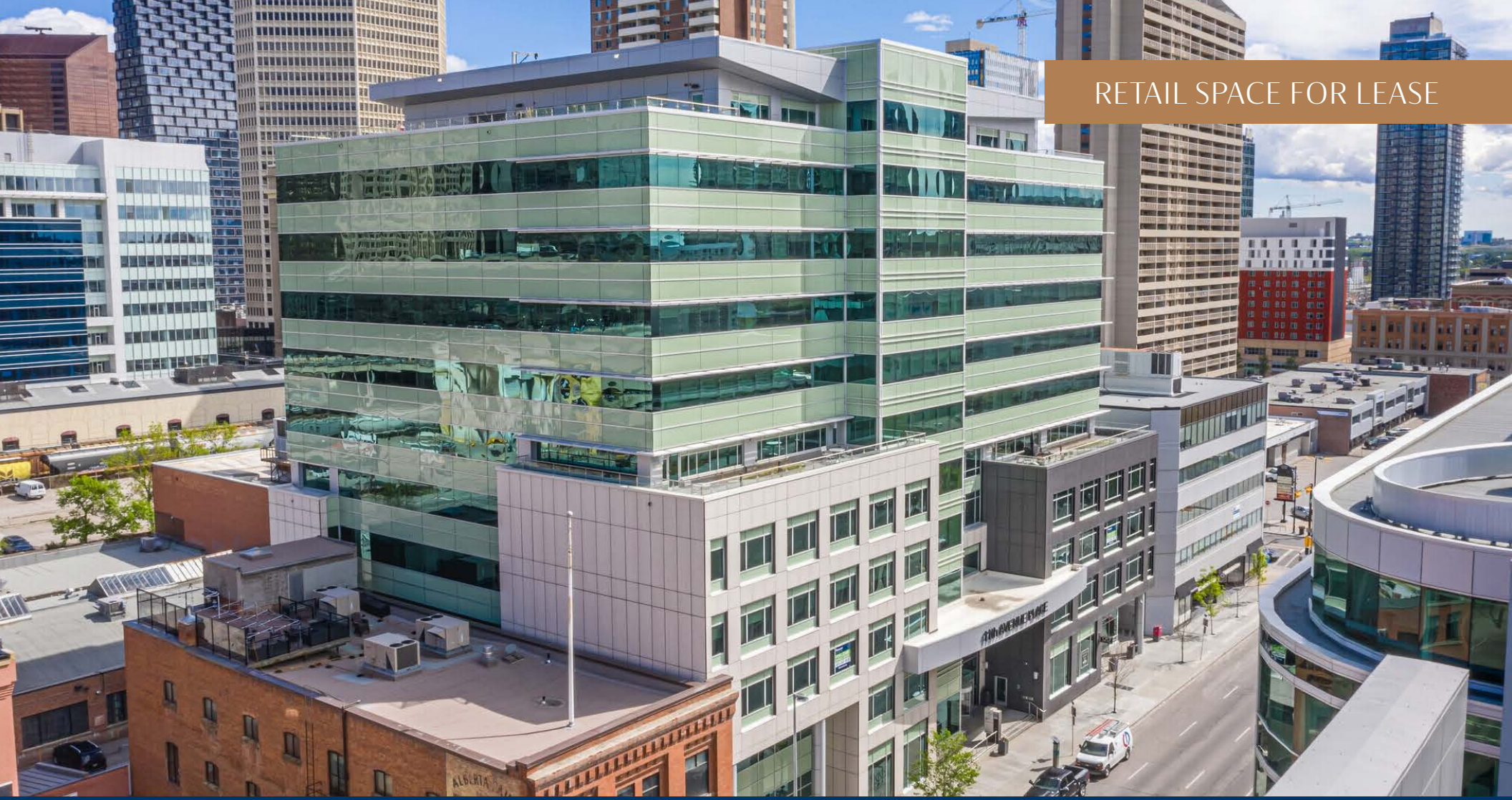


ELEVENTH AVENUE PLACE

214 11 Avenue SW, Calgary, Alberta

CRU 1 - 2,316 SF
CRU 4 - 2,643 SF

ABBY BILLARD

Mobile: (403) 200-9935
abillard@taurusgroup.com

TAURUSGROUP.COM

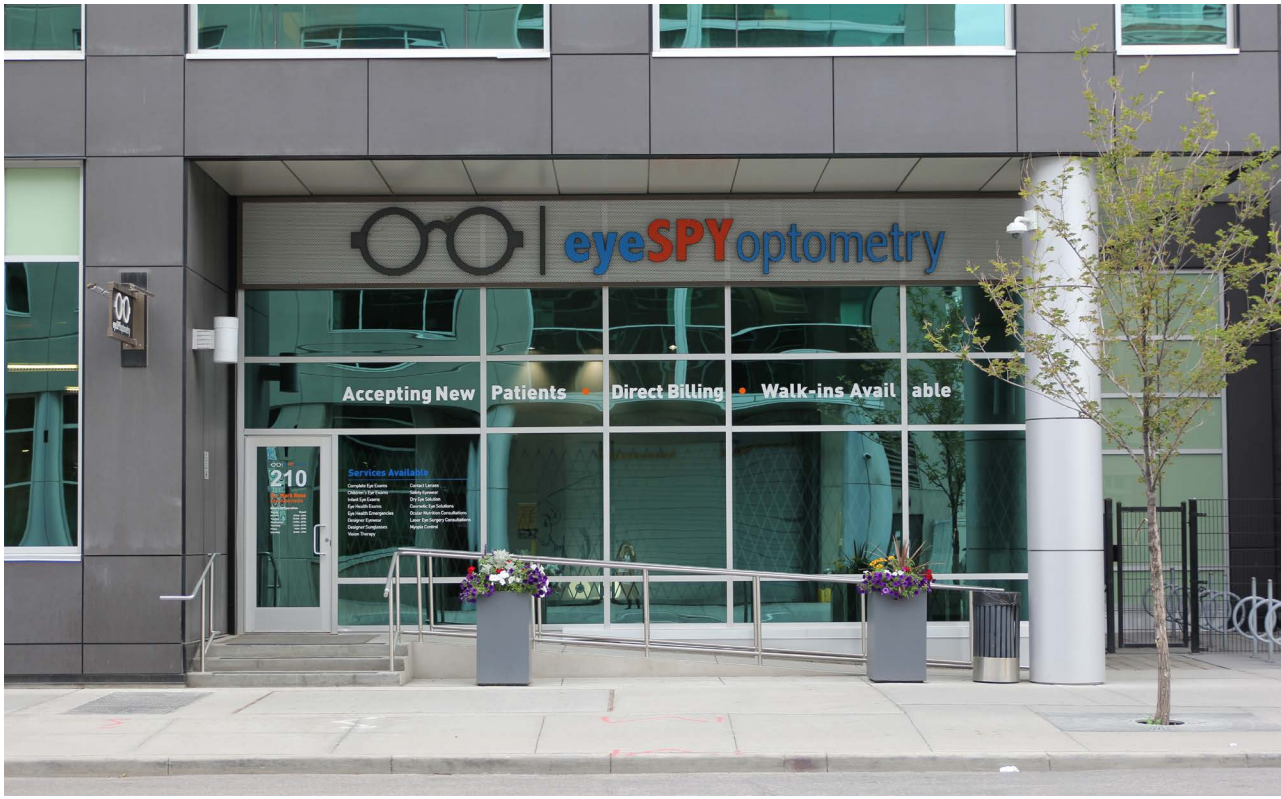
TAURUS
PROPERTY GROUP

ABOUT

BUILDING HIGHLIGHTS

Eleventh Avenue Place is an eleven-storey, class 'A' office tower situated in Calgary's Beltline district, with 7,614 square feet of retail on the main level.

- Located on the north side of 11th Avenue SW, a major traffic artery in downtown Calgary
- Within close proximity to convenient quick service restaurants, trendy eateries, local boutique shops and national fashion retailers
- Over 4,400 public parking stalls within a 5 minute walk
- Four electric car charging stations available at the rear of building
- Targeted uses: Medical, food & beverage, fashion, service amenities, specialty food



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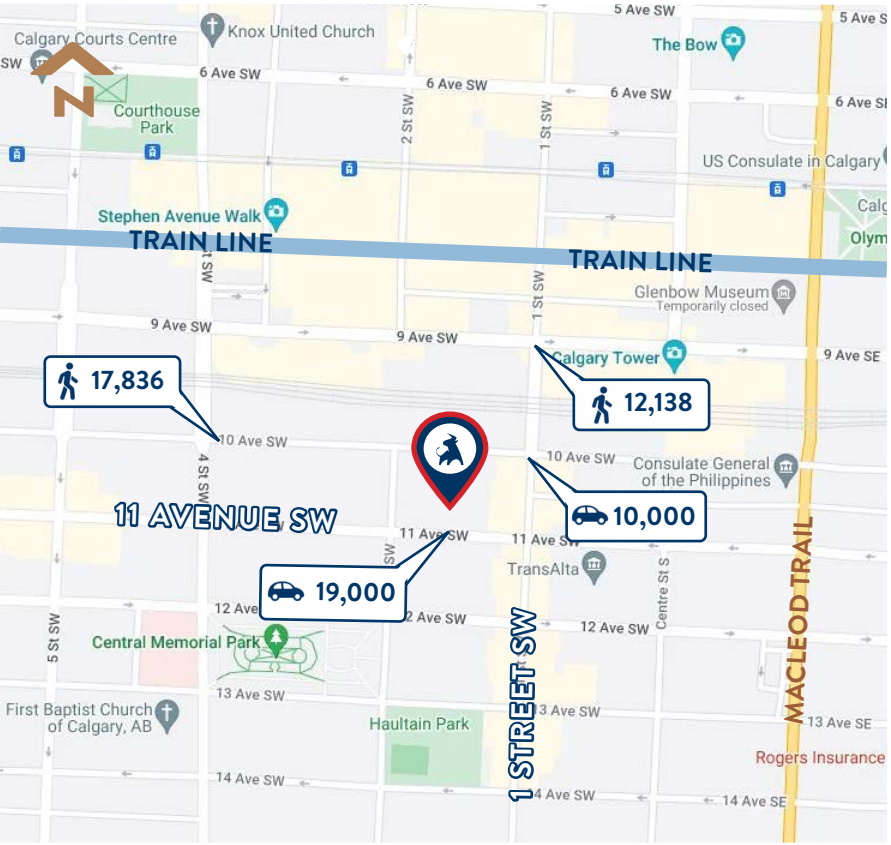
ABOUT

LOCATION HIGHLIGHTS

VIEW ON GOOGLE MAPS

- Situated between downtown commercial core and Beltline district, offering exposure to a lively daytime and nightlife scene
- Four blocks from the EB 6th Street CTrain Station and WB 4th Street CTrain Station
- Four minute walk from the downtown Plus 15 network
- Steps away from several award winning restaurants including: Foreign Concept, D.O.P., Vintage Chophouse, Ten Foot Henry and Native Tongues



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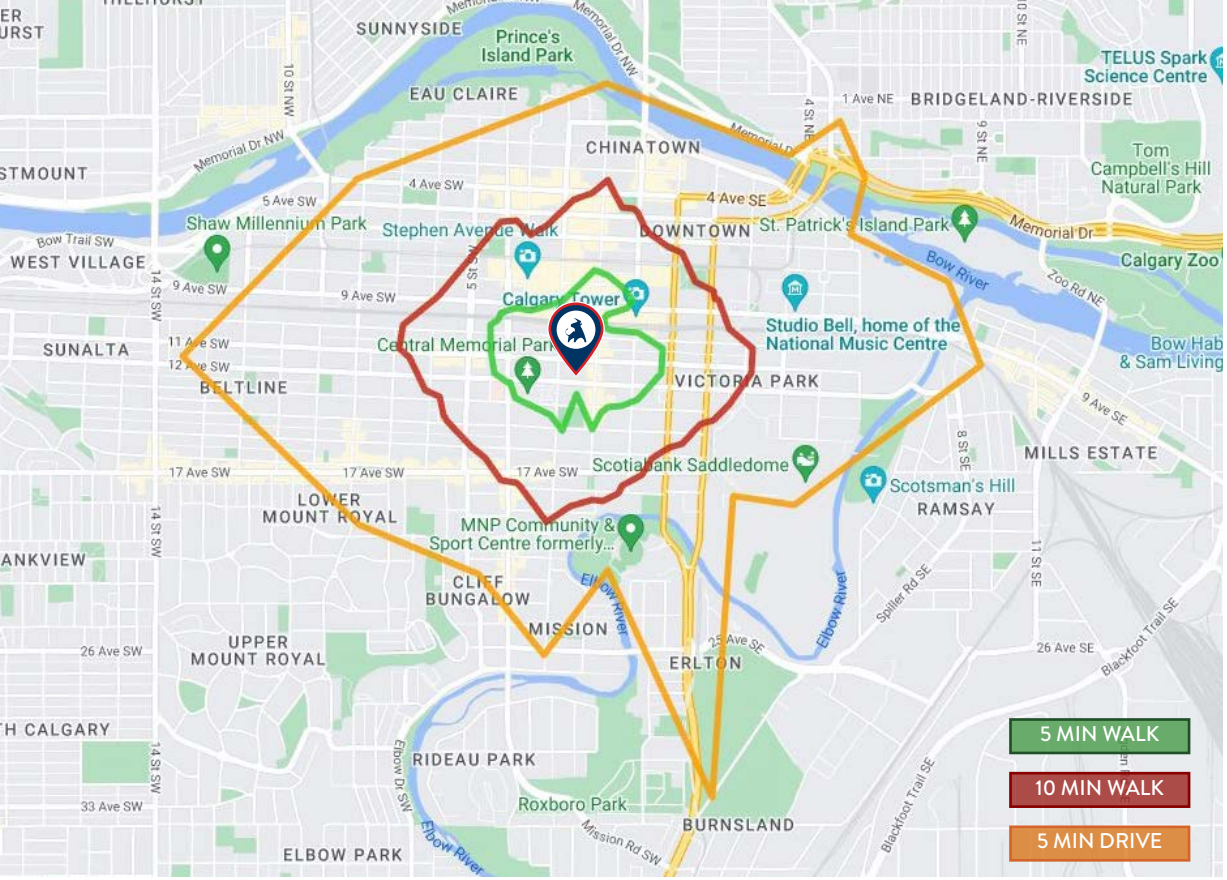

COMMUNITY

DEMOGRAPHIC DATA

POPULATION

5 Min Walk:	2,886
10 Min Walk:	12,041
5 Min Drive:	41,151
Calgary:	1,306,784

DAYTIME POPULATION

5 Min Walk:	11,734
10 Min Walk:	57,601
5 Min Drive:	149,943

AVERAGE AGE

5 Min Walk:	36.9
10 Min Walk:	36.9
5 Min Drive:	38.7
Calgary:	38.8

HOUSEHOLD INCOME

5 Min Walk:	$ 81,693
10 Min Walk:	$ 82,951
5 Min Drive:	$ 88,397
Calgary:	$129,000

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BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 200,826 sq ft
Retail Size: 7,614 sq ft

LANDLORD

GWL Realty Advisors

ZONING

CC-X (Centre City Mixed Use)

PARKING

175 underground stalls;
4 retail parking stalls

MUNICIPAL ADDRESS

214 11 Avenue SW, Calgary, Alberta

YEAR BUILT

2015

LEGAL DESCRIPTION

Plan: A
Block: 68
Lot: 21-24

ADDITIONAL RENT 2023 ESTIMATES

Operating Costs	$ 12.63 PSF
Property Tax	$ 4.25 PSF
Total	$ 16.88 PSF
Premises Utilities	Included
Management Fee	Included

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FLOOR PLAN - MAIN LEVEL

11 AVENUE SW

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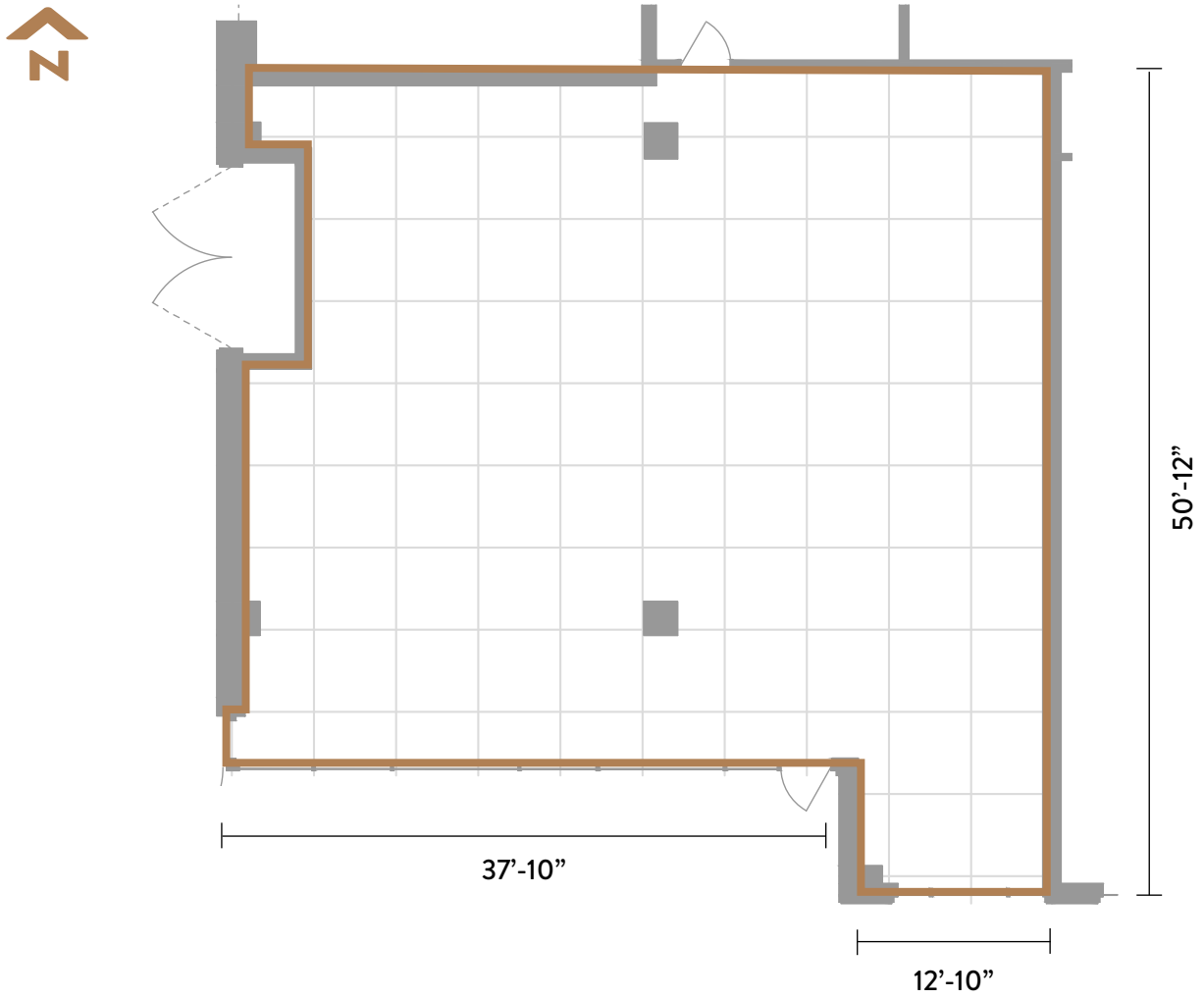
UNIT PLAN

UNIT #101



UNIT
101

RETAIL AREA
2,316 Square Feet

CEILING HEIGHT
17’ (Slab to Slab)
12’ (Floor to Ceiling)

POWER
120V

HVAC / MUA
2,000 CFM

KITCHEN EXHAUST
N/A

GENERAL EXHAUST
Return air only

WATER
TBC

SEWER
TBC

GAS
4” Line

GARBAGE
Loading Dock

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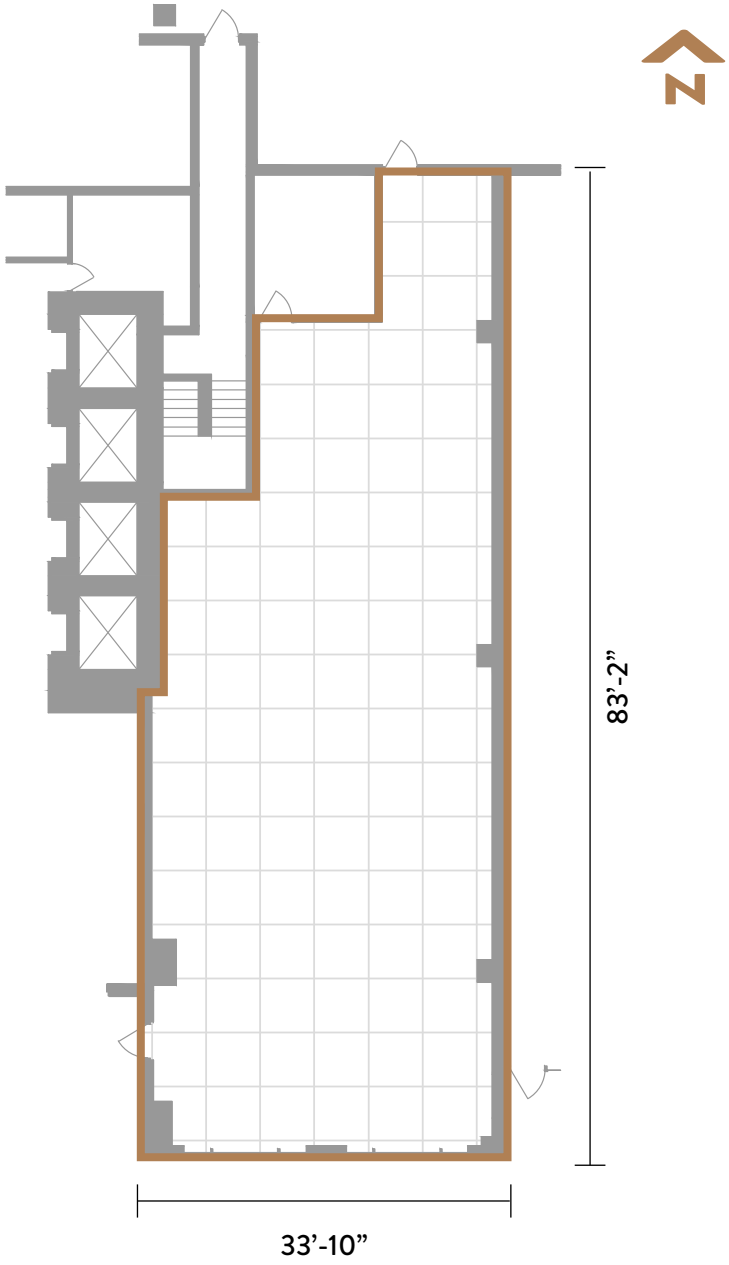
UNIT PLAN

UNIT #104



UNIT
104

RETAIL AREA
2,643 Square Feet

CEILING HEIGHT
17' (Slab to Slab)
12' (Floor to Ceiling)

POWER
120V

HVAC / MUA
2,000 CFM

KITCHEN EXHAUST
N/A

GENERAL EXHAUST
Return air only

WATER
3" Line

SEWER
TBC

GAS
4" Line

GARBAGE
Loading Dock

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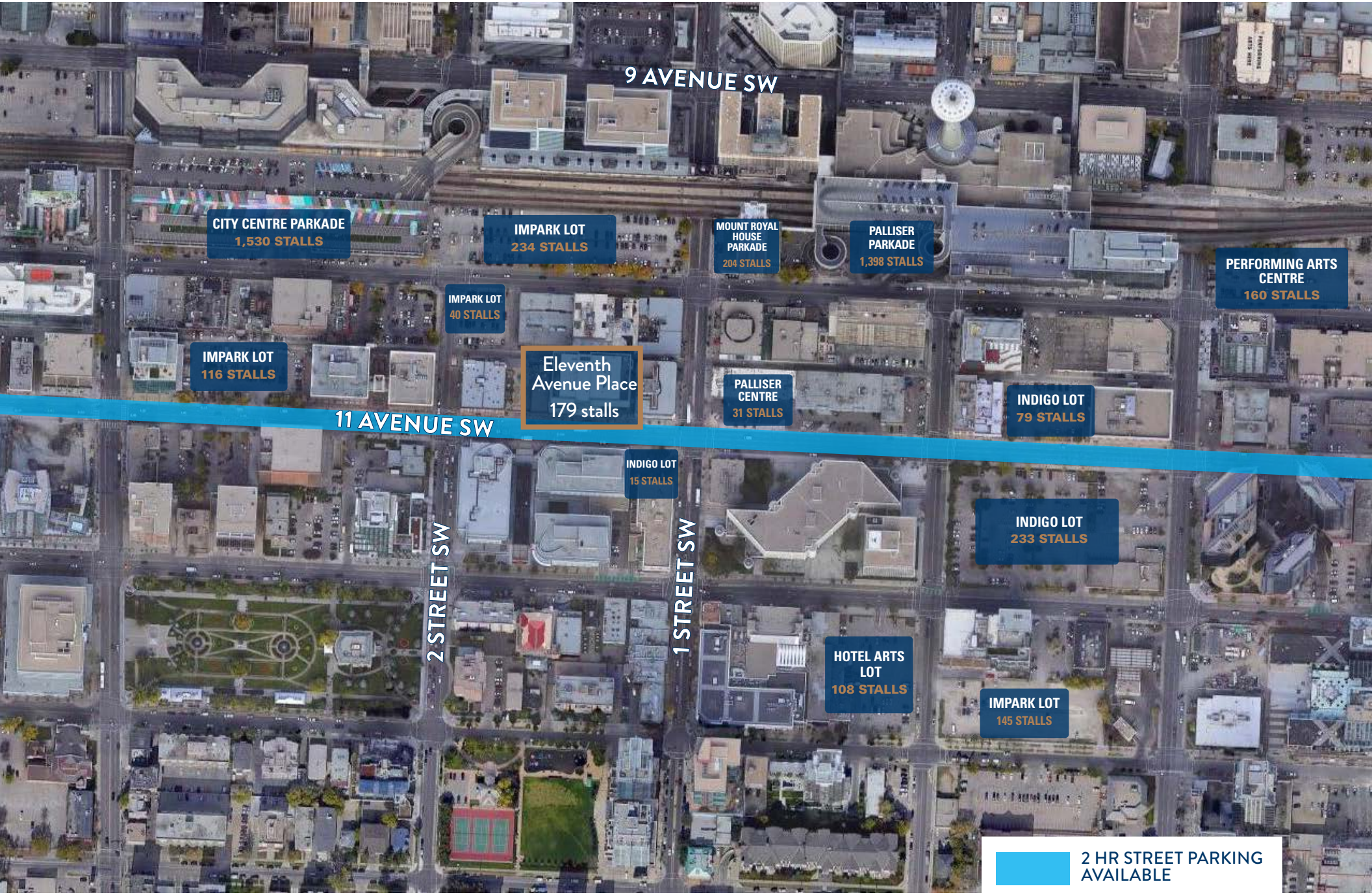
SURROUNDING PARKING MAP



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SURROUNDING NEIGHBORHOOD

THE DISTRICT AT BELTLINE

DEVILLE COFFEE

CONNECT WITH US

CONTACT

GENERAL

Corporate: (403) 206-2131
Leasing: (403) 206-2130

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Calgary, Alberta, T2R 1L9

inquiries@taurusgroup.com

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ABOUT THIS LISTING

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TAURUS
PROPERTY GROUP

ADVISOR AND ADVOCATE FOR OWNERS AND DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.