



RETAIL SPACE FOR LEASE

ELEVEN

1055 11 Street SW, Calgary AB

Unit 110 - 2,303 SF

Unit 111 - 1,314 SF

Unit 112 - 1,327 SF

Unit 114 - 2,488 SF

BRITTANY BAKER

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TAURUSGROUP.COM



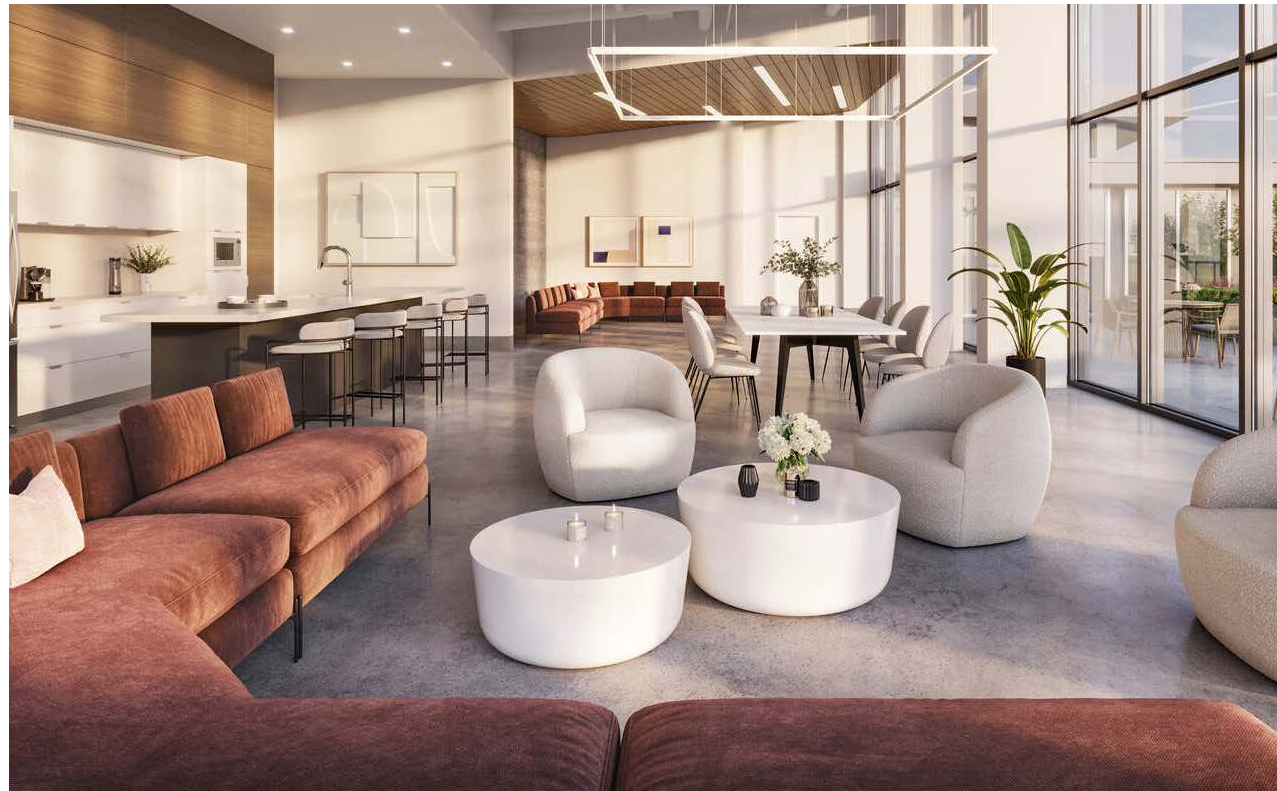
TAURUS
PROPERTY GROUP

ABOUT

BUILDING HIGHLIGHTS

Eleven is a new 44-storey mixed-use development with a retail podium at the base of a residential tower.

