

FOR SUBLEASE



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PROPERTY SUMMARY

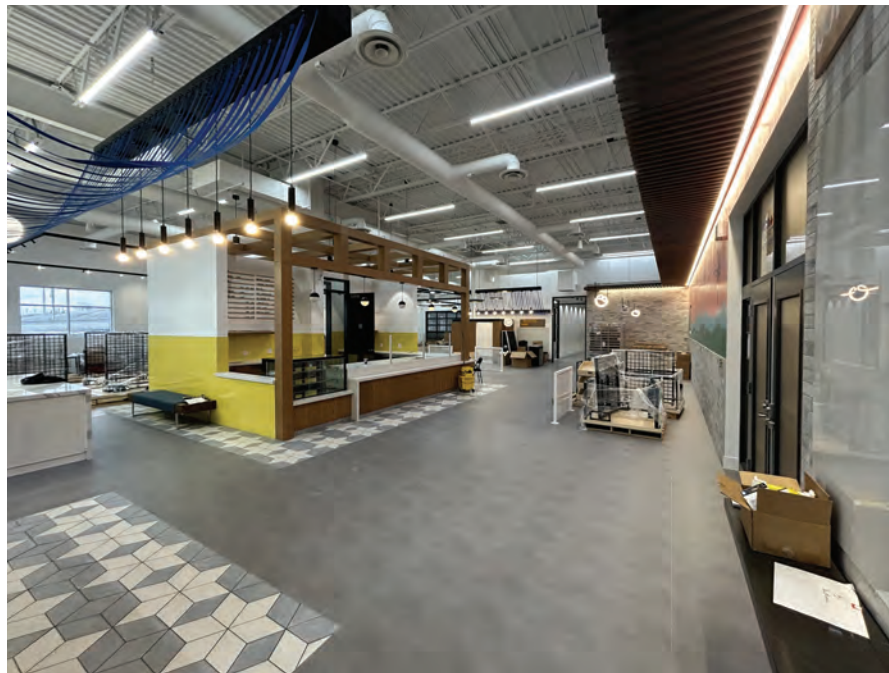
HIGHLIGHTS

Beautifully improved retail flex space for sublease in North Calgary with exposure to Country Hills Blvd. The open concept floor-plan allows for a wide variety of layouts and uses.

OVERVIEW

The District at Deerfoot North is a modern mixed-use campus in Calgary surrounded by retail amenities, with quick access to Country Hills Blvd, Deerfoot and Stoney Trail.

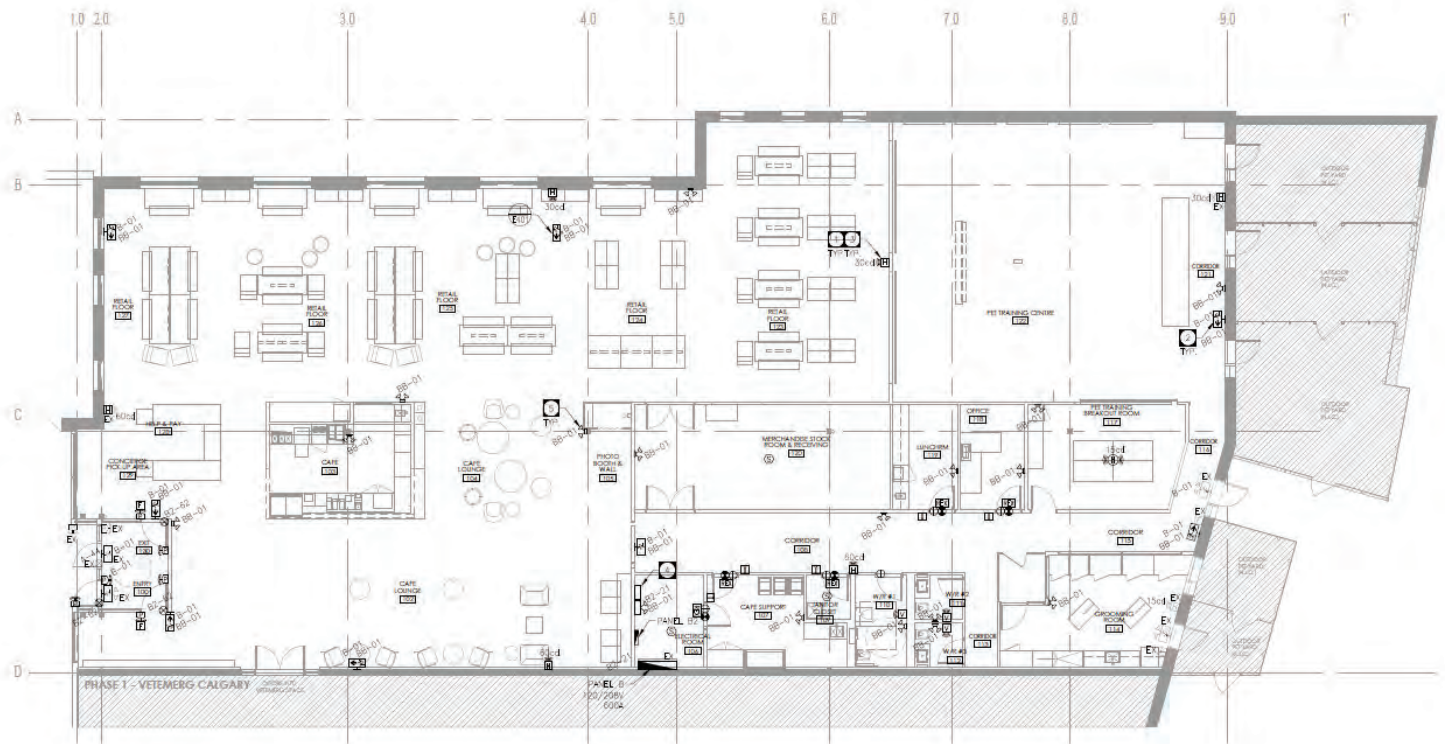
Address	11162 11 Street NE
Location	The District at North Deerfoot
Square Feet	9,357
Use	Retail, office
Rent	Market
Term	Expires September 30, 2032
Parking	Ample on site parking
Additional Rent	\$13.98 per SF (2025)
Floors	Main floor
Built	2020
Zoning	I-G (I-C possible)



