



Modern Office Space

Suite 210, 739 11 Avenue SW | Calgary, AB

Property Highlights

PRIME LOCATION

Step into a sleek and modern **1,450 SF** office space on the **2nd floor**, designed for those who value both style and function. Located in the heart of the **Beltline district**, this workspace is surrounded by the energy of trendy cafés, unique boutiques, and delicious eateries – perfect for inspiring creativity and after-work relaxation.

NATURAL LIGHT & ECO-FRIENDLY DESIGN

Flooded with natural light, this office offers views of the vibrant 11th Avenue SW, reducing the need for artificial lighting and promoting an eco-friendly work environment.

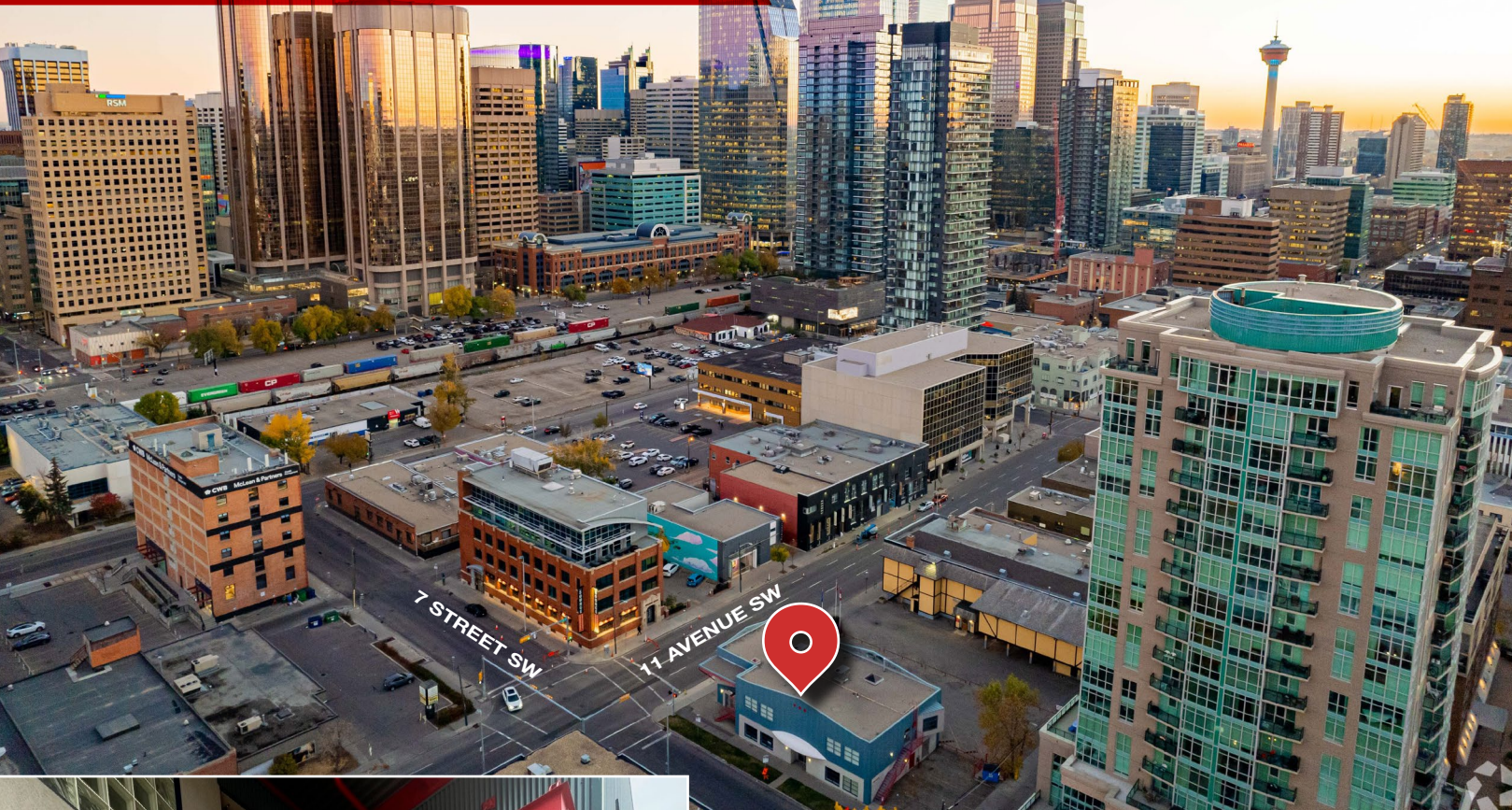
FLEXIBLE WORKSPACE LAYOUT

The open-concept layout encourages collaboration, while private, soundproof breakout rooms provide the ideal space for focused work or confidential meetings.

MODERN AMENITIES & ACCESSIBILITY

Includes a fully-equipped kitchen area for your team's convenience and excellent public transit access.