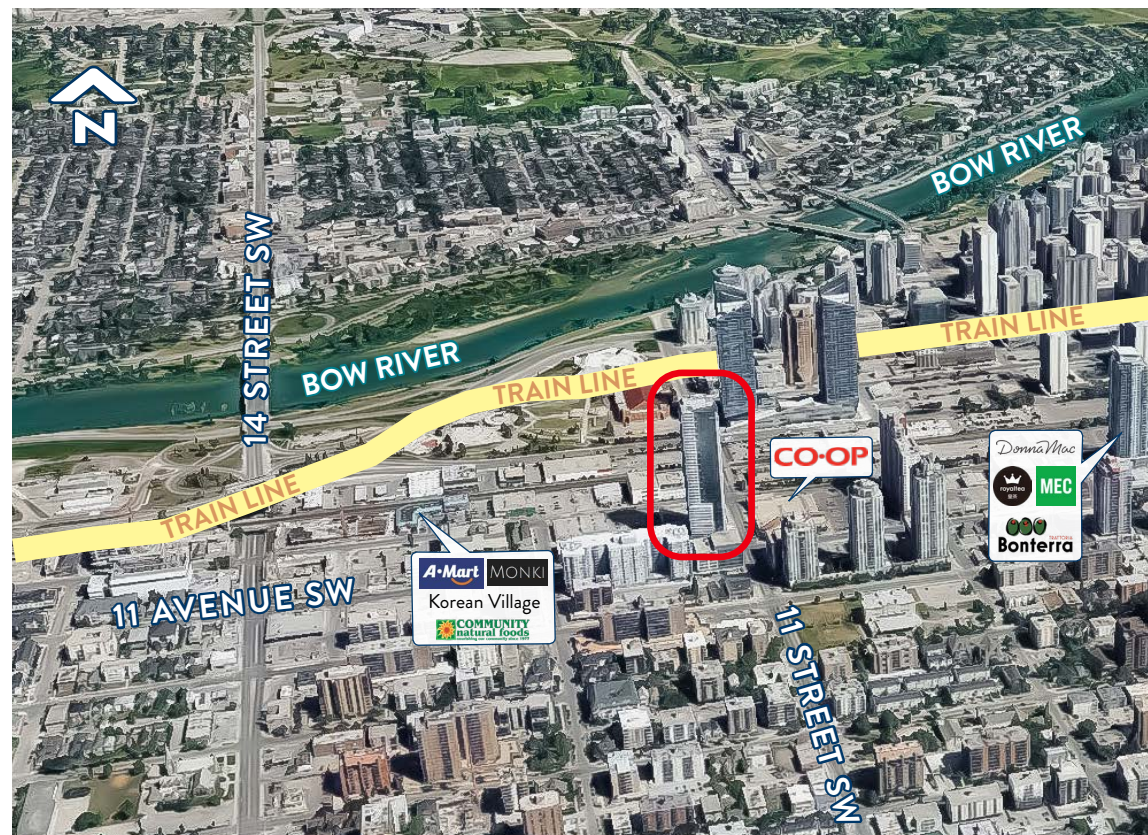
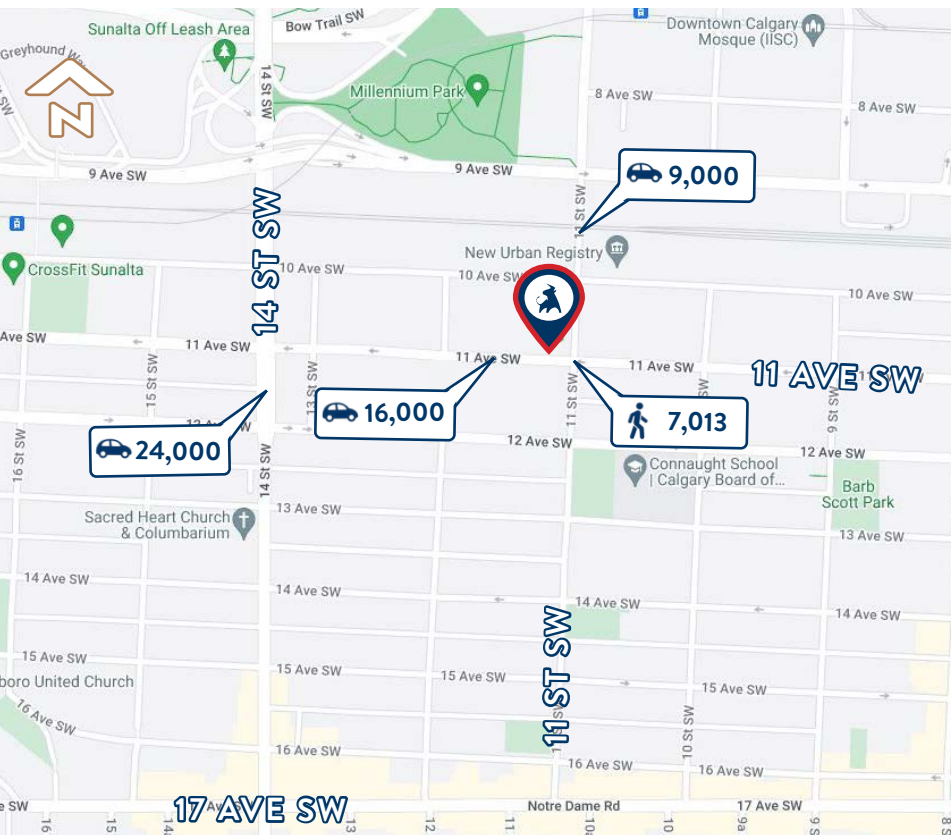
- Situated on the corner of 11th Avenue and 11th Street SW - the tallest building in the Beltline
- Fully leased tower; comprised of 369 rental units
- Offers 20,000 square feet of indoor and outdoor amenities for residents including a lounge & media room, fitness centre, pet grooming room, outdoor patio and dog run
- Targeted uses: quick service and sit down restaurants, specialty food, pet, beauty/wellness, medical, education, home furnishings, recreation/sport

