

Ribtor East

334 - 11th Avenue S.E. | Calgary, Alberta



Office Leasing Opportunity



Ronmor Developers Inc.
Suite 250
5920 - 1A Street SW
Calgary, Alberta T2H 0G3

Kalen Morton
Senior Leasing Manager
403.692.4635 | 403.390.0812
kmorton@ronmor.ca



PROPERTY OVERVIEW



Located just off of MacLeod Trail in Calgary's Beltline District



Secure underground parking



Within 500 metres of Stampede Park and new BMO Centre



Convenient access to City Centre



Easy walking distance to LRT Station and public transportation routes



Modern upgraded lobby

Vacancy Information

Landlord's Legal Name:	Ribtor East Ltd.
Rentable Area:	Suite 310 4,499 SF
Lease Rate:	Market
Annual Operating Costs:	±\$16.63 PSF
Availability:	Immediate
Term:	5-10 years
Parking:	Underground reserved stalls available at \$250/month/stall



Main Floor Lobby

LOCATION

334 - 11th Avenue S.E. | Calgary, Alberta



Area Businesses

- 1 Calgary Tower
- 2 Sunterra Market
- 3 Calgary City Hall
- 4 Studio Bell
- 5 BMO Centre
- 6 Scotiabank Saddledome
- 7 MNP Sport Centre

