

# Corner Block

838 11th Avenue SW  
Calgary, AB



Property  
Highlights

Floor  
Plans

Local  
Amenities

# Property Highlights

<b>NET RENT</b>	<b>Market</b>
<b>ADDITIONAL RENT</b>	<b>\$18.25 PSF (2025)</b>
<b>TERM</b>	<b>TBD</b>
<b>PARKING</b>	<b>1 Stall, \$250/ Month</b>
<b>YEAR BUILT</b>	<b>1921</b>

## AVAILABILITIES

<b>Suites</b>	<b>Size (SF)</b>	<b>DATE AVAILABLE</b>
Suite 201	1,852	July 1, 2026
Suite 202	7,181	July 1, 2026
Suite 206	1,965	July 1, 2026

- Refurbished characterbuilding
- High ceilings with a lot of natural light
- Immediate proximity to immedieties including Safeway and many restaurants
- Central Beltline location
- 10 minute walk to 7 Street LRT Station



# 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



# New Conference Centre ✦ VIRTUAL TOUR



# Suite 201

1,852 SF

# Suite 202

7,181 SF

# Suite 206

1,965 SF



# Local Amenities

**Amenities**

- 1 Anytime Fitness
- 2 Freedom Fit Pass
- 3 Paper St.
- 4 Escoba Wine Bar
- 5 UNTITLED Champagne Lounge
- 6 State & Main
- 7 The CORE
- 8 Cucina
- 9 Barcelona Tavern
- 10 Hy's Steakhouse
- 11 HSBC Bank
- 12 RBC Royal Bank
- 13 CIBC
- 14 MEC Calgary
- 15 7-Eleven
- 16 Bonterra Trattoria
- 17 Wayne's Bagels
- 18 Holy Grill
- 19 Beer Revolution Bellline
- 20 Brewsters
- 21 Safeway
- 22 Atmosphere Calgary
- 23 Inner City Brewing
- 24 Square 1 Fitness
- 25 Bridgette Bar
- 26 Spirit West
- 27 Metrovino Fine Wines
- 28 REGRUB - Bellline
- 29 Broken City
- 30 Milano Coffee
- 31 Last Best Brewing & Distilling
- 32 Canadian Pizza Unlimited
- 33 Singapore Sam's
- 34 Passage Studios
- 35 Pampa Brazilian Steakhouse Calgary
- 36 Tim Horton's
- 37 Rodney's Oyster House
- 38 Starbucks
- 39 UNDRCARD Boxing Studio
- 40 CRAFT Beer Market
- 41 National on 10th
- 42 Briggs Kitchen + Bar
- 43 Japanese Village
- 44 Vintage Chophouse

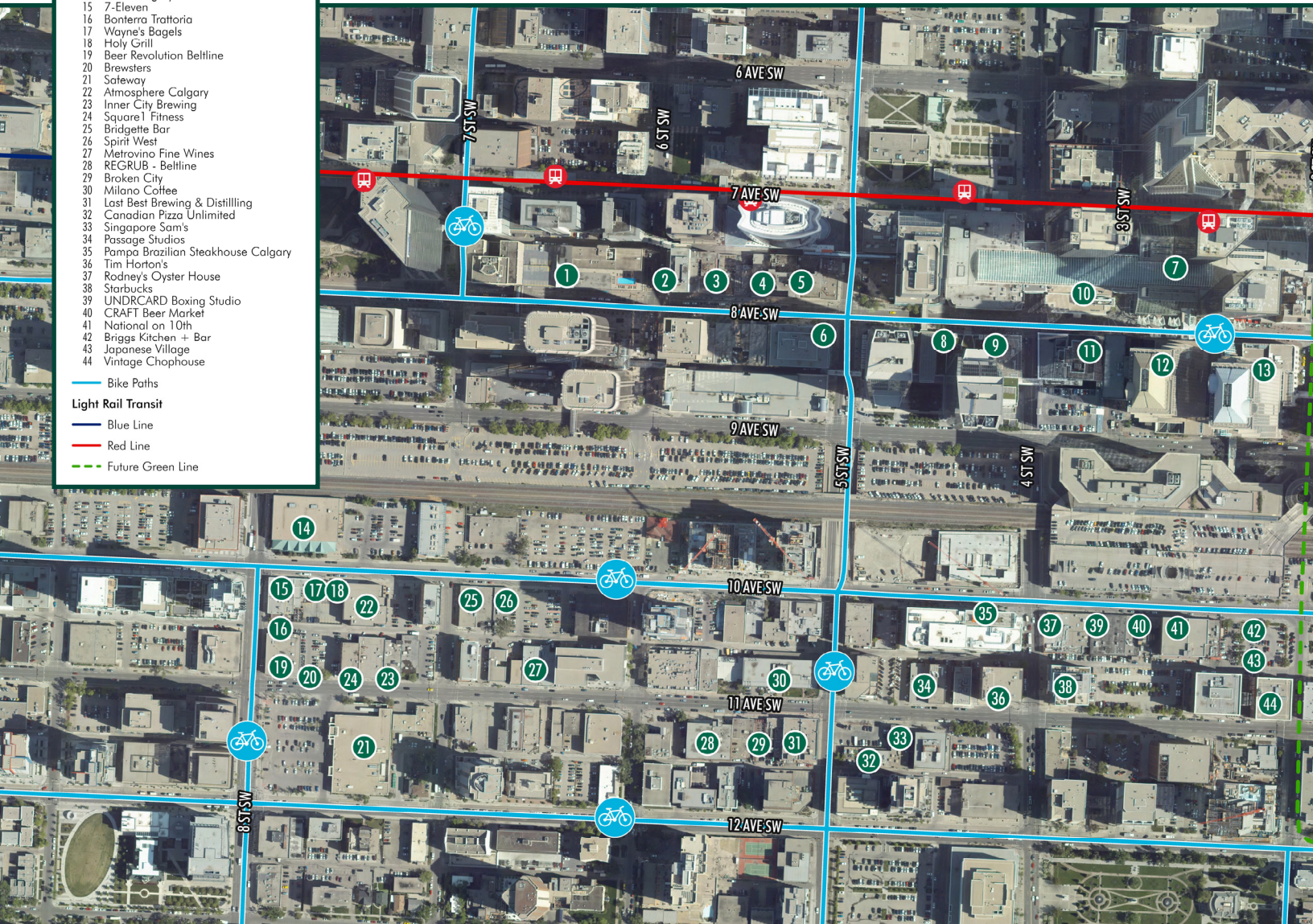
— Bike Paths

— Light Rail Transit

— Blue Line

— Red Line

— Future Green Line





**STUART WATSON\***  
Senior Vice President  
+1 (403) 750-0540  
stuart.watson@cbre.com

**KATIE SAPIEHA\***  
Senior Vice President  
+1 (403) 750-0529  
katie.sapieha@cbre.com

**SARA ATCHISON\***  
Sales Associate  
+1 (403) 750-0526  
sara.atchison@cbre.com

**SYDNEY VON VEGESACK**  
Director, Leasing  
+1 (587) 779-6154  
svonvegessack@alliedreit.com

**CBRE Limited, Real Estate Brokerage**

\*Sales Representative

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