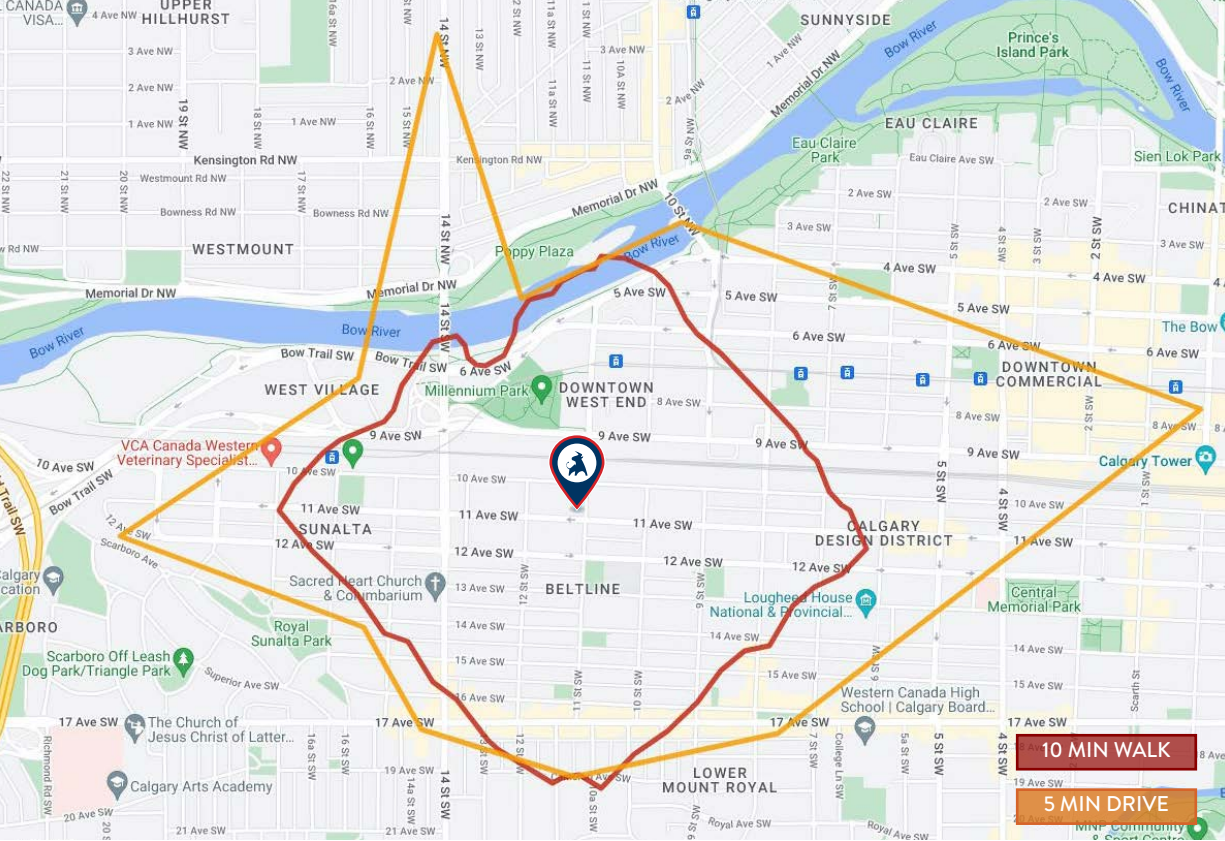


ABOUT

LOCATION HIGHLIGHTS

- Situated between downtown west end and Beltline district, offering exposure to a lively daytime and nightlife scene
- Five minute walk from EB Downtown West-Kerby CTrain Station, Millennium Park and Bow River Pathway
- Steps away from several highly acclaimed restaurants including: Donna Mac, Bridgette Bar, Monki Breakfast Club & Bistro and Bonterra Trattoria
- Densely populated trade area, with over 7,400 residential units within three-block radius





