

Vintage Towers I & II

322-326 11th Avenue SW
Calgary, AB



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About the Building

Vintage Towers I & II are Class A character buildings located in the heart of the Beltline. Constructed in 1924, the buildings were designed with brick pilasters, large windows, and possess heritage value as a high-quality and characteristic example of the commercial warehouse style of the late 1920's. Restored in 2004, Vintage Towers I & II are the Beltline's premier character buildings.



Property Highlights

NET RENT	Market
ADDITIONAL RENT	\$18.21 PSF (2026)
TERM	TBD
PARKING RATIO	1:1,005 SF
PARKING RATE	\$350/MONTH/STALL (UNDERGROUND RESERVED PARKING)
YEAR BUILT	1924

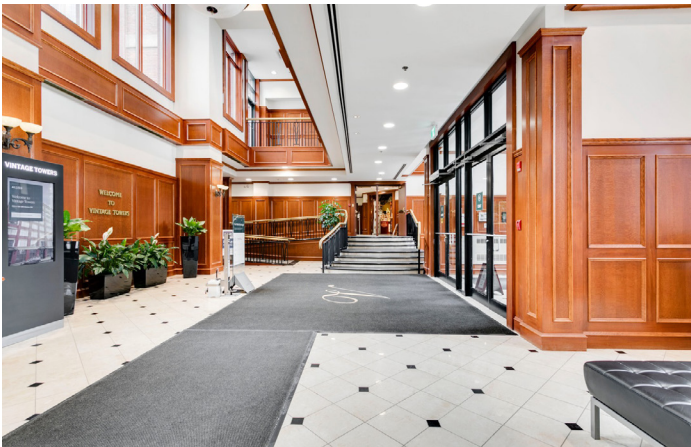
AVAILABILITIES

Tower	Suites	Size (SF)	DATE AVAILABLE
Vintage Tower East I	403	2,846	Immediately
Vintage Tower East I	502	2,668	May 1st, 2026
Vintage Tower East II	140	2,699	June 1st, 2026
Vintage Tower East II	200	15,079	Immediately



Property Highlights

- Class A character building
- New fitness facility now open and ready for tenant use
- New conference facility
- On-Site food and coffee offerings at The Green Bean
- One block from +15 access via Gulf Canada Square
- Secure Bicycle Parking
- Multiple food, drink and lifestyle amenities in the immediate area
- Private terrace for tenants, located on the second floor
- On-site security and building management
- Building amenities include Cafe, Vintage Chop House and Hair Salon



New Fitness Facility

 VIRTUAL TOUR

CBRE proudly introduces Forme to the market on behalf of Allied Properties REIT. Forme offers a fitness experience for Allied tenants across their Calgary* portfolio.

The newly built fitness facility in the Vintage Towers now welcomes tenants to enjoy the endless options of fitness machinery, free weights, lockers, changerooms, showers and much more.

*Subject to landlord approval and excludes Woodstone, Local Motive and Lougheed Block.



