

FOR LEASE

950 - 396 11th Avenue SW Calgary, AB



HIGHLIGHTS

- Suite 950 available approximately 1,070 sq ft
- Starbucks on main floor and secure underground parkade
- Green roof, low e-coated windows, bicycle storage, incorporated bus stop on 4th St.
- Prime Beltline location: 11th Ave SW and 4th St SW
- Recently refurbished common and reception areas

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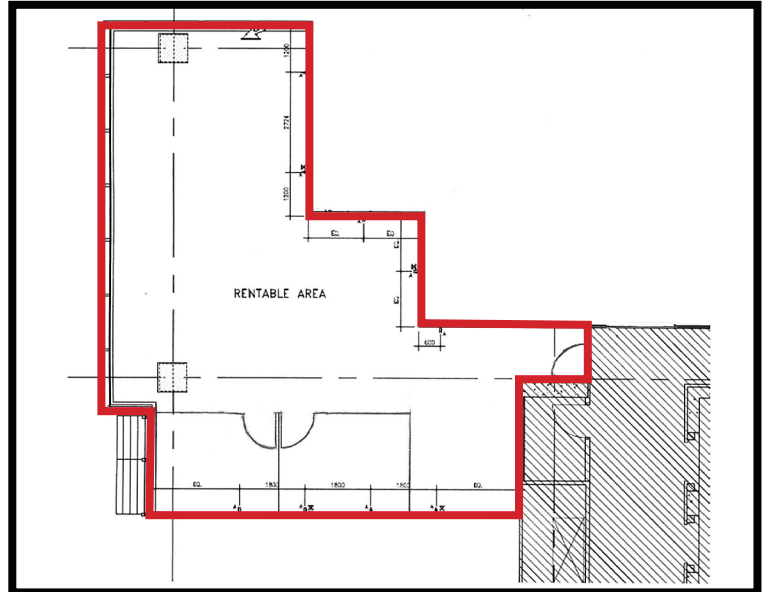
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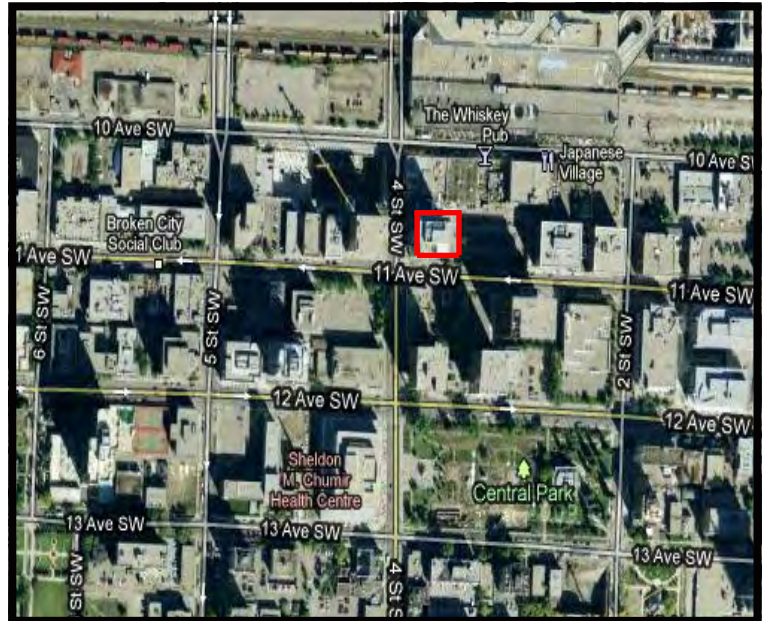
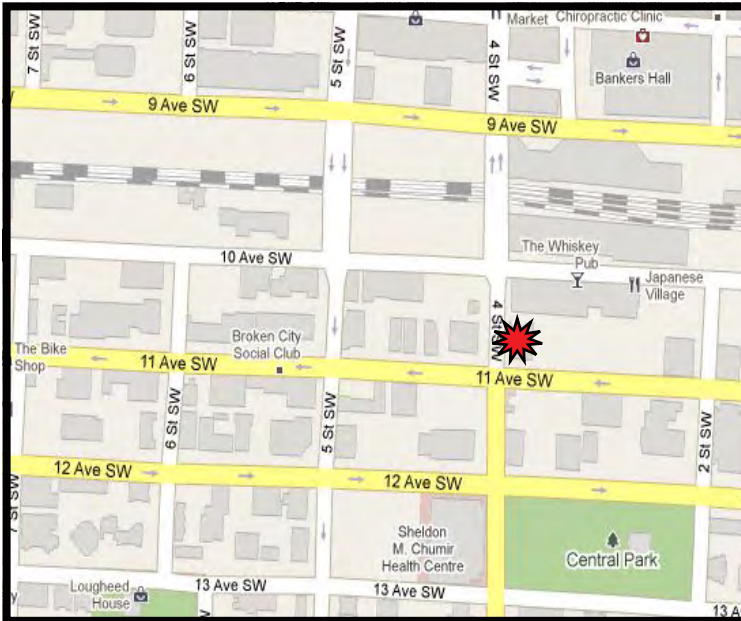
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PROPERTY DESCRIPTION

Available	Immediately
Size	1,070 sq ft
Rent Rate	Market
Op. Costs	\$11.11
Parking	One underground stall available at \$500/month
Comments	Suite benefits from recent painting, mainly open plan space with two partition offices, and blinds to all windows. Excellent views with abundant natural light.



LOCATION MAP



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