

COLLIERS INTERNATIONAL

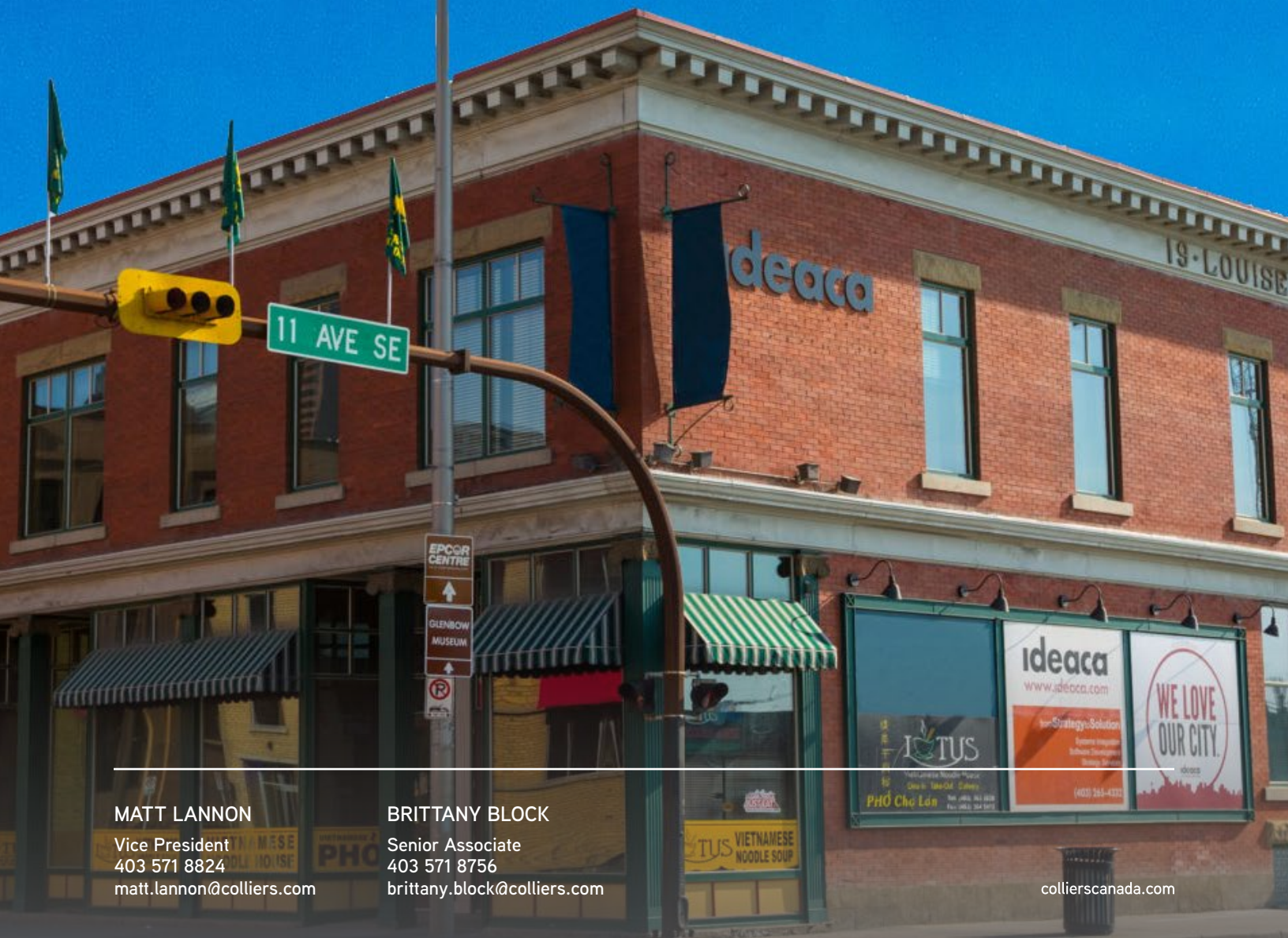
900, 335 8th Avenue SW
Calgary, AB T2P 1C9
www.colliers.com/calgary