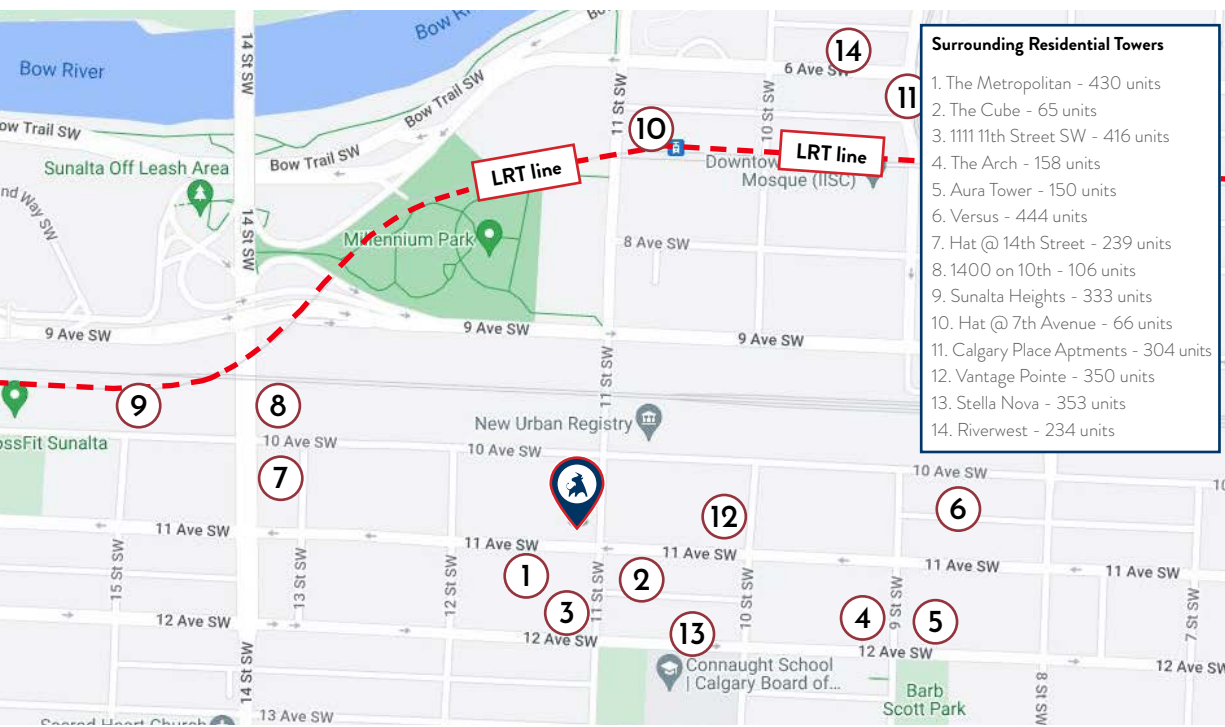
COMMUNITY

DEMOGRAPHIC DATA



POPULATION

10 Min Walk:	17,016
5 Min Drive:	28,209
Calgary:	1,306,784



- Surrounding Residential Towers**
1. The Metropolitan - 430 units
 2. The Cube - 65 units
 3. 1111 11th Street SW - 416 units
 4. The Arch - 158 units
 5. Aura Tower - 150 units
 6. Versus - 444 units
 7. Hat @ 14th Street - 239 units
 8. 1400 on 10th - 106 units
 9. Sunalta Heights - 333 units
 10. Hat @ 7th Avenue - 66 units
 11. Calgary Place Apts - 304 units
 12. Vantage Pointe - 350 units
 13. Stella Nova - 353 units
 14. Riverwest - 234 units



DAYTIME POPULATION

10 Min Walk:	25,757
5 Min Drive:	74,532



AVERAGE AGE

10 Min Walk:	37.0
5 Min Drive:	36.6
Calgary:	38.8

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BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 335,000 sq ft
Retail Size: 8,746 sq ft

LANDLORD

Intergulf Development Group

ZONING

CC-X (Centre City Mixed Use)

