



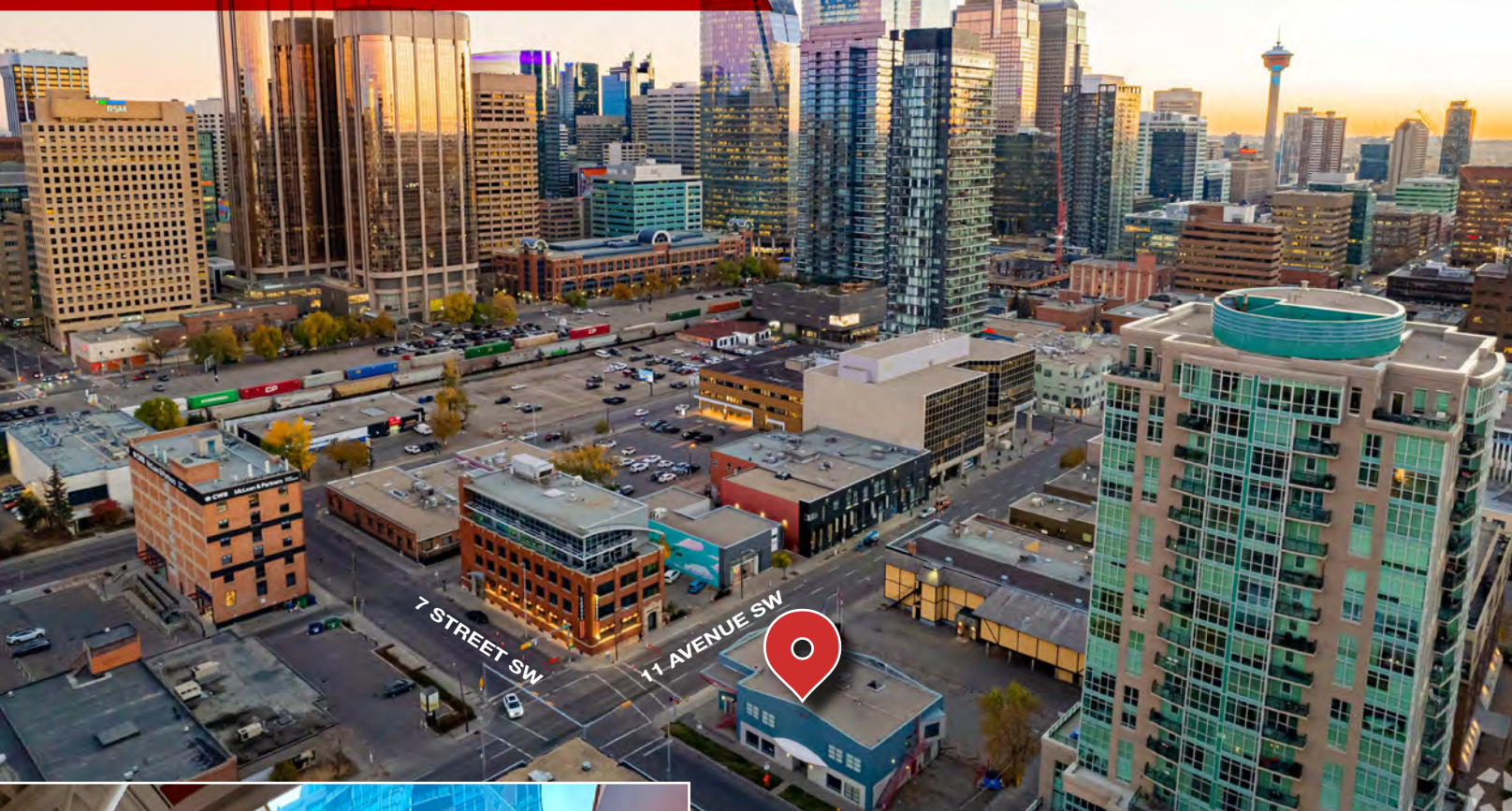
## Modern Office Space

200, 1110 7 Street SW | Calgary, AB

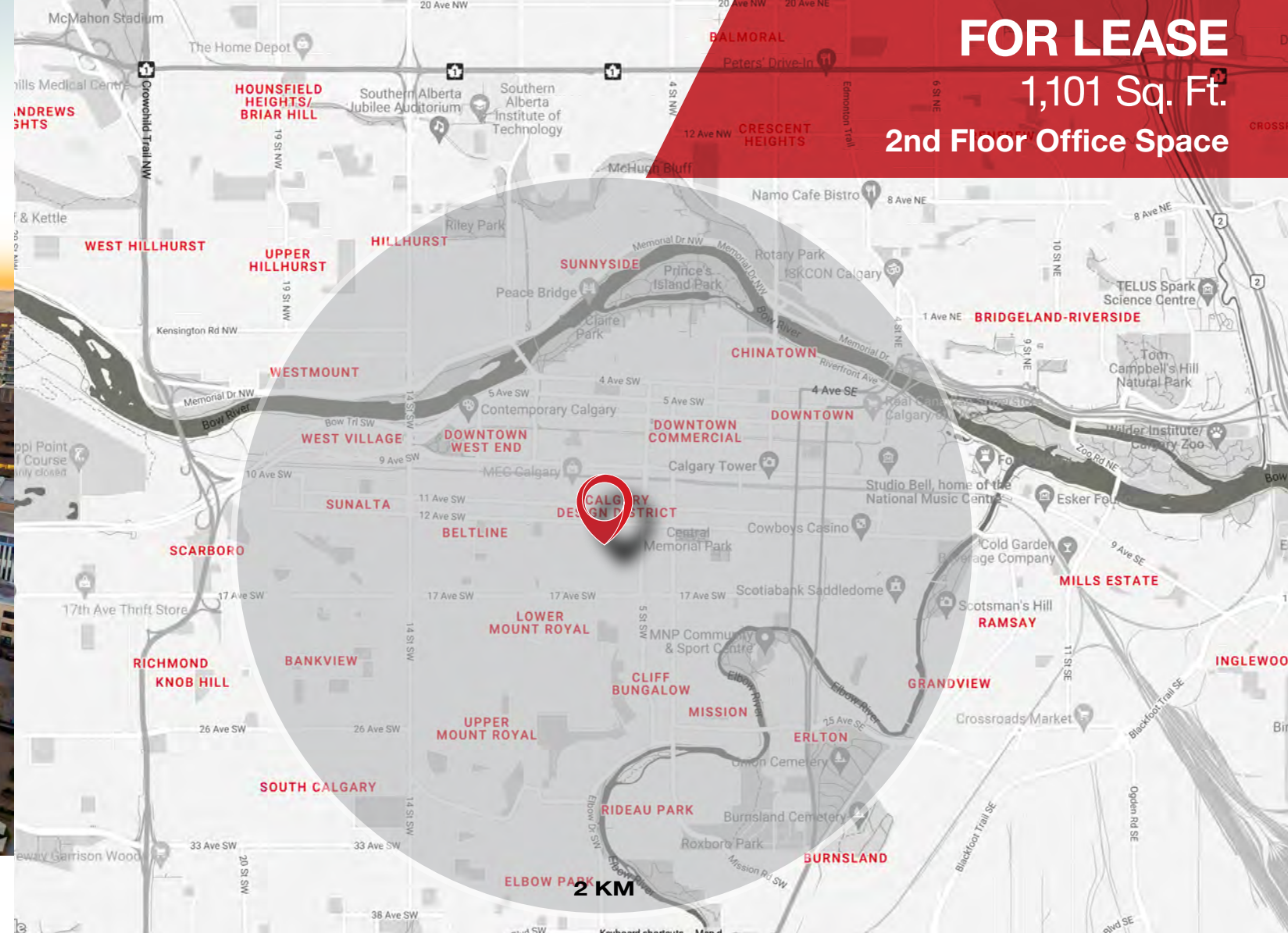
### PROPERTY HIGHLIGHTS

- » Welcome to your future workspace! A contemporary 2nd floor office space that spans 1,101 sq.ft. and offering a distinctive mix of artistic flair and functional design.
- » Situated in the dynamic Beltline district, surrounded by trendy cafes, shops and restaurants. Convenient access to the city's heartbeat for work and leisure activities.
- » A stylish reception to greet clients and visitors warmly.
- » Enjoy abundant natural light through the skylight, creating an invigorating and lively atmosphere.
- » Reduced dependence on artificial lighting for a sustainable and eco-friendly workspace.
- » Collaborative Open Area fostering teamwork and communication.
