

An aerial photograph of a city street corner. In the foreground, a large, mostly empty parking lot with yellow markings is visible. To the left, a building with a flat roof and large windows is partially shown. A street sign on the corner reads "140 TEN ELEVEN". In the background, several multi-story buildings of various architectural styles are visible, including a prominent one with a circular roof. The scene is captured from a high angle, looking down on the street and buildings.

FOR LEASE

PALLISER CENTRE

UNIT 3A, 140 11 AVENUE SW

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KPLI
GLOBAL

PALLISER CENTRE

ADDRESS

Unit 3A, 140 11 Ave SW

1,479 SF

OPERATING COSTS

\$16.21 (2026 est.)

LEASE RATE

Market

AVAILABILITY

Unit 3A - 1,479 SF | Retail



PROPERTY DETAILS

AVAILABLE

Immediately

ZONING

CC-X

TERM

5-10 Years

PARKING

27 Surface Stalls

DEMOGRAPHICS (3KM)

POPULATION

127,225

MEDIAN AGE

37.4 years | Young professional core

AVERAGE INDIVIDUAL INCOME

\$142,409

HOUSEHOLDS

66,133

WALK SCORE



98

Walker's Paradise

Daily errands do not require a car.



85

Excellent Transit

Transit is convenient for most trips



92

Biker's Paradise

Daily errands can be accomplished on a bike.

Source: WalkScore.com — Macleod Trail SE, Calgary AB (Victoria Park / Beltline). Calgary city average Walk Score: 39.

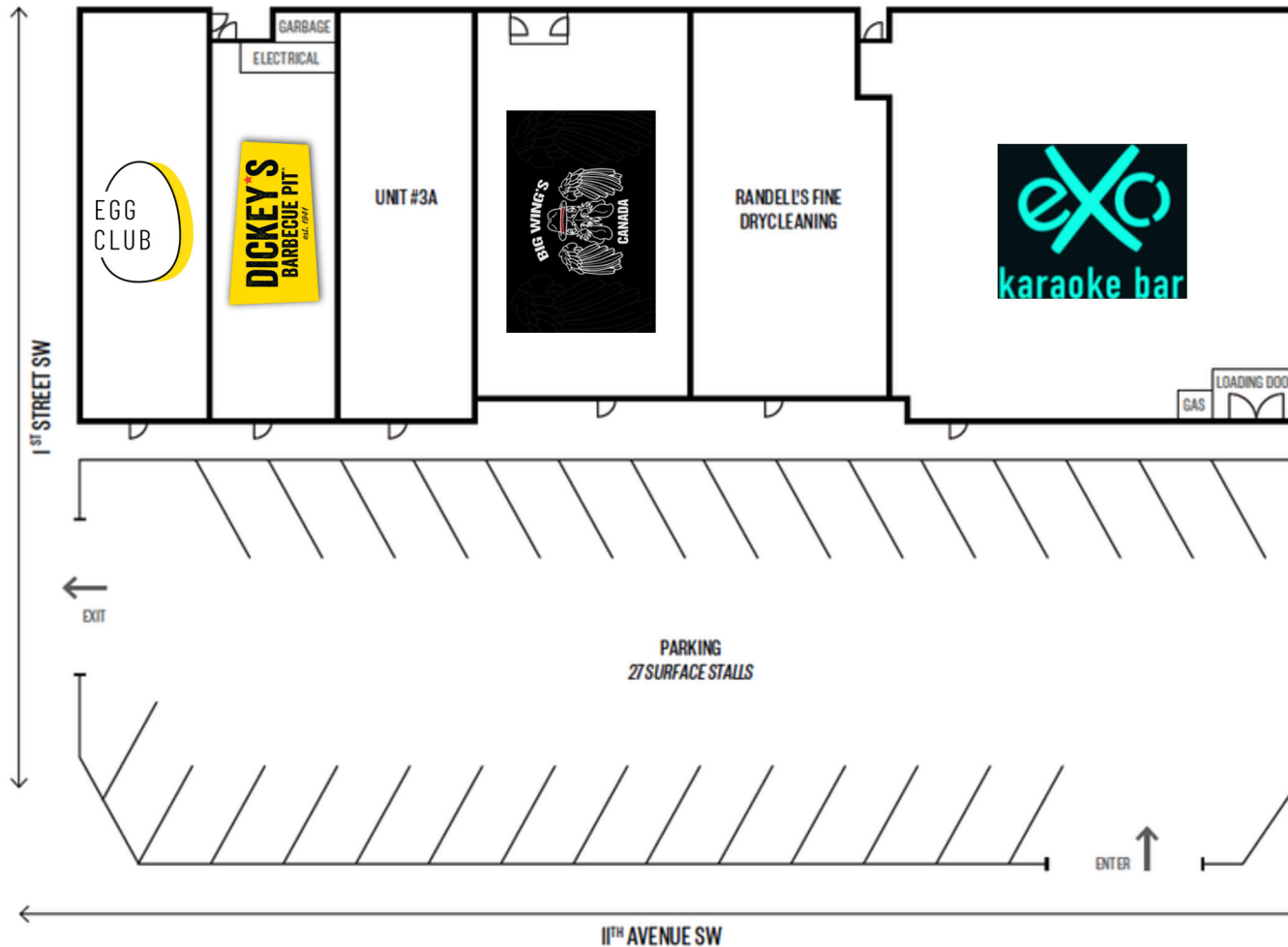
PALLISER CENTRE

SITE PLAN

1,479 SF

OPERATING COSTS
\$16.21 (2026 est.)

LEASE RATE
Market



FOR MORE INFORMATION



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