PARKING

27 stalls for retailers and visitors

MUNICIPAL ADDRESS

1055 11 Street SW, Calgary, Alberta

YEAR BUILT

2022

LEGAL DESCRIPTION

Plan: 0312975
Block: 62
Lot: 43



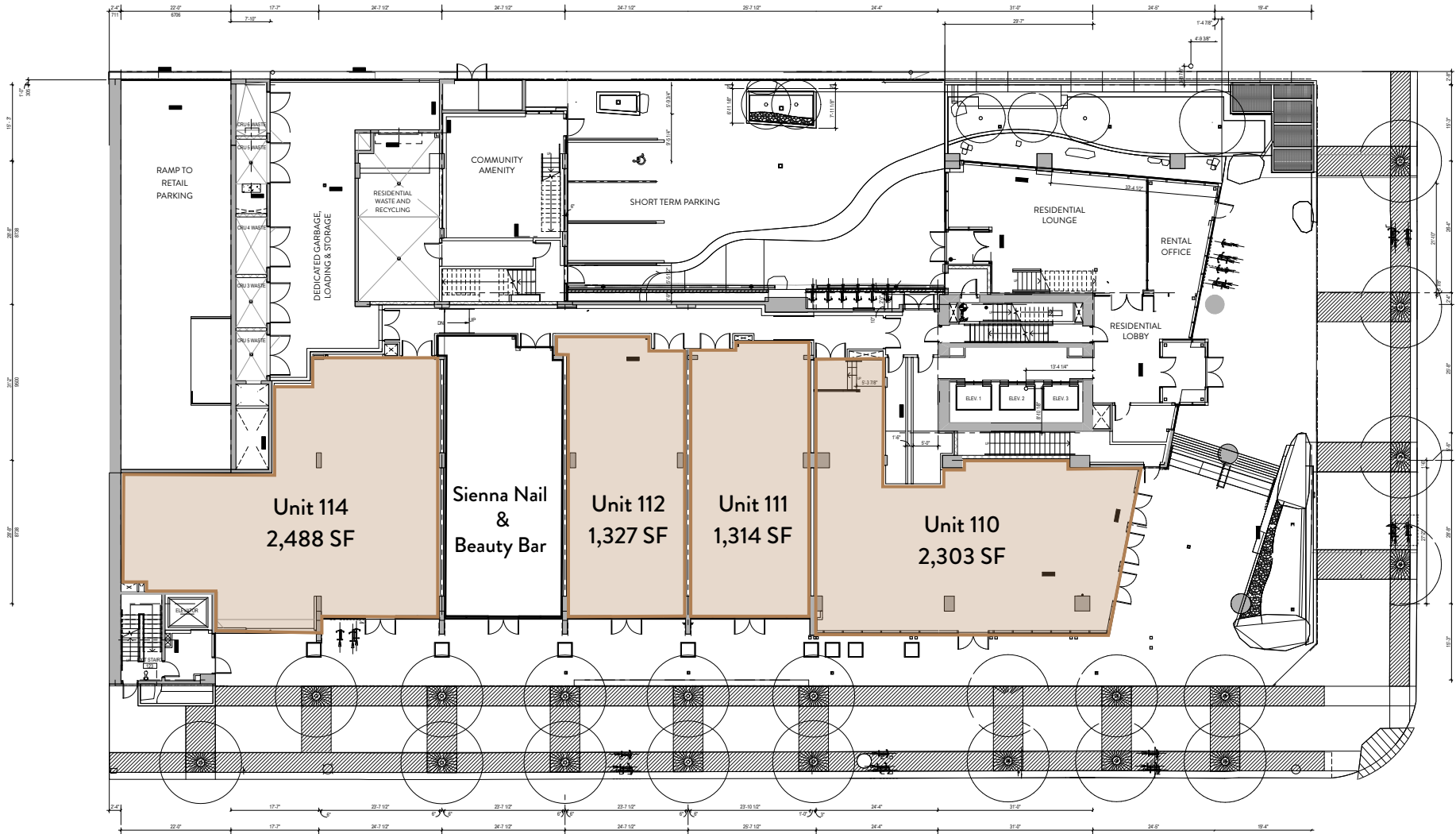
ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 9.45 PSF
Property Tax	\$ 6.35 PSF
Total	\$ 15.80 PSF