- » A kitchen hub ideal for breaks, casual meetings, and collaborative sessions.
- » Easy accessibility for employees and clients with nearby public transportation options. Smooth ingress and egress for a hassle-free daily commute.

**FOR LEASE**  
1,101 Sq. Ft.  
2nd Floor Office Space



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**SPACE DETAILS**

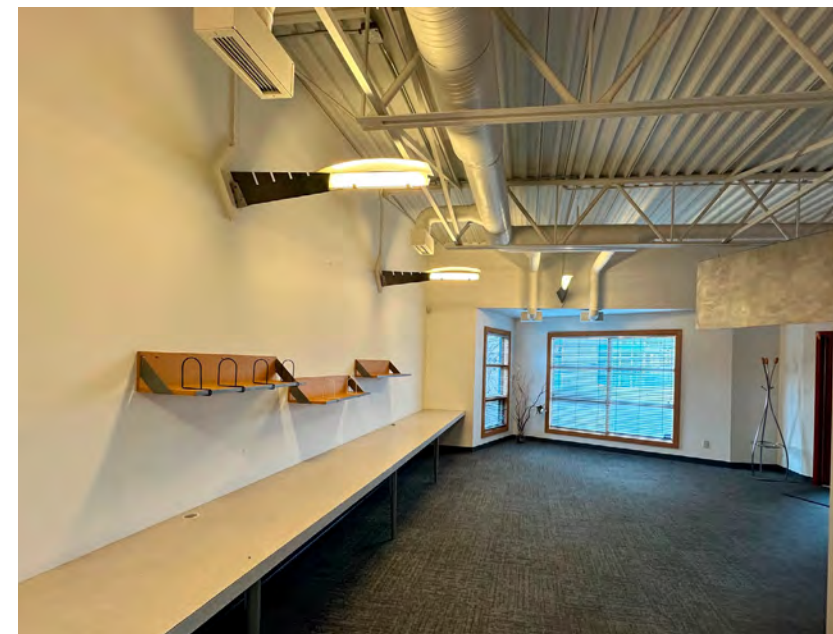
AVAILABLE AREA	1,101 Sq.Ft.
LEASE RATE (MONTH)	\$2,293.75 (Utilities Included)
Parking	One Tandem @ \$180.00 / Month
LEASE TERM	Negotiable
YEAR BUILT	1996
ZONING	CC-X
JANITORIAL SERVICE	\$125.00



**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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## CONTACT US

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