

FOR SUB-SUBLEASE

# SNOWDON BLOCK

2010

11 St SE



Rates Starting at \$8.00 PSF

**AVISON  
YOUNG**

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# Property overview

Address	2010 11 Street SE
Year Built	1911 / 1914 / 1952 / 2014
Zoning	C-COR3
Rentable Area	Suite 101   1,960 sf
Starting Rate	\$8.00 psf
Operating Costs	\$15.55 psf (est. 2025)
Availability	June 1, 2026
Lease Expiry	December 31, 2026 <i>(extension options on a head lease basis)</i>
Parking	- 3 Reserved surface stalls @ \$100/stall/month - Additional parking available at Impark (Lot 457)

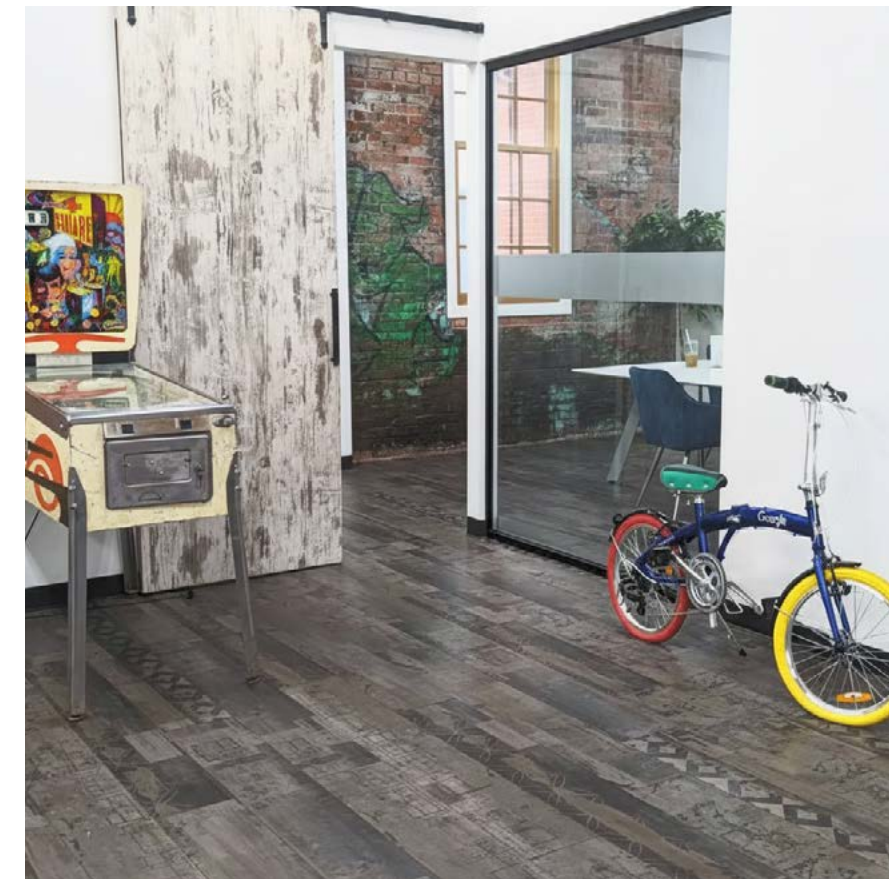
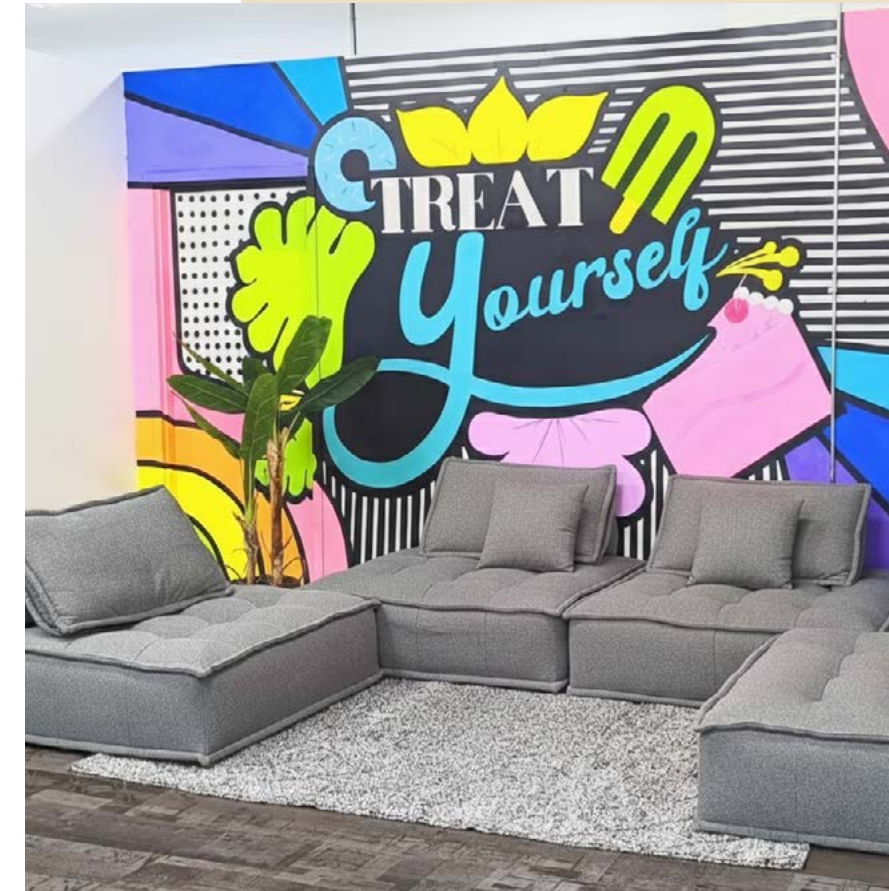
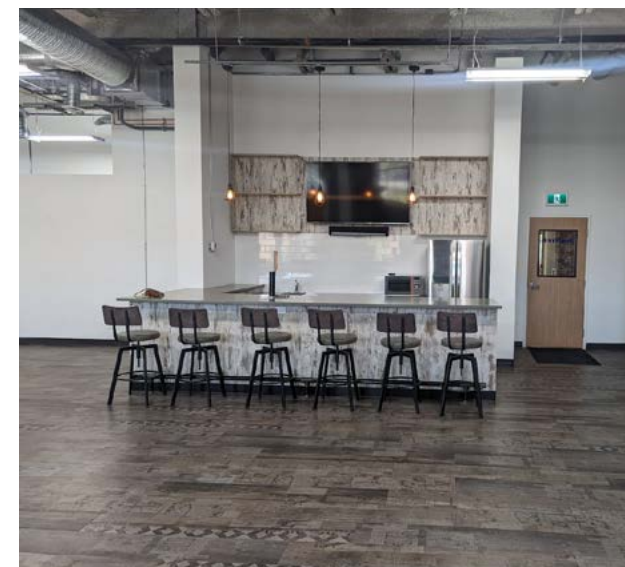
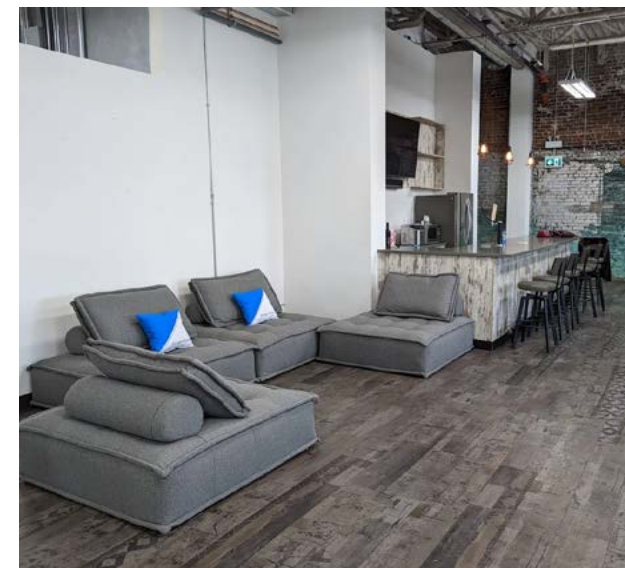
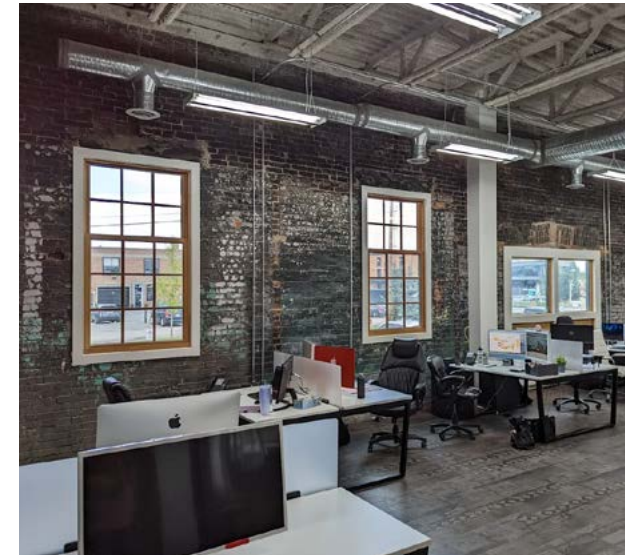
Suite 101 at Snowdon Block offers 1,960 sf of high-quality character office space featuring exposed brick, strong natural light, and a functional open layout. Located in Ramsay, immediately adjacent to Inglewood, the building provides excellent connectivity to Downtown Calgary and major transportation routes, with a wide range of cafés, restaurants, and amenities nearby.