Premises Utilities	Separately Metered
Management Fee	Included



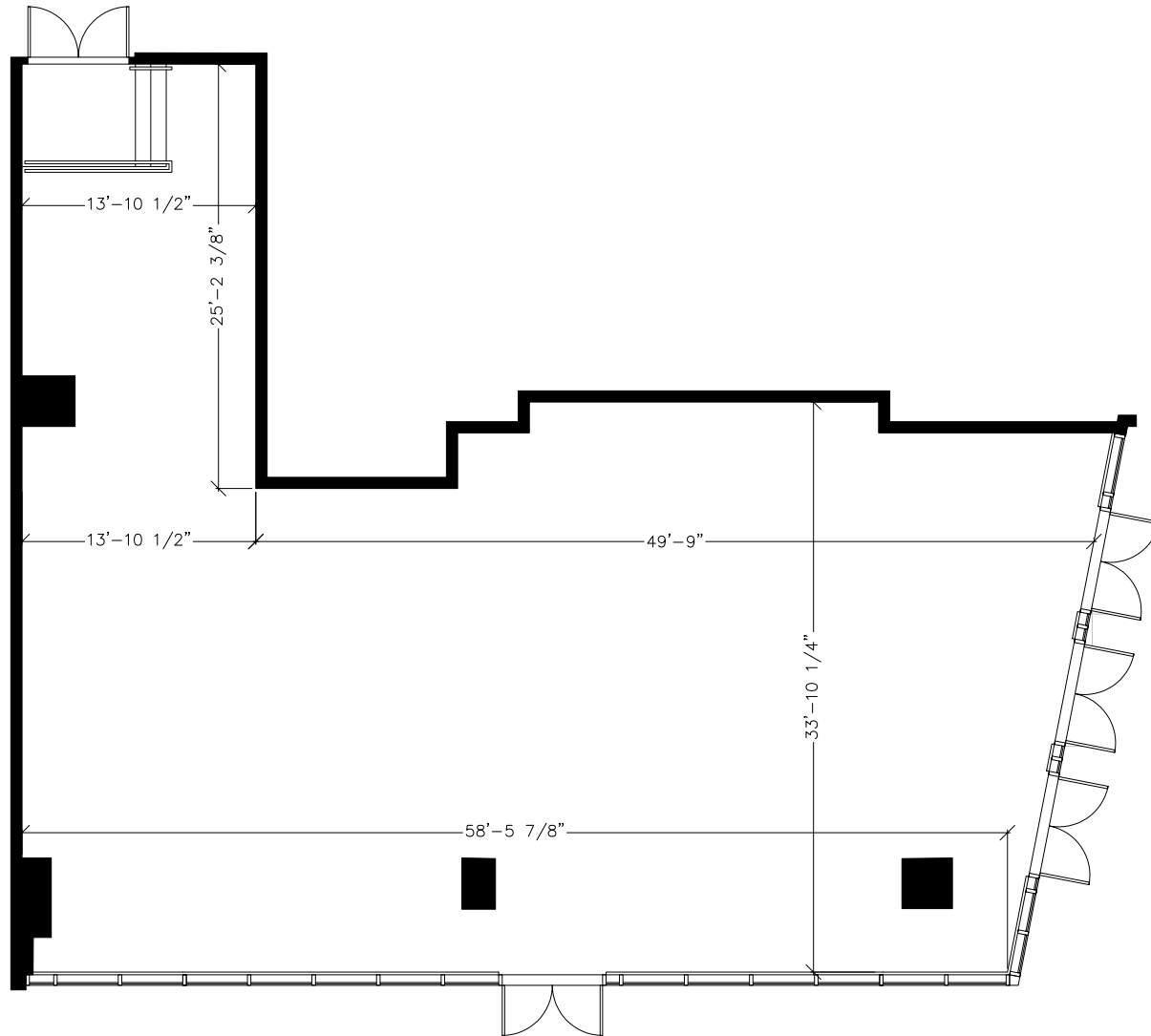
FLOOR PLAN - MAIN LEVEL



11 AVENUE SW

UNIT PLAN

UNIT #110



UNIT

110

RETAIL AREA

2,303 Square Feet

CEILING HEIGHT

22'