Office Space For Lease



Louise Block

1018 Macleod Trail & 308 11th Avenue SE | Calgary, AB



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Building Details

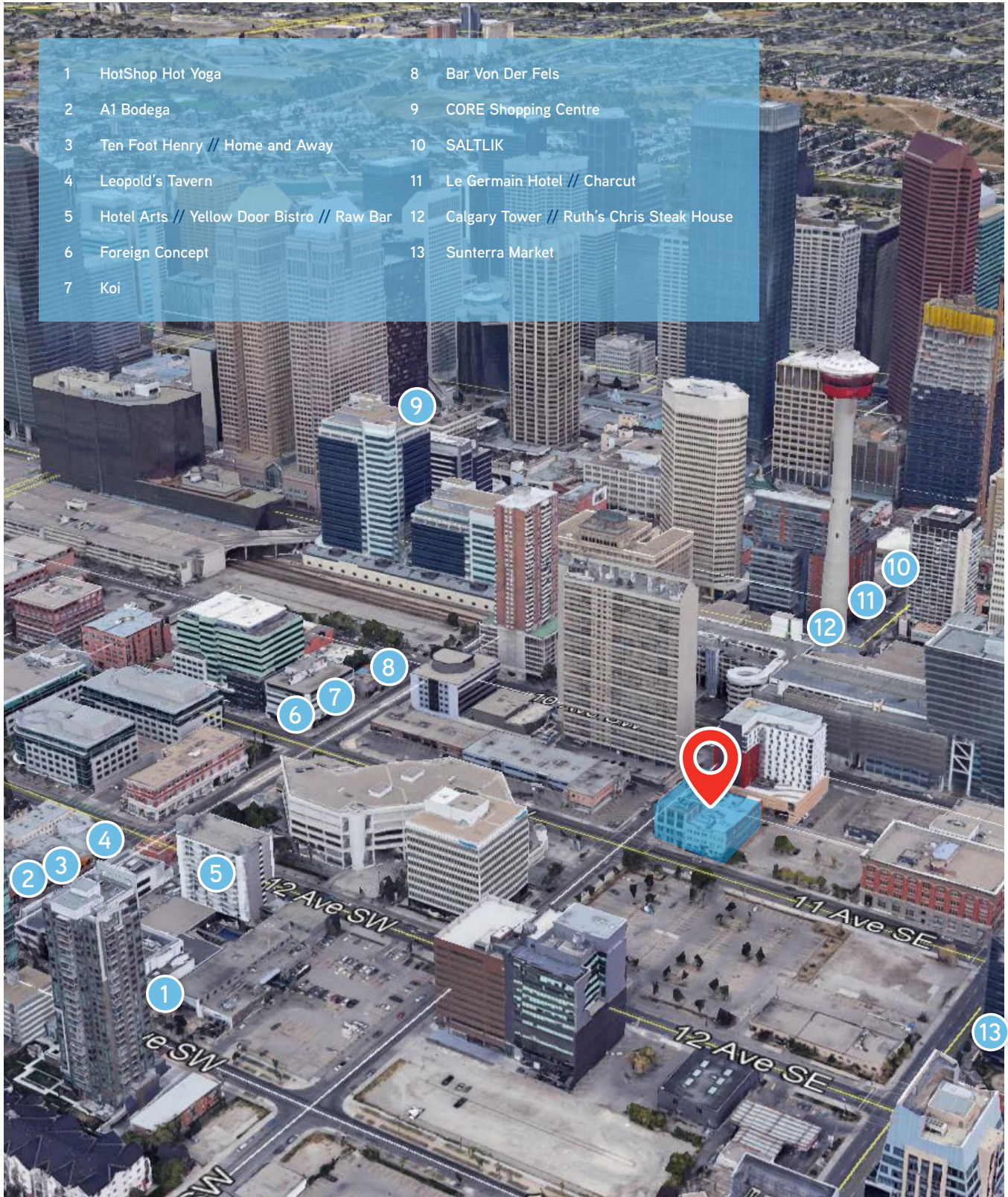
SPECIFICATIONS

Available Space	Suite 102:	2,249 SF
	Suite 220:	2,247 SF
	Suite 230:	1,889 SF
	Suite 40:	2,805 SF (Lower Level)
Occupancy	Immediately	
Net Rent	Market Rates	
Operating Costs	\$12.85 PSF/Annum	
Term	3-10 Years	
Parking	Street Parking Available	
Building Size	26,295 SF	
Year Built	1920	
Floors	2	

HIGHLIGHTS

- Ideally situated on the corner of 11th Ave SW and Macleod Trail, quick connectivity to the hub of Downtown and the trendy area of 17th Ave
- High visibility; 30,000 cars/day on Macleod Trail SE
- Plethora of amenities in the surrounding area including Foreign Concept, Village Ice Cream, National on 10th, Hot Shop Yoga, Hotel Arts and more
- Street parking in the area
- Transit options nearby

