.A.:
6 months Net Free Rent on As-Is 5-year term

OP. COSTS AND TAXES:
\$18.38 per sq. ft. (est.)

LEASE RATE: Aggressive rental rate

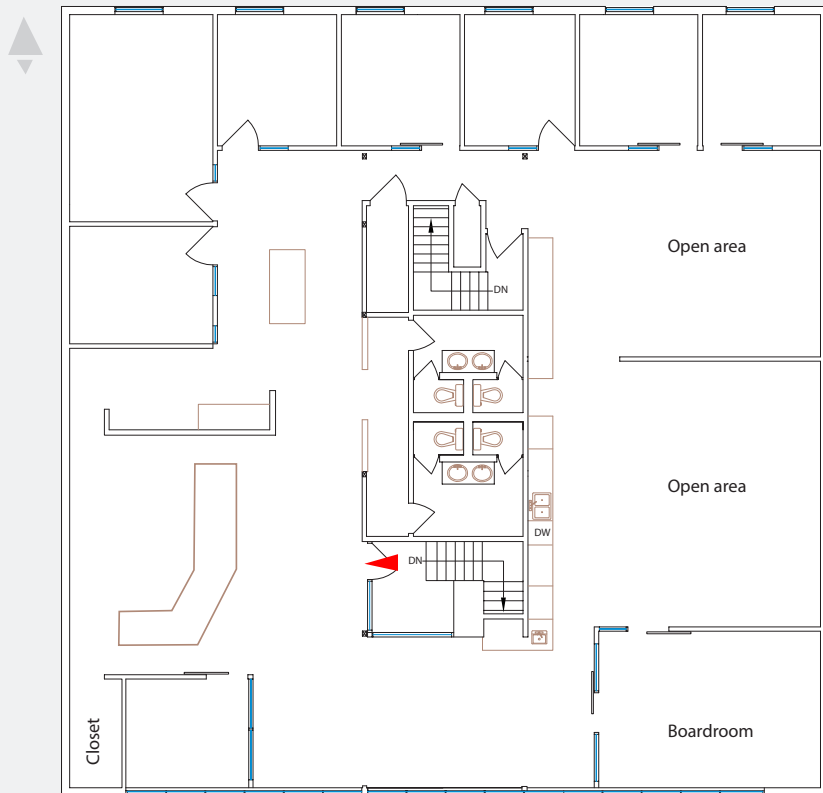




SUITE 200

4,315 SQ.FT.

11TH AVENUE SW





The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2026 Barclay Street Real Estate Ltd. All rights reserved.