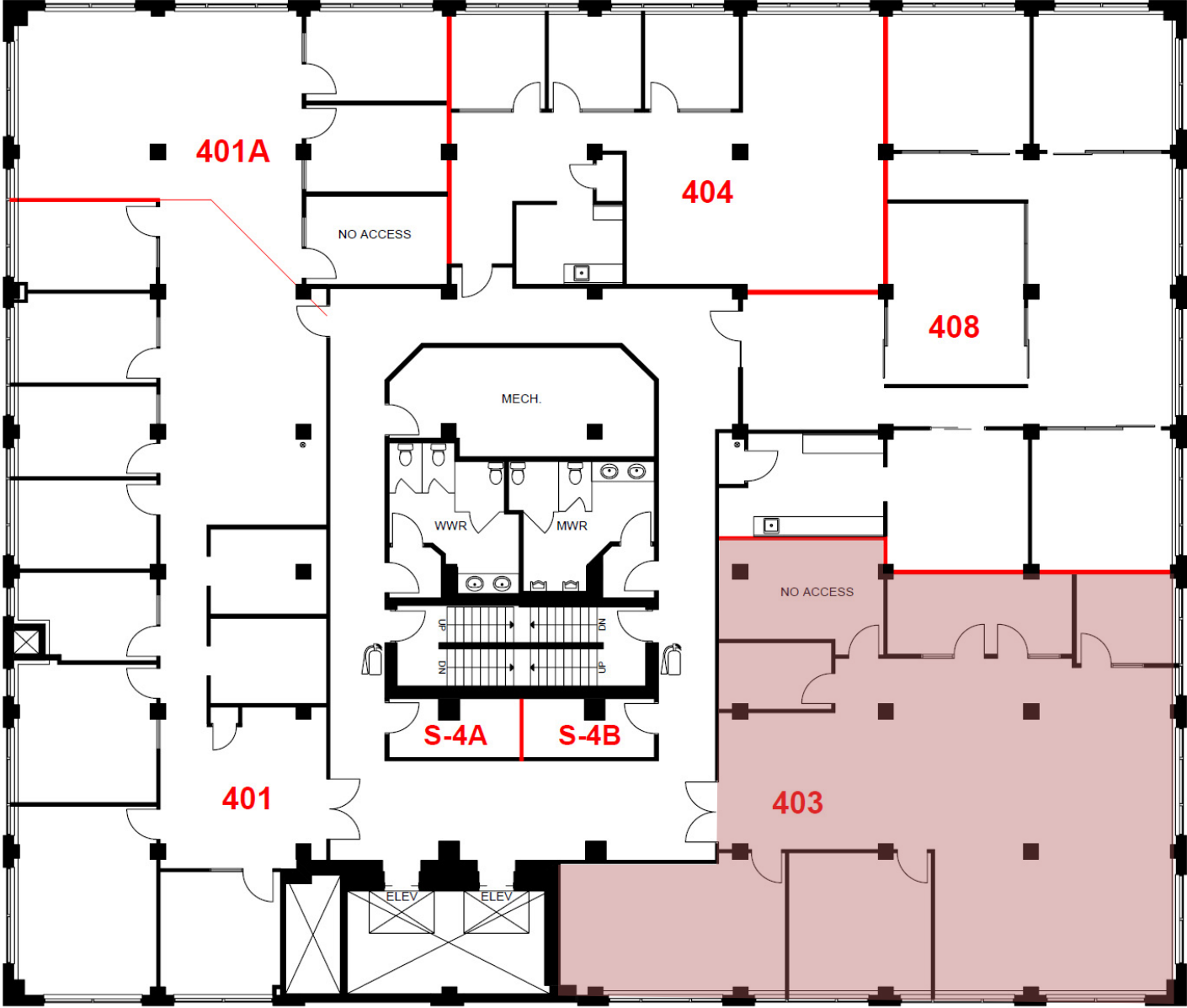
New Conference Centre

 VIRTUAL TOUR



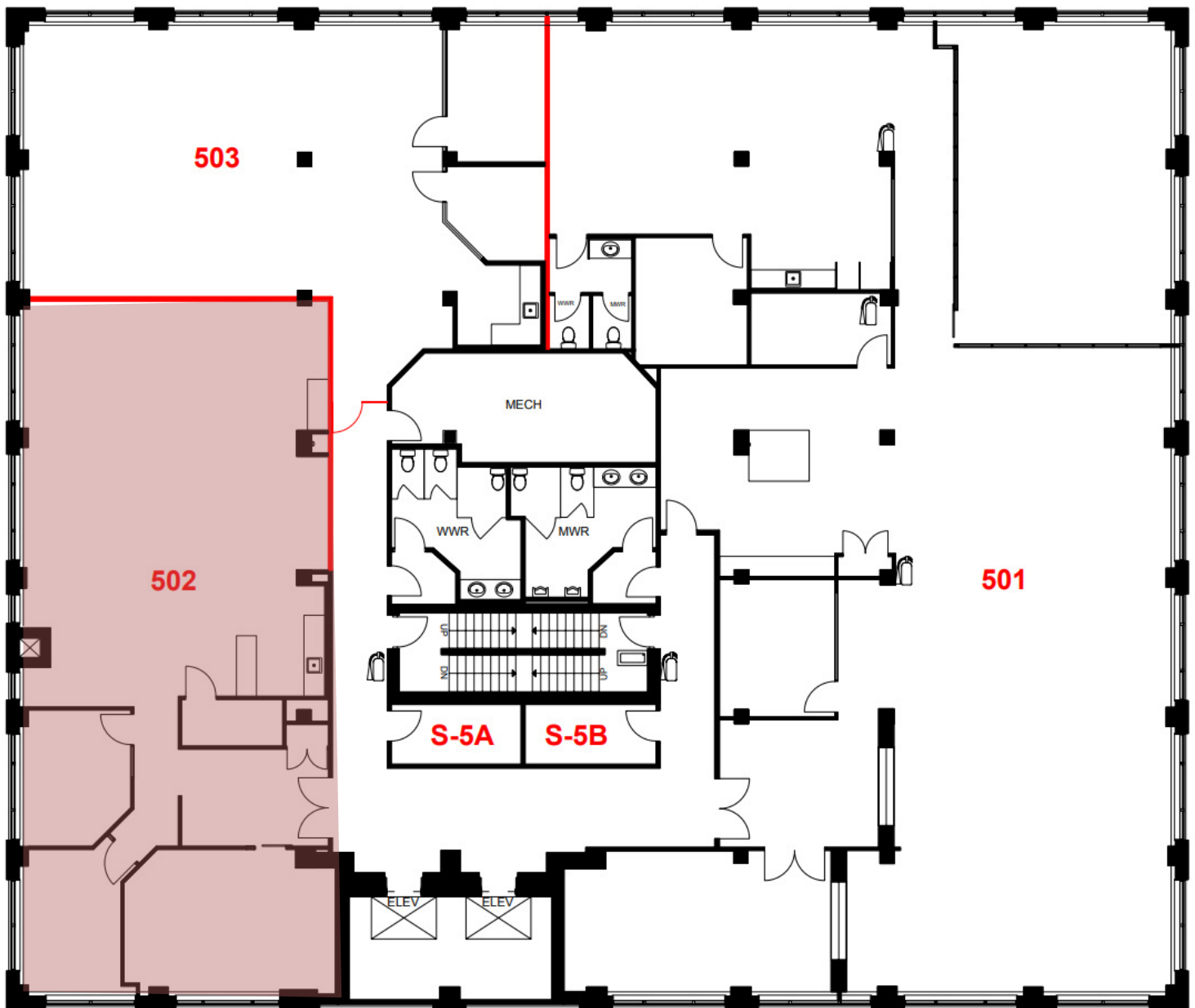
Suite 403 - Vintage Tower I

2,846 SF



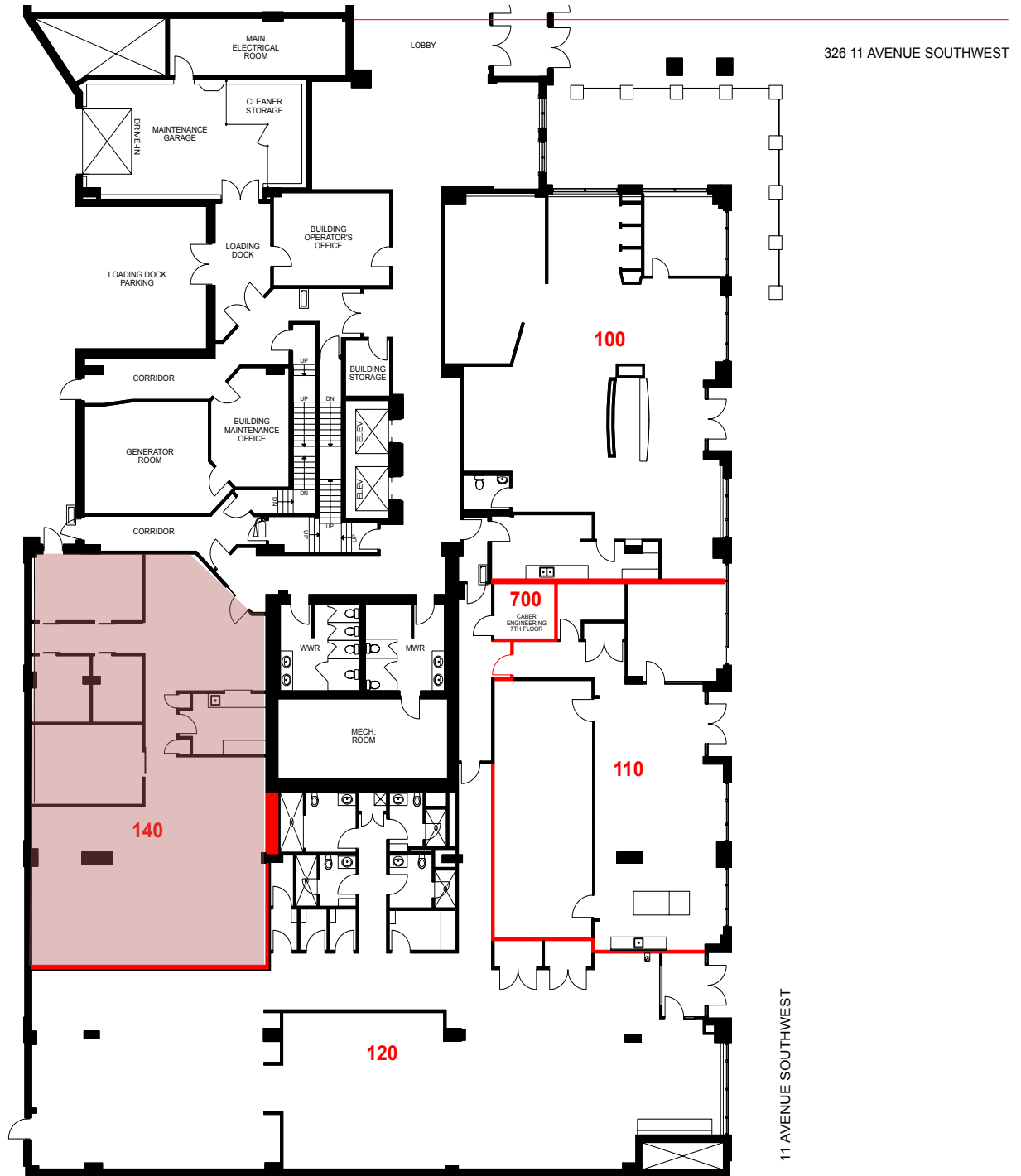
Suite 502 - Vintage Tower I

2,668 SF ✦ VIRTUAL TOUR



Suite 140 - Vintage Tower II

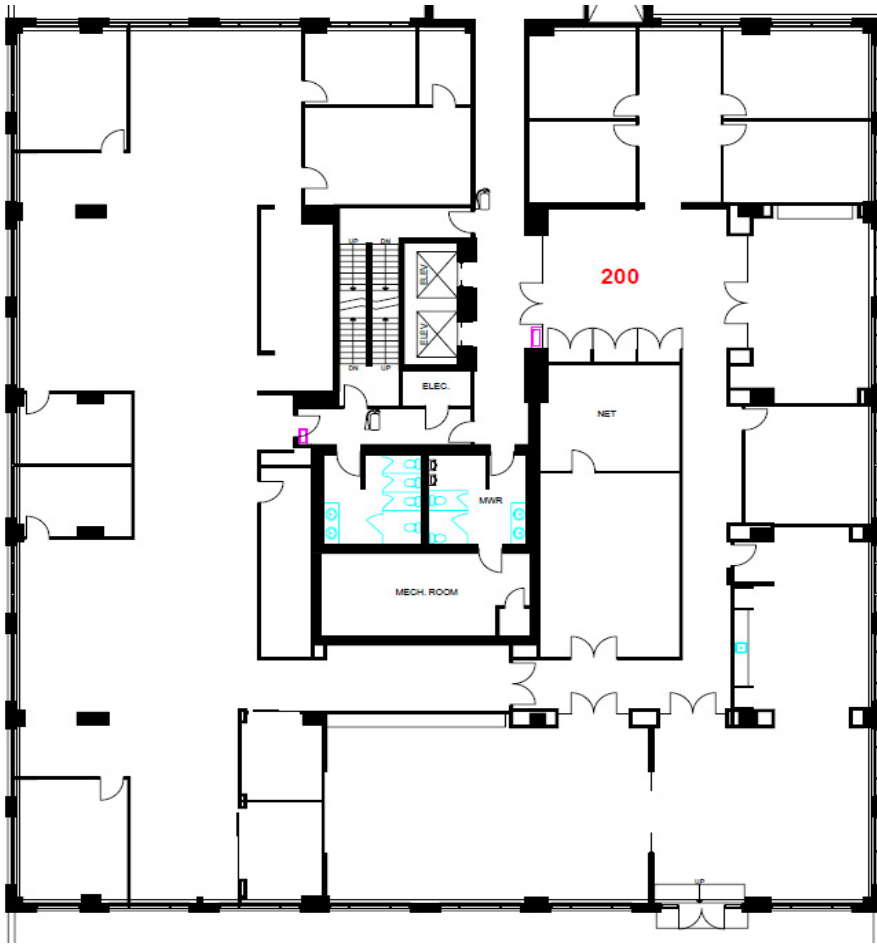
2,699 SF



Suite 200 - Vintage Tower II