POWER

200A, 220/480V, 3 Phase, 4 wire, 42 cc panel

HVAC

1 ton unit per 350 SF

KITCHEN EXHAUST

Subject to Design

WATER

2" domestic cold water line

SEWER

4" line

GAS

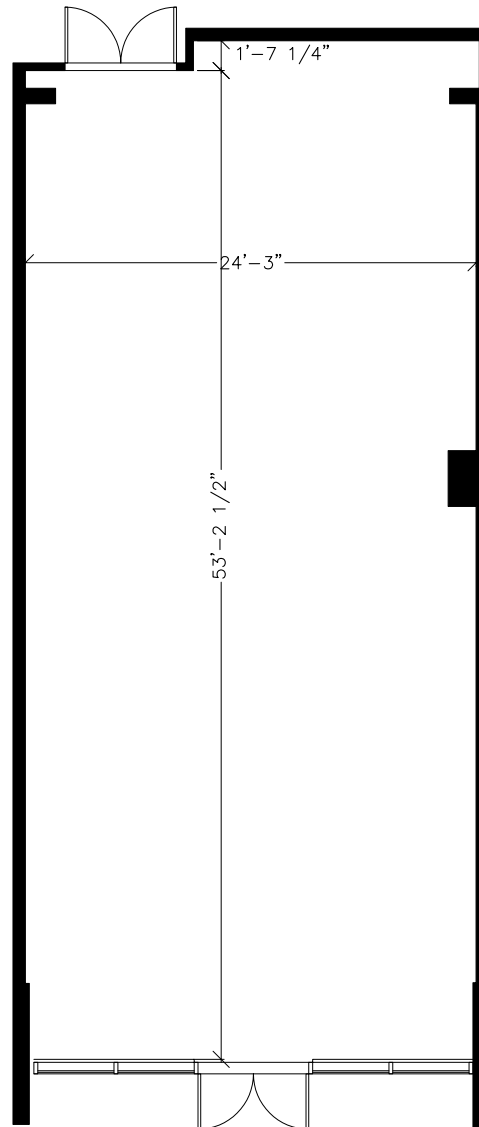
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UNIT PLAN

UNIT #111



UNIT

111

RETAIL AREA

1,314 Square Feet

CEILING HEIGHT

22'

POWER

125A, 220/480V, 3 Phase, 4 wire, 42 cc panel

HVAC

1 ton unit per 350 SF

KITCHEN EXHAUST

Subject to Design

WATER

2" domestic cold water line

SEWER

4" line

GAS

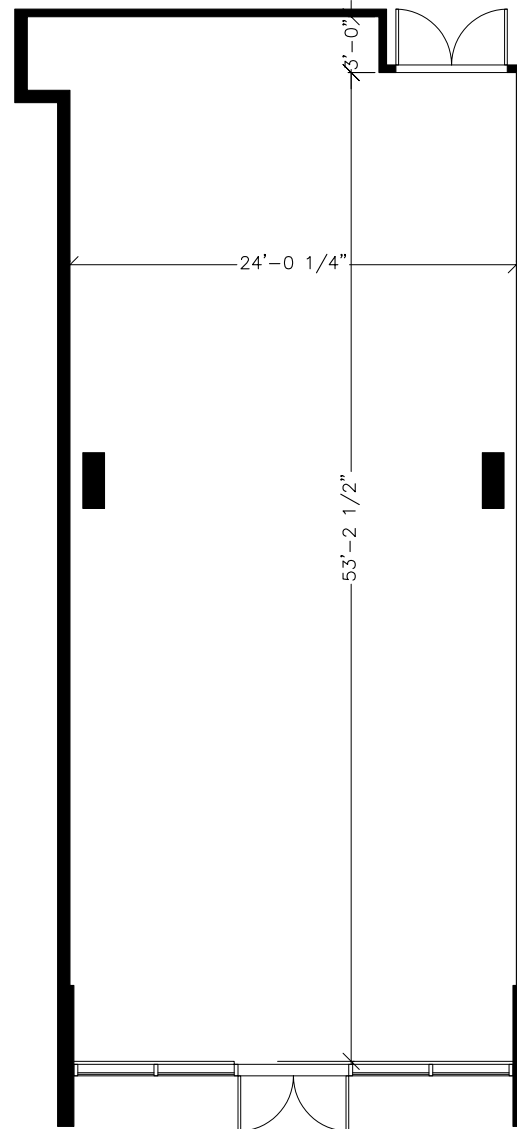
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UNIT PLAN

UNIT #112



UNIT

112

RETAIL AREA

1,327 Square Feet

CEILING HEIGHT

22'