FOR LEASE
1,450 SF
2nd Floor Office Space

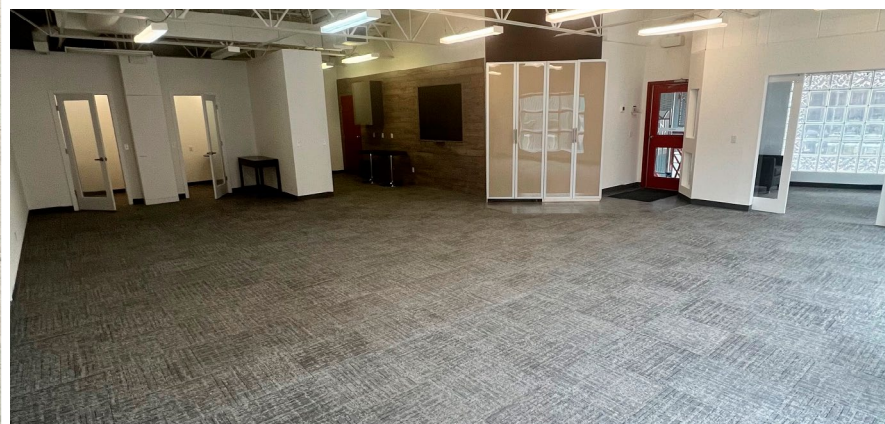


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SPACE DETAILS

AVAILABLE AREA	1,450 SF
LEASE RATE	\$13.00 / SF
OPERATIONAL COST	\$13.50 / SF (Includes Janitorial, Utilities, Security and more)
PARKING	One Tandem @ \$180.00 / Month
LEASE TERM	Negotiable
YEAR BUILT	1996
ZONING	CC-X



DEMOGRAPHICS

	2 km	5 km
Households	46,729	117,178
Yr Growth 5	2.9%	3.2%
Median Household Income	\$73,718	\$83,164
Average Household Income	126,757\$	143,647\$

#Households by HH income	2 km	5 km
<\$40,000	12,874	29,036
\$40,000 - \$60,000	6,623	15,115
\$60,000 - \$80,000	5,569	12,542
\$80,000 - 100,000	5,297	12,585
\$100,000 - 150,000	7,166	18,885
\$150,000 - 200,000	4,024	13,174
\$200,000+	5,177	15,842



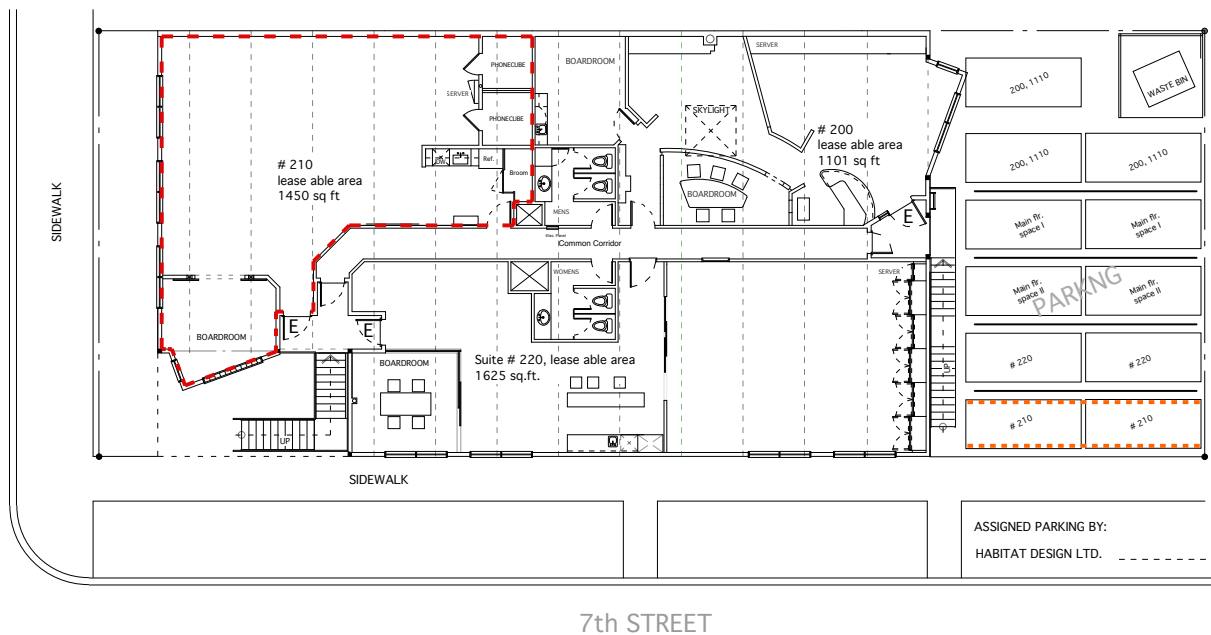
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2nd Floor Office Space



FLOOR PLAN



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