15,079 SF

 VIRTUAL TOUR

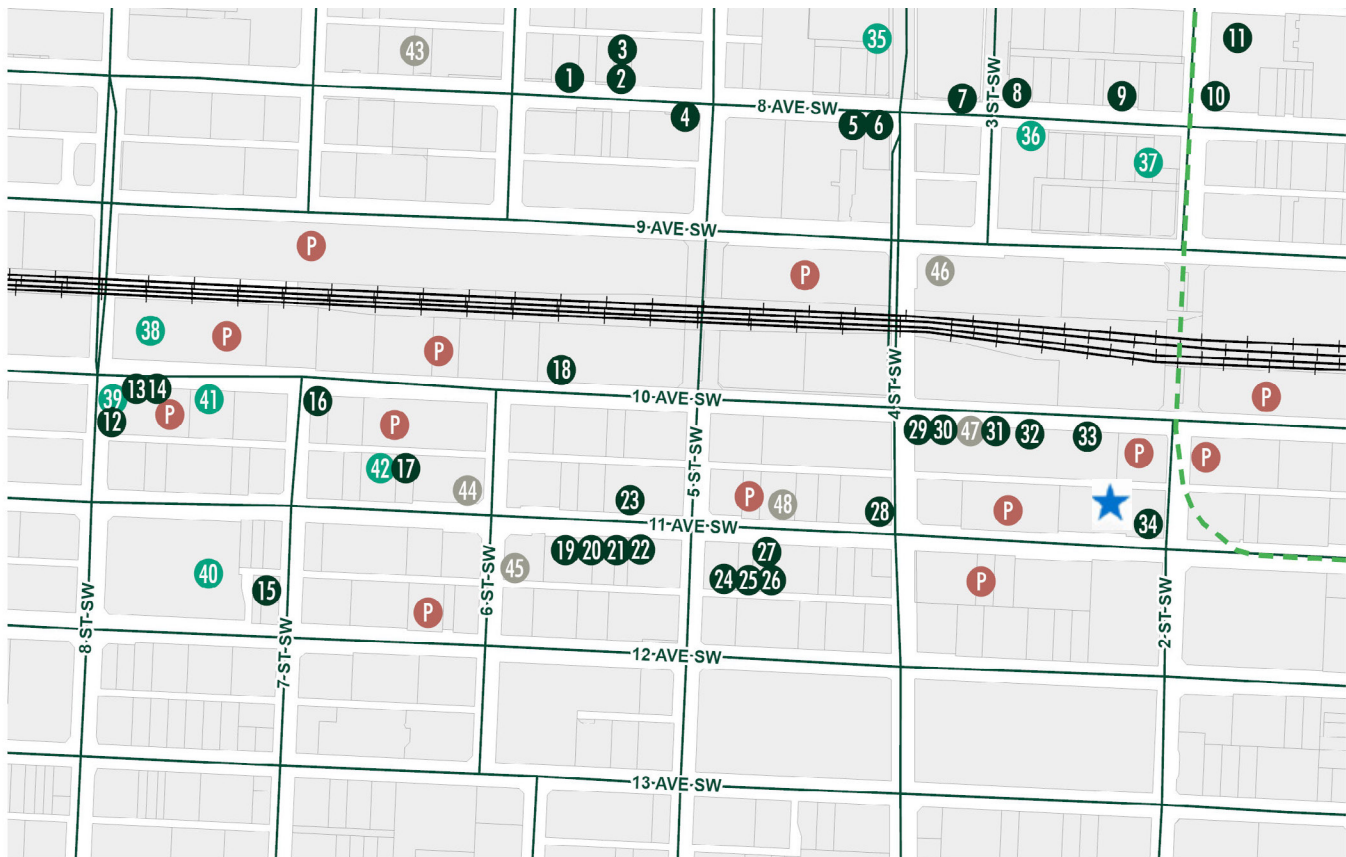


Demising option

Suite 200: 10,949 SF

Suite 201: 4,129 SF

Local Amenities



RESTAURANTS

- | | |
|-----------------------------------|------------------------------------|
| 1. Maru Sushi | 18. Orchard |
| 2. UNTITLED Champagne Lounge | 19. REGRUB - Beltline |