- | | | | |
|---|---|----|---|
| 1 | HotShop Hot Yoga | 8 | Bar Von Der Fels |
| 2 | A1 Bodega | 9 | CORE Shopping Centre |
| 3 | Ten Foot Henry // Home and Away | 10 | SALTLIK |
| 4 | Leopold's Tavern | 11 | Le Germain Hotel // Charcut |
| 5 | Hotel Arts // Yellow Door Bistro // Raw Bar | 12 | Calgary Tower // Ruth's Chris Steak House |
| 6 | Foreign Concept | 13 | Sunterra Market |
| 7 | Koi | | |

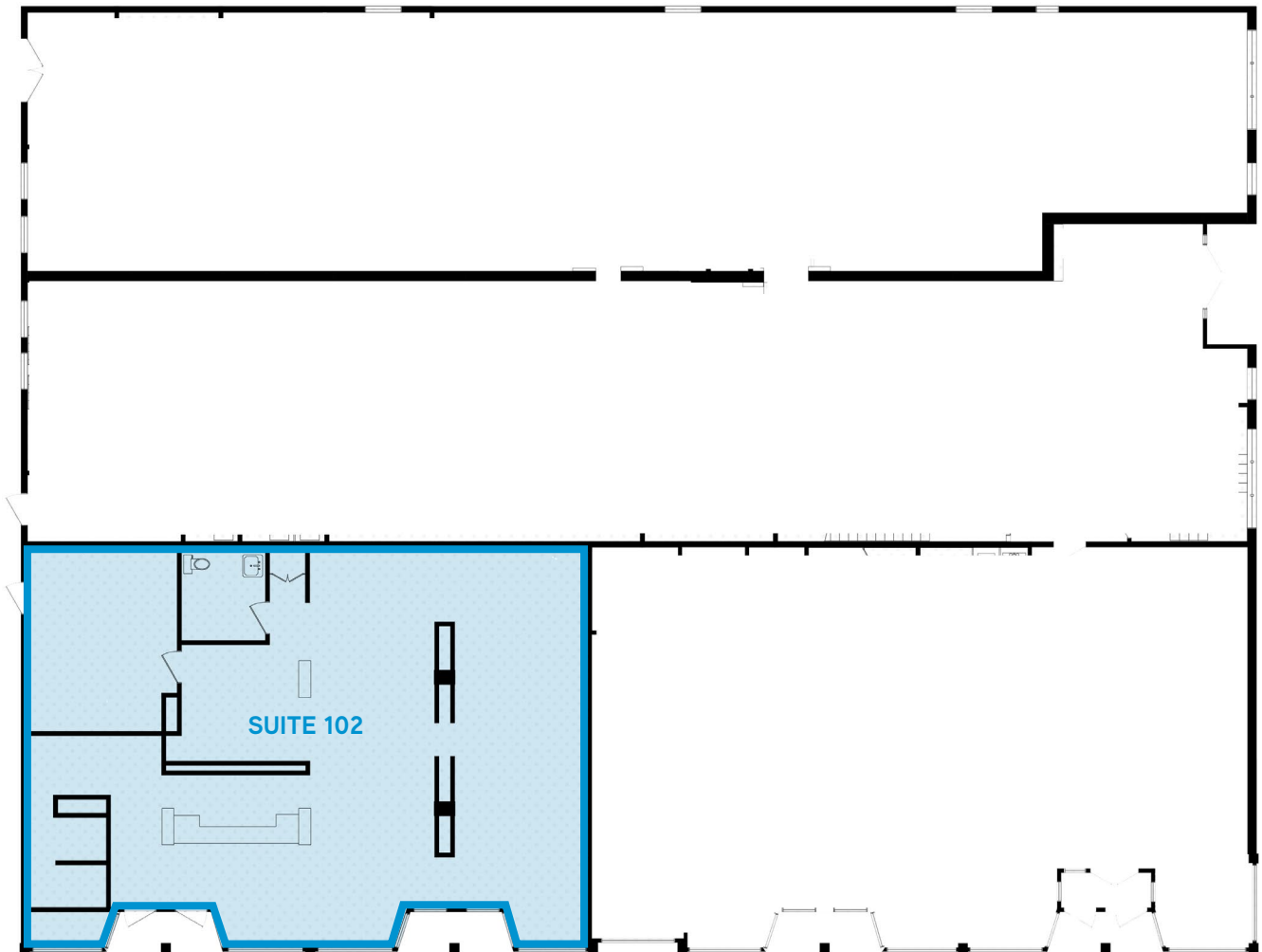


MAIN LEVEL



SUITE 102 | 2,249 SF

- 1 Exterior Office
- Open Area
- Storage
- Washroom



SECOND LEVEL