PHOTOS

Suite 310 | 4,499 SF



Rendering - Kitchen



Rendering - Kitchen + Office



Rendering - Open Area

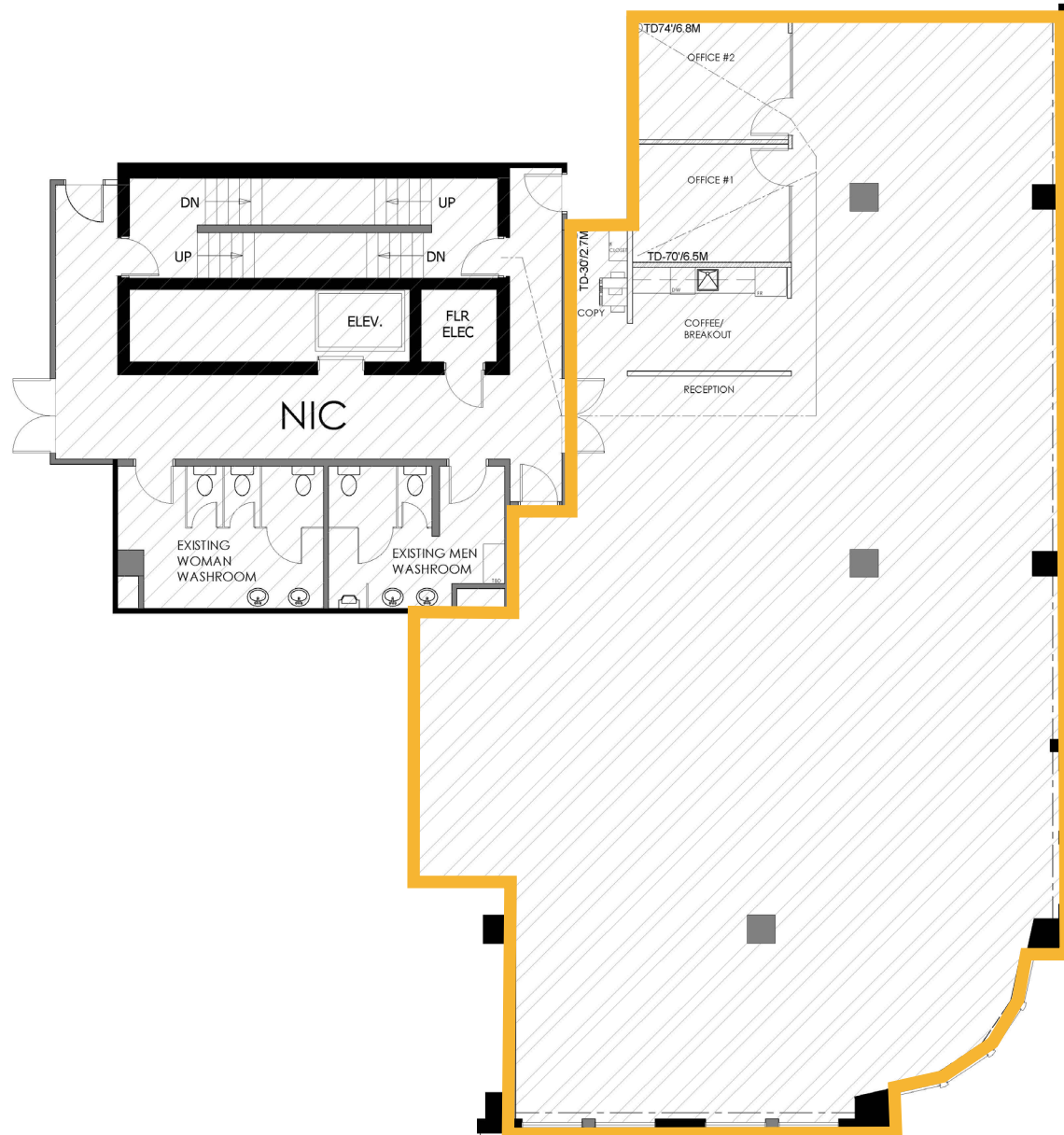


East view from Premises

The information contained herein is provided for general information only and is subject to change at any time. Ronmor Developers Inc. and/or Ronmor Holdings Inc. (or its affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing brochure.

CONCEPTUAL FLOOR PLAN

Suite 310 | 4,499 SF

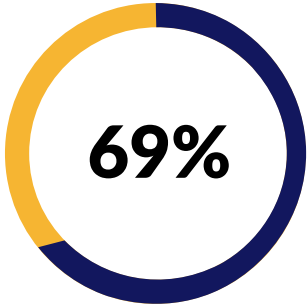


DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	12,516	89,250	180,270
Daytime Population	Sum	73,702	297,586	449,743
Total Households	Sum	7,279	49,953	91,170



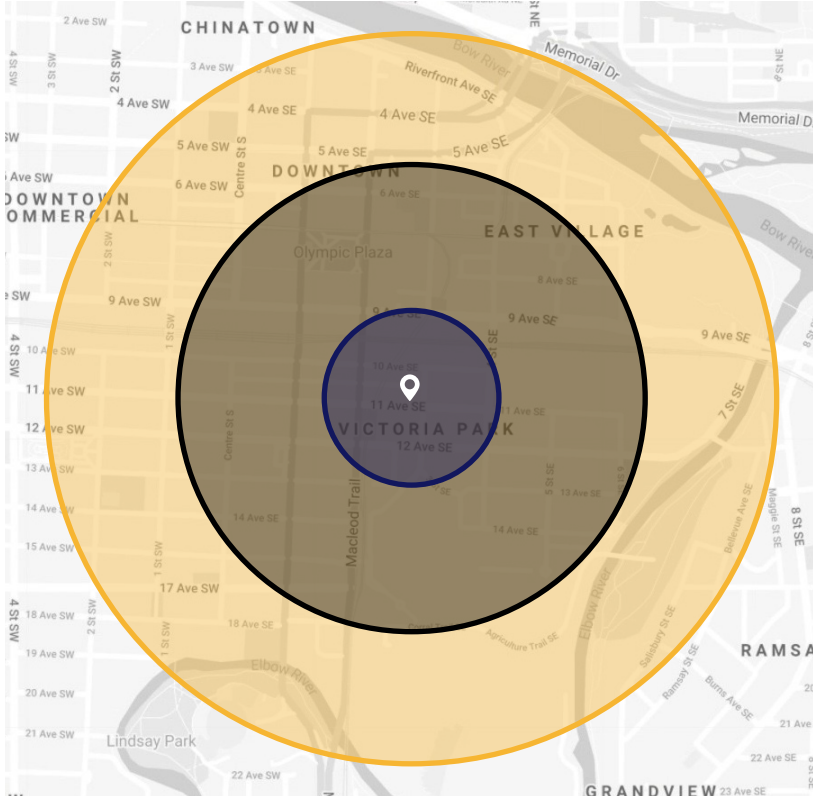
Median age
36 years old



Employment Rate
within 1 km radius



Median Household Income
\$66,764



1 km Radius
 3 km Radius
 5 km Radius

Primary age group
22-37
 year olds



A **MAJORITY** of the population is **university educated**