

COLLIERS INTERNATIONAL

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SLATE

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# Joffre Place

708 - 11<sup>th</sup> Avenue SW | Calgary, AB

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# Building Details

Constructed	1980
Rentable Area	105,898 square feet
Average Floorplate	18,630 square feet
Number of Floors	6
Landlord	SCREO I Gill Inc.
HVAC	Monday - Friday 6:30 am - 6:00 pm
Operating Costs and Taxes	\$17.26 (2020 estimate)
Parking	1:994 Reserved Underground \$310 Reserved Surface \$235

# Lease Information

## AVAILABLE PREMISES

Suite	SQ/FT	Availability
Suite 102A	- 1,904 SF	Immediately
Suite 305	- 2,539 SF	Immediately
Suite 310	- 2,562 SF	Immediately
Suite 350	- 4,727 SF	Immediately
Suite 405	- 3,281 SF	July 1, 2020
Suite 445	- 4,734 SF	Immediately
Suite 485	- 2,262 SF	Immediately

Contiguous to 5101 SF

# Highlights

- Located at the corner of 11th Avenue and 6th Street SW, the building is surrounded by numerous restaurants such as Last Best Brewing & Distillery, Bonterra and Posto.
- Major thoroughfares such as 11th Avenue, 12th Avenue and 8th Street SW make Joffre Place easily accessible.
- Building is surrounded by numerous bus stops, and is walking distance from 8th Street West LRT Station.
- The building features on-site shower facilities and secure bicycle racks in the building parkade.
- Onsite security Monday to Friday from 6:30 am to 6:00 pm.





## Floor 1 - 1,904 square feet



### Suite 102A • 1,904 SF

- Former art gallery with high end finishes

## Floor 3 - 9,828 square feet



### Suite 305 • 2,539 SF

- 3 interior offices
- Meeting room
- Reception

### Suite 310 • 2,562 SF

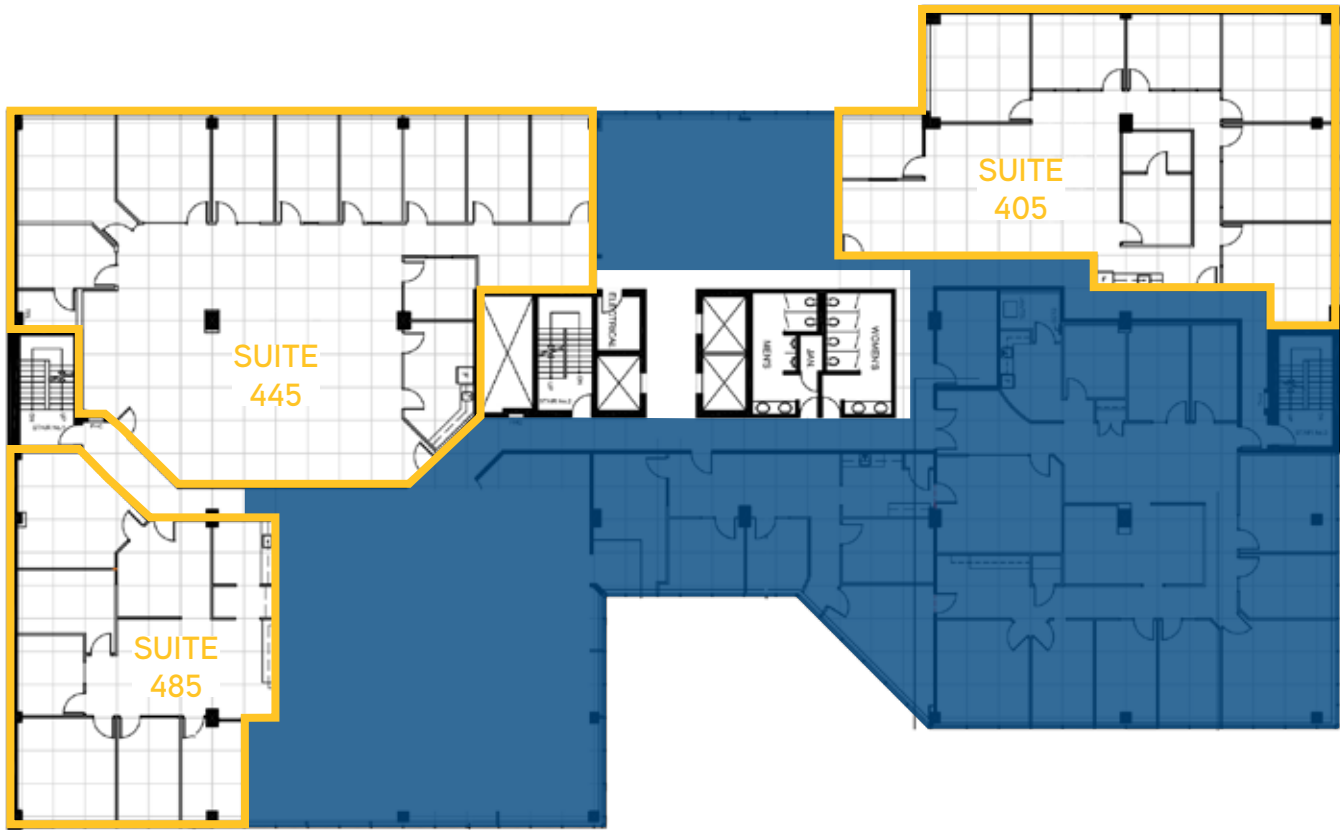
- 2 exterior offices
- 2 interior offices
- Meeting room
- Kitchen
- Reception

