



## BELTLINE RETAIL SPACE FOR LEASE

### PARTICULARS

Available:	1,046 SF
Rates:	Market
Op Costs:	\$17.51 psf (2017 est.)
Zoning:	CC-X Centre City Mixed Use
Timing:	Immediate
Term:	5 - 10 years

### HIGHLIGHTS

- Located in the Beltline on the southeast corner of 11th Avenue and 11th Street SW
- Across the street from the Midtown Co-op Shopping Centre
- Exposure to approximately 18,000 vehicles per day along 11th Avenue SW
- Only minutes from 17th Avenue, Calgary's Retail and Entertainment District

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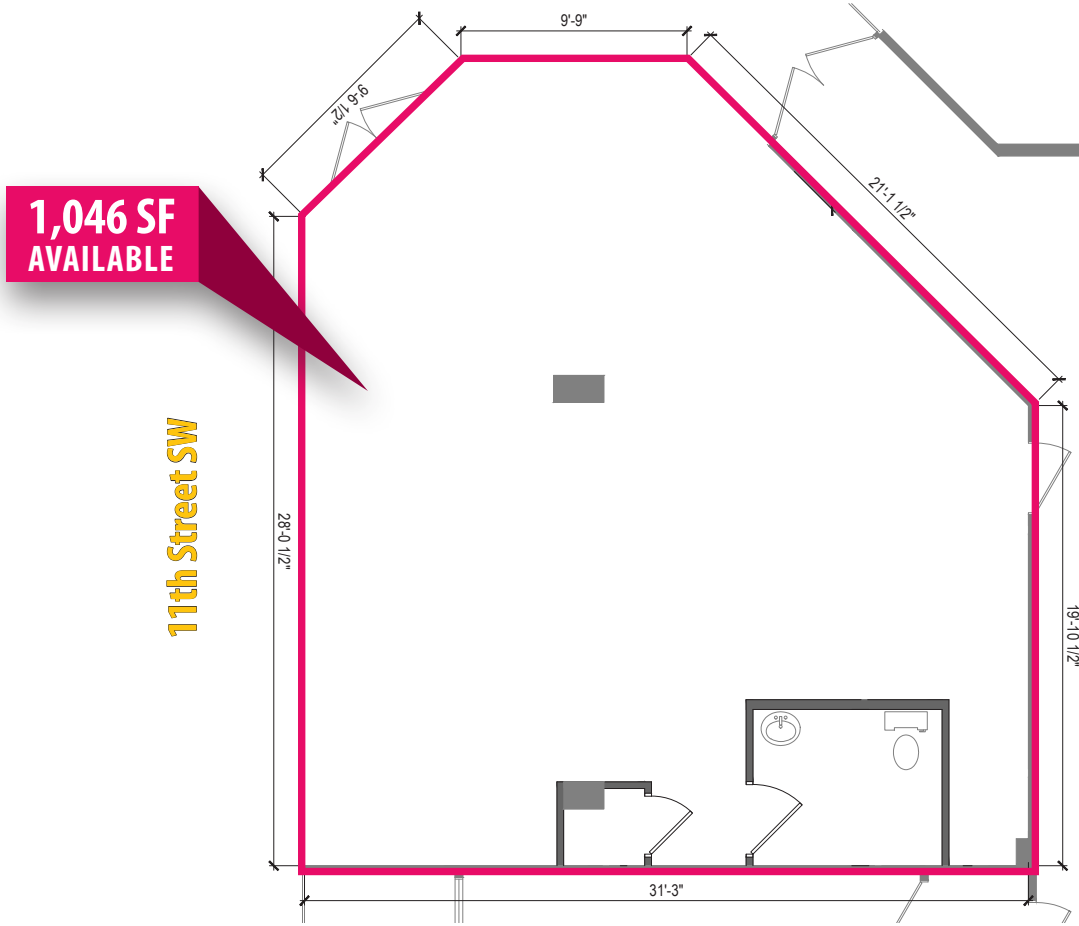


