



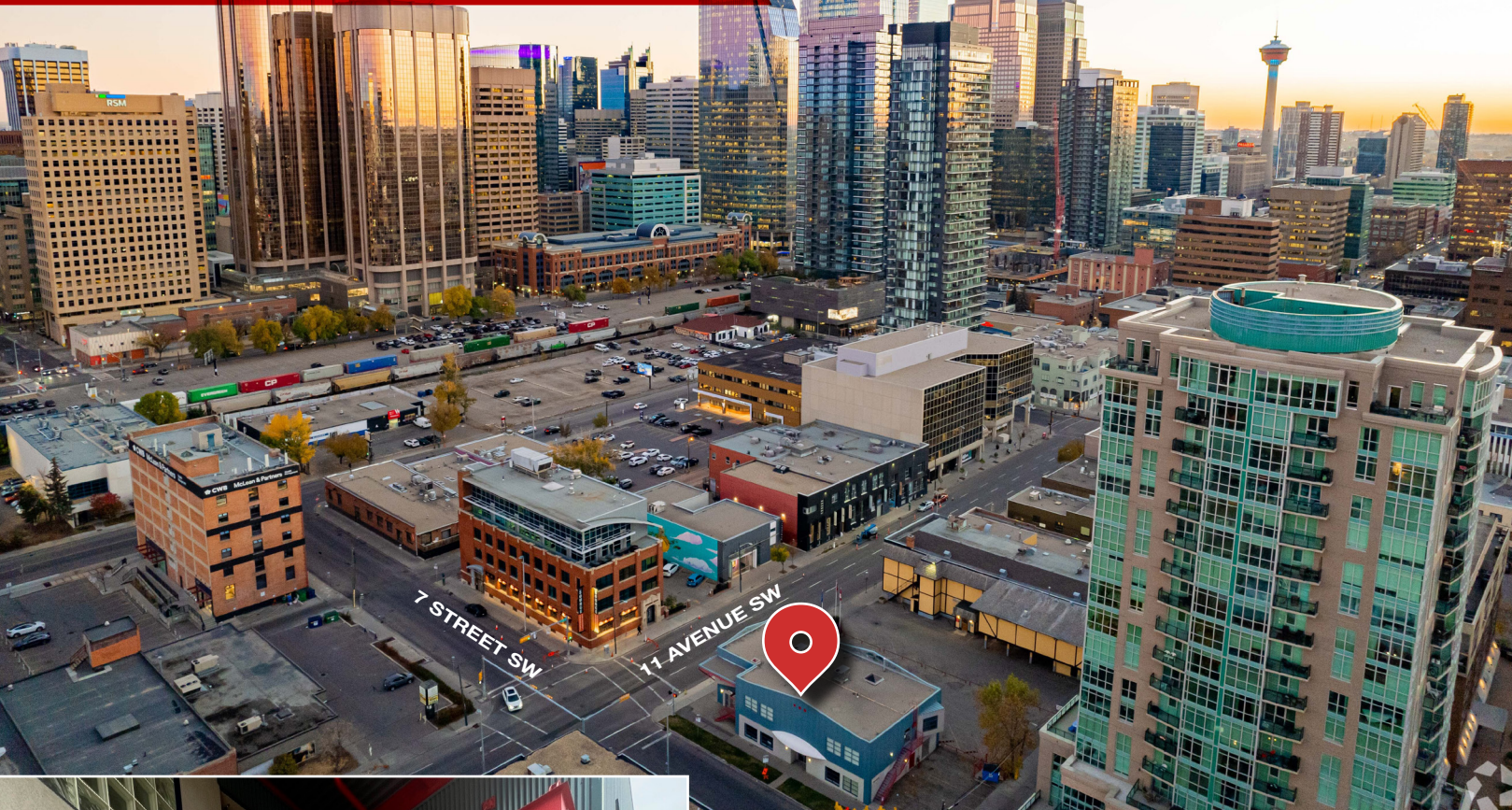
Modern Office Space

Suite 210, 739 11 Avenue SW | Calgary, AB

PROPERTY HIGHLIGHTS

- » This modern 2nd floor office encompasses 1450 square feet, offering functionality with a professional edge.
- » Nestled in the vibrant Beltline district, surrounded by cafes, boutiques, and eateries. Seamlessly connected to the city's pulse for both work and leisure pursuits.
- » Bask in natural light pouring through the windows, offering views of the bustling 11th Avenue SW.
- » Embrace sustainability with reduced reliance on artificial lighting, fostering an eco-conscious workplace.
- » Encouraging collaboration with an open-concept layout complemented by soundproof breakout rooms for focused work sessions.
- » A kitchen area is available for refreshments and quick breaks.
- » Convenient accessibility via nearby public transportation options ensures a smooth commute for both employees and clients alike.