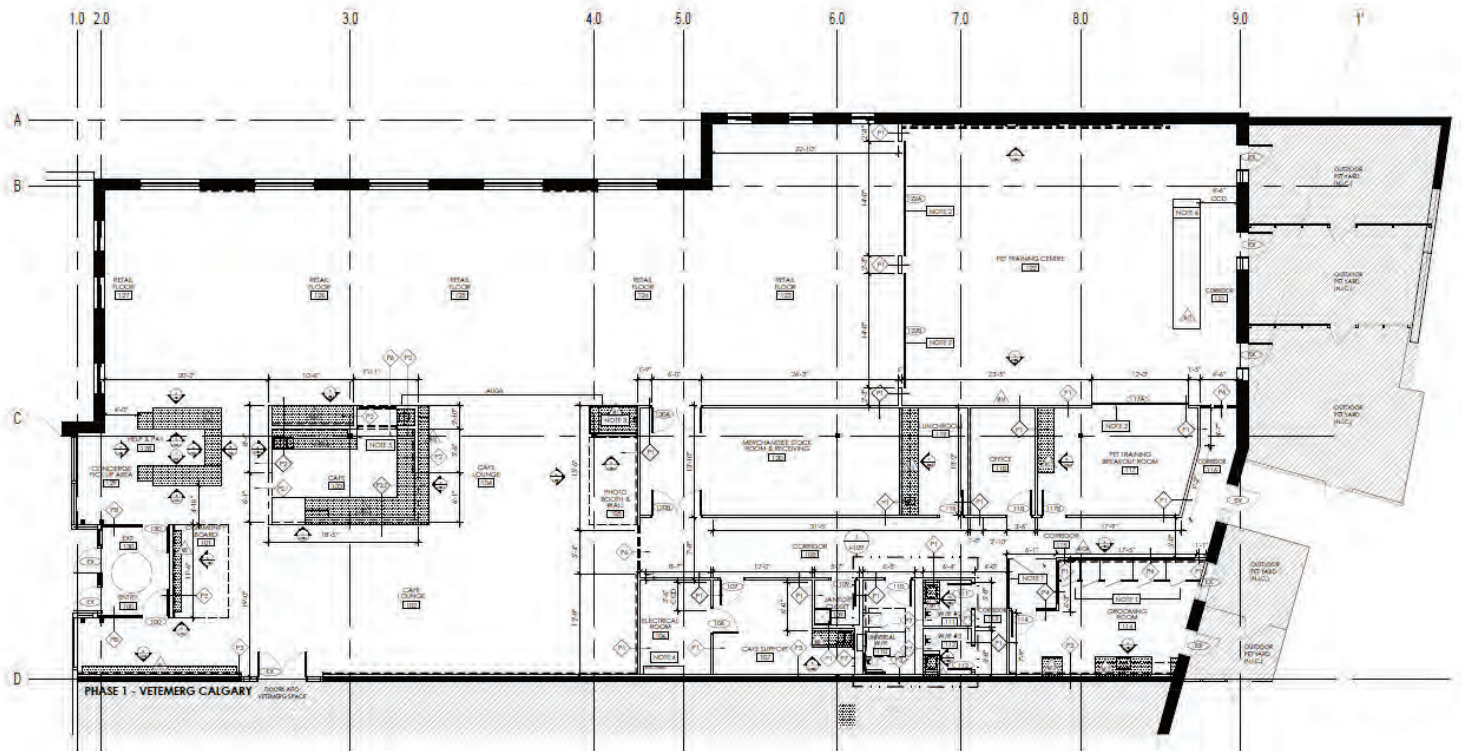
ADDITIONAL PHOTOS



FLOOR PLAN



MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



MAP