# FOR LEASE

RETAIL SPACE: STEPHENSON BUILDING  
1177 - 11TH AVENUE SW, CALGARY, AB

## FLOOR PLAN

11th Avenue SW



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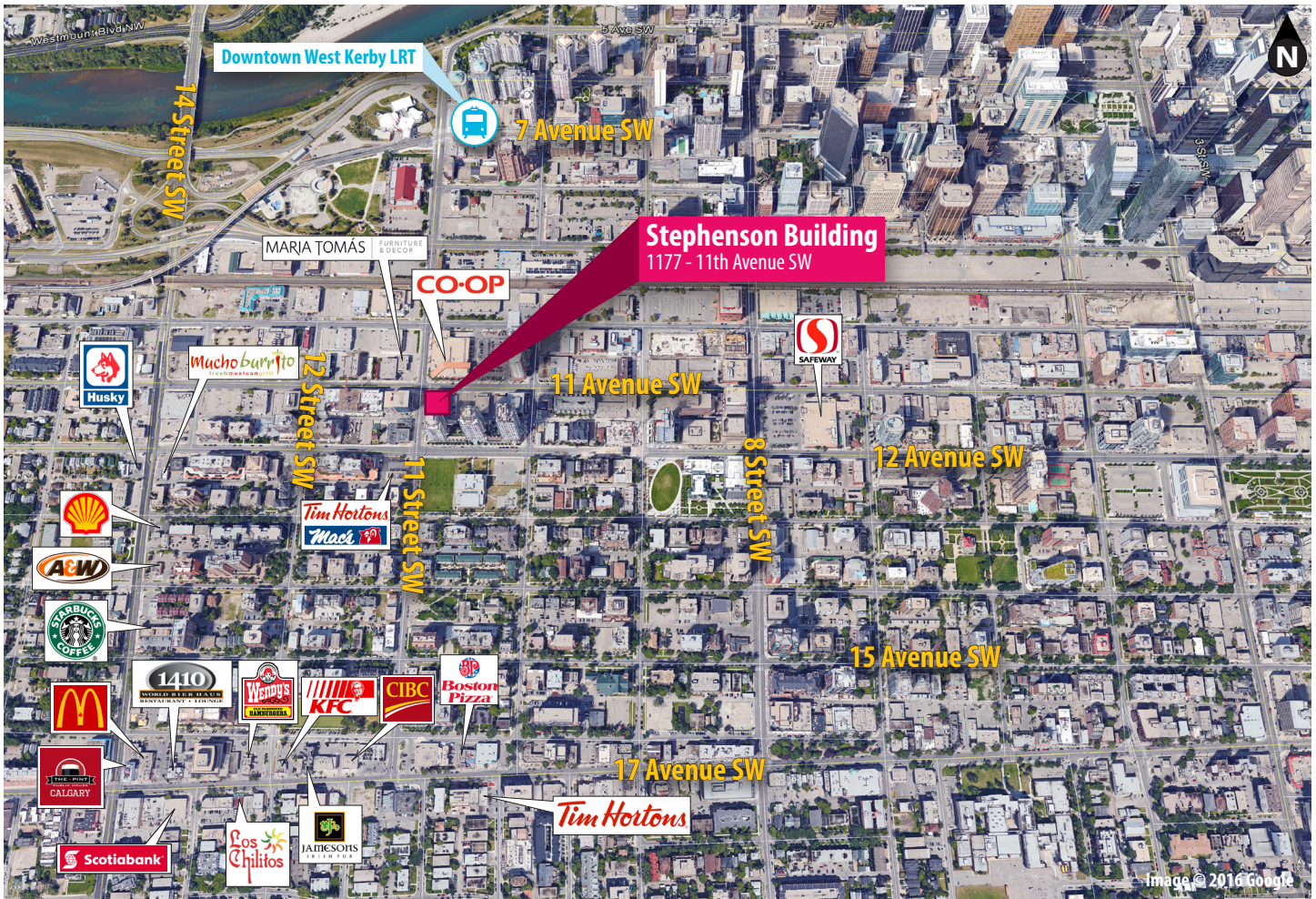
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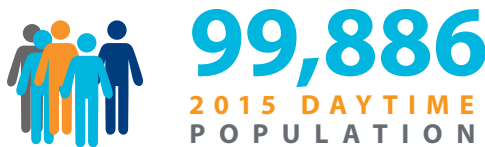
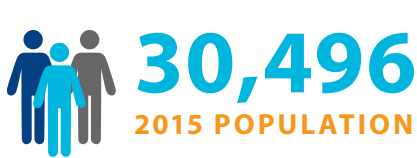
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## TRADE AREA DEMOGRAPHICS

Within 1 km



**11TH AVENUE SW** 18,000 VPD  
**11TH STREET SW** 8,000 VPD



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