FOR LEASE
1,450 Sq. Ft.
2nd Floor Office Space

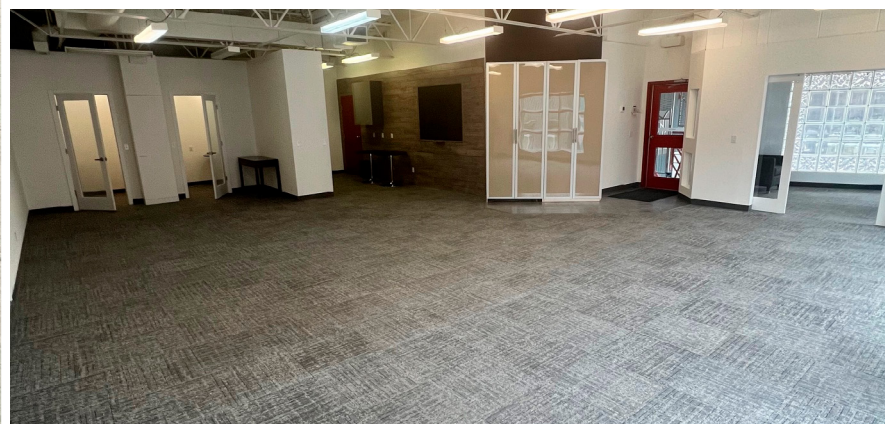


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1,450 Sq. Ft.
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SPACE DETAILS

AVAILABLE AREA	1,450 Sq.Ft.
LEASE RATE (MONTH)	\$3,141.66 (Utilities Included)
PARKING	One Tandem @ \$180.00 / Month
LEASE TERM	Negotiable
YEAR BUILT	1996
ZONING	CC-X
JANITORIAL SERVICE	\$145.00 / Month



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

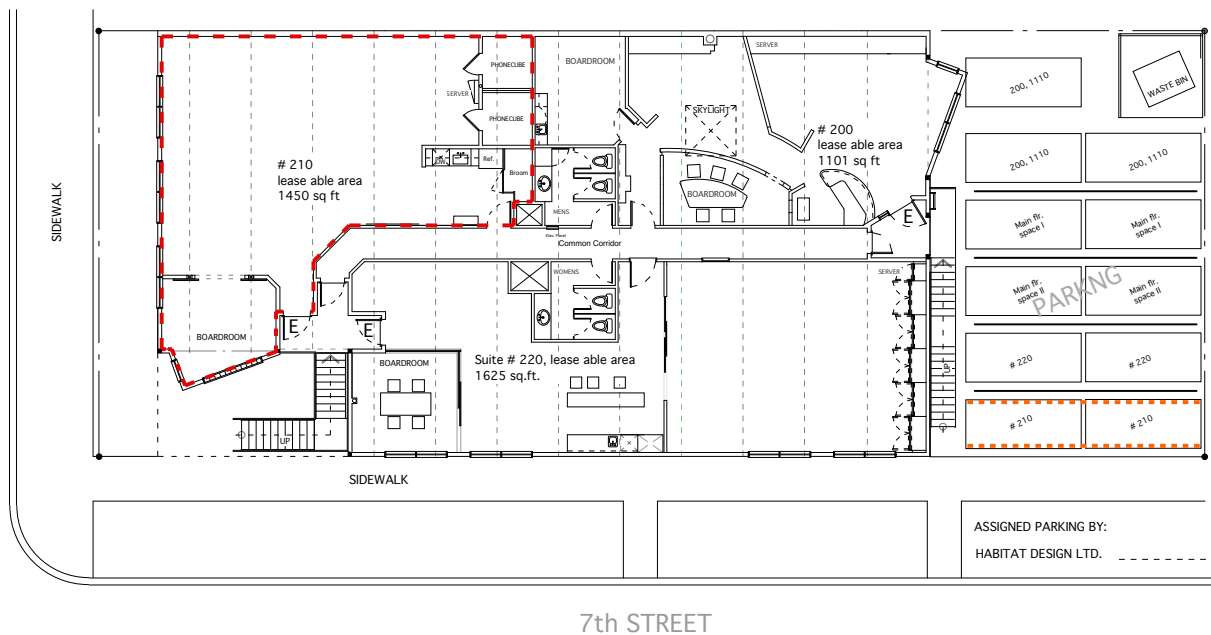


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FLOOR PLAN



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