-  A Class heritage character building with exposed brick
-  Furniture available with the space
-  Adjacent to Heritage Coffee Roasters, located on-site
-  Excellent connectivity to Downtown Calgary
-  Bright space with strong natural light

# Suite 101

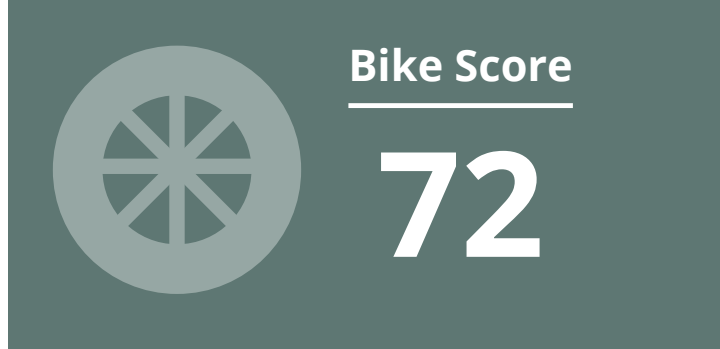
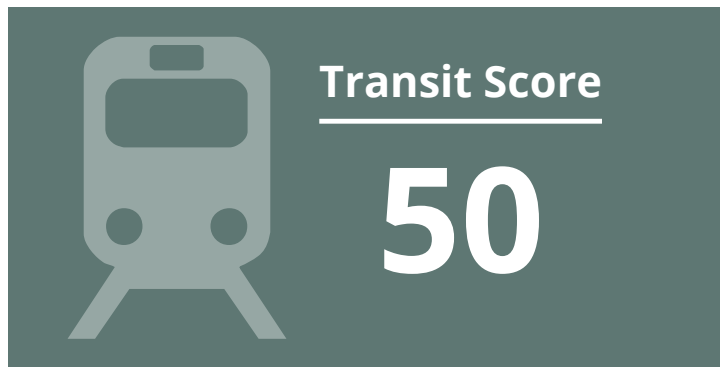
1,960 sf



# Location Summary

Snowdon Block is centrally located in Calgary's Inglewood/Ramsay district, offering excellent connectivity to the downtown core and the further Entertainment district while serving one of the city's most established inner-city communities. The property benefits from prominent street frontage along 11 Street SE, providing strong visibility, walkability, and convenient access for both tenants and visitors.

Situated in a highly amenitized area, the location offers immediate access to boutique retail, dining, breweries, and everyday services, along with strong transit links and the future Green Line LRT connecting directly to the city centre. With its combination of visibility, accessibility, and surrounding amenities, Snowdon Block is well-positioned to support long-term tenant demand.



## Ramsay-Inglewood Public Realm Improvements

The communities of Ramsay and Inglewood in will soon undergo significant transformation with a new light rail transit station and several nearby developments proposed. New developments will provide the opportunity for more people to live, work and shop within walking distance of public transit. The City's TOD Program is delivering new streetscapes, parks and pathways

Source: <https://engage.calgary.ca/RamsayInglewoodPublicRealm>

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**Listing Team**

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