| 3. The Derrick Gin Mill & Kitchen | 20. Layali Café |
| 4. Mister M | 21. Modern Love |
| 5. Cucina | 22. Last Best Brewing & Distilling |
| 6. Barcelona Tavern | 23. Milano Coffee |
| 7. Hy's Steakhouse | 24. Canadian Pizza Unlimited |
| 8. Cactus Club | 25. Shawarma House Calgary |
| 9. The Office Restaurant & Bar | 26. strEATS |
| 10. Barbarella Bar | 27. Singapore Sam's |
| 11. Major Tom | 28. Tim Hortons |
| 12. Bonterra Trattoria | 29. Rodney's Oyster House |
| 13. Wayne's Bagels | 30. Thai Sai-On |
| 14. Holy Grill | 31. CRAFT Beer Market |
| 15. An An Kitchen & Bar | 32. National on 10th |
| 16. Bridgette Bar | 33. Japanese Village |
| 17. Noble Pie | 34. Vintage Chophouse |

SHOPPING AND SERVICES

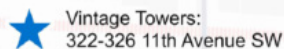
- 35. The CORE
- 36. RBC Royal Bank
- 37. CIBC
- 38. MEC Calgary
- 39. 7-Eleven
- 40. Safeway
- 41. Atmosphere Canada
- 42. Metrovino Fine Wines

FITNESS

- 43. Anytime Fitness
- 44. Rage Fitness YYC
- 45. The Academy
- 46. World Gym
- 47. Wildcard Fitness
- 48. Yoga Passage

PARKING LOCATIONS

- P Parking Lot



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