### Suite 350 • 4,727 SF

- 11 exterior offices
- 3 interior offices
- 2 boardrooms
- Kitchen

### Suite 305/310 Contiguous • 5,101 SF

# Floor 4 - 10,277 square feet



**Suite 405 • 3,281 SF**

- 6 exterior offices
- Meeting room
- Kitchen
- Storage

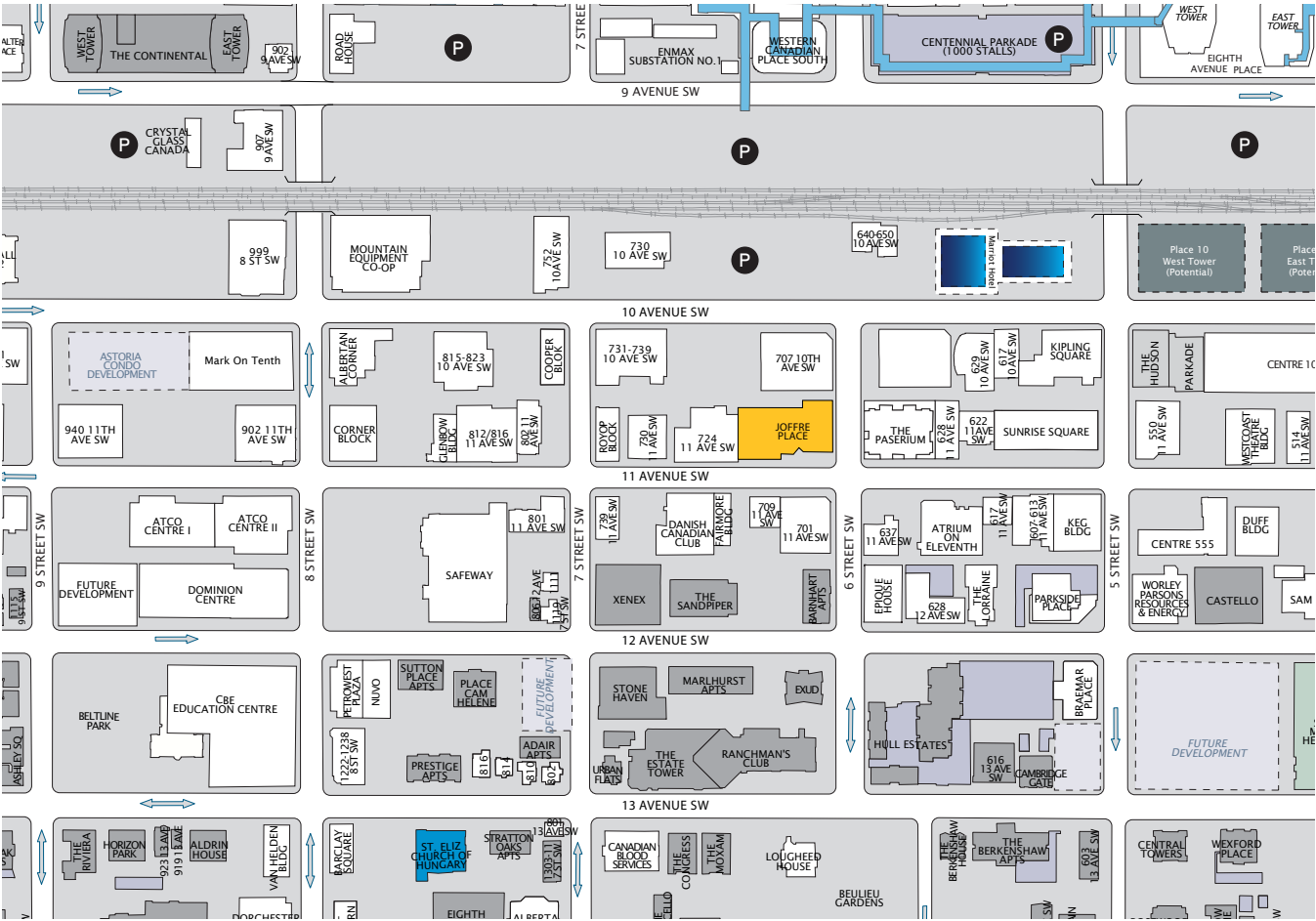
**Suite 445 • 4,734 SF**

- 8 exterior offices
- 1 interior office
- Meeting room
- Kitchen
- Open area

**Suite 485 • 2,262 SF**

- 5 exterior offices
- Boardroom
- Kitchen
- Reception area

# Joffre Place - 708-11<sup>th</sup> Avenue SW





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