

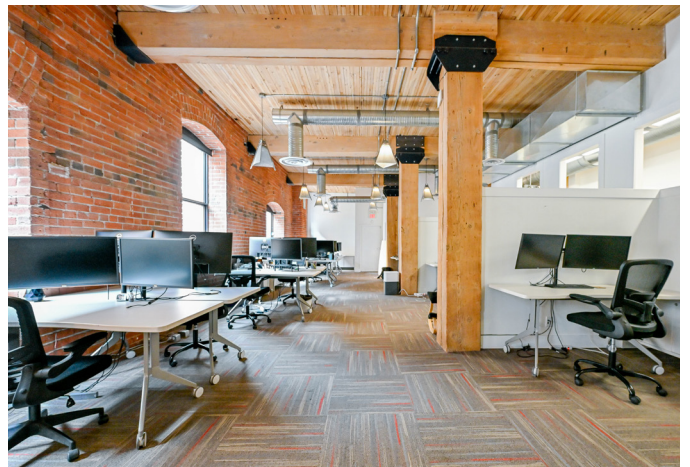
# For Sublease

224 11<sup>th</sup> Avenue SW  
Calgary, AB



## Main floor character space in central Beltline

- Main floor office space in move-in ready condition
- Open concept layout
- Amenity rich location in the Beltline
- Five minute walk to the downtown core
- Common rooftop patio for tenants to use



## Unit 101 - 3,478 s.f.

- 2 Offices
- 3 Meeting rooms
- Up to 20 Workstations
- Kitchen

## Unit Details

**Annual Net Rent** Market Rate

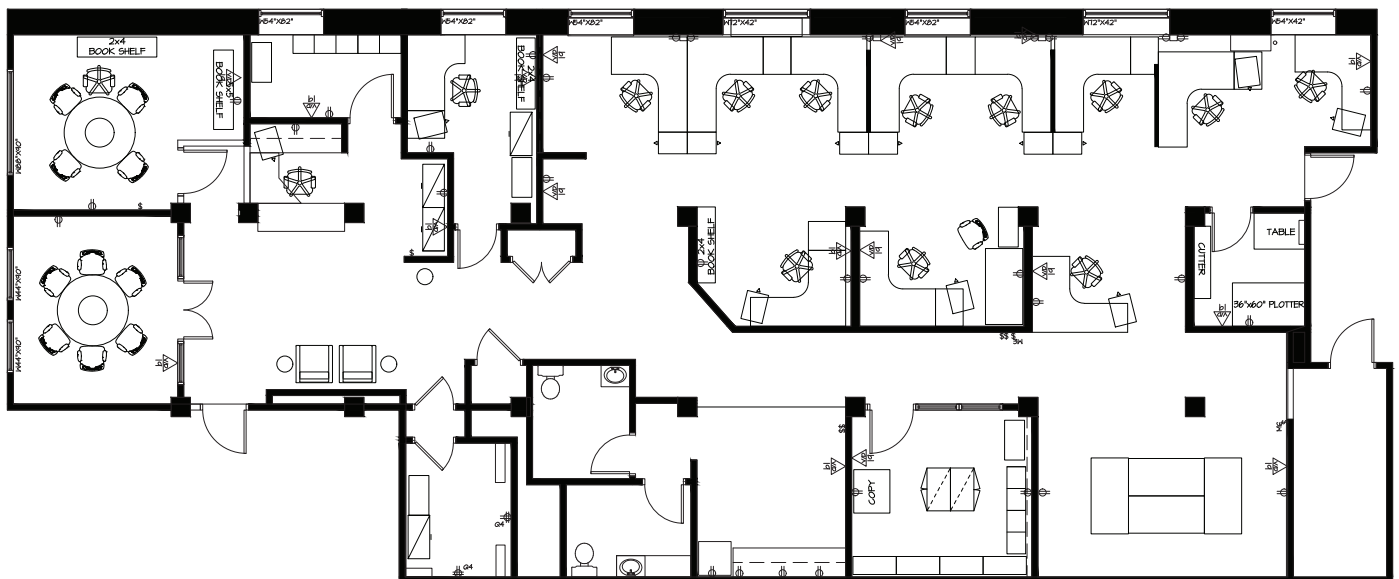
**Availability** September 1<sup>st</sup>, 2025

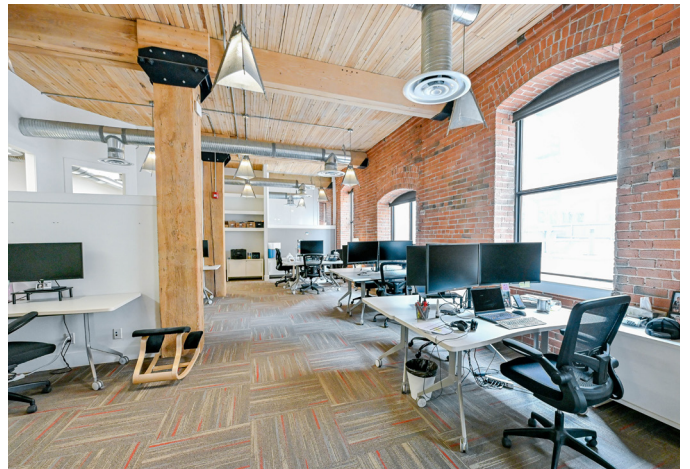
**Term Expiry** February 27, 2027

**Op Cost** \$14.09 psf (est. 2025)

**Parking** To be confirmed with Landlord

*\*Concept Drawing Only. Furniture not available.*





**For more information please contact**

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