POWER

125A, 220/480V, 3 Phase, 4 wire, 42 cc panel

HVAC

1 ton unit per 350 SF

KITCHEN EXHAUST

Subject to Design

WATER

2" domestic cold water line

SEWER

4" line

GAS

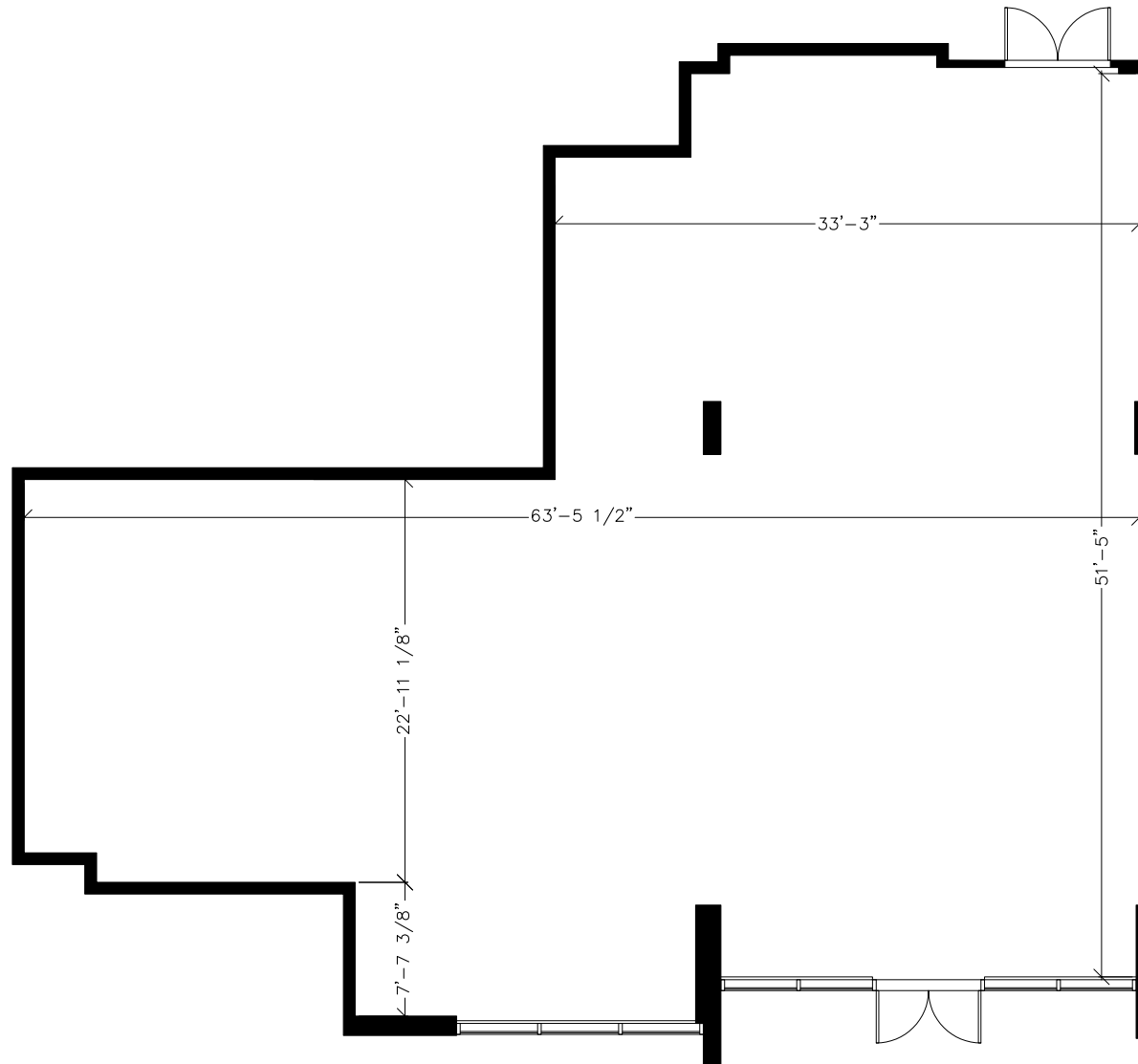
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UNIT PLAN

UNIT #114



UNIT

114

RETAIL AREA

2,488 Square Feet

CEILING HEIGHT

22'

POWER

200A, 220/480V, 3 Phase, 4 wire, 42 cc panel

HVAC

1 ton unit per 350 SF

KITCHEN EXHAUST

Subject to Design

WATER

2" domestic cold water line

SEWER

4" line

GAS

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PARKING MAP



 2 HR STREET PARKING AVAILABLE

 3 HR STREET PARKING AVAILABLE

 9 HR STREET PARKING AVAILABLE

CONNECT WITH US
CONTACT

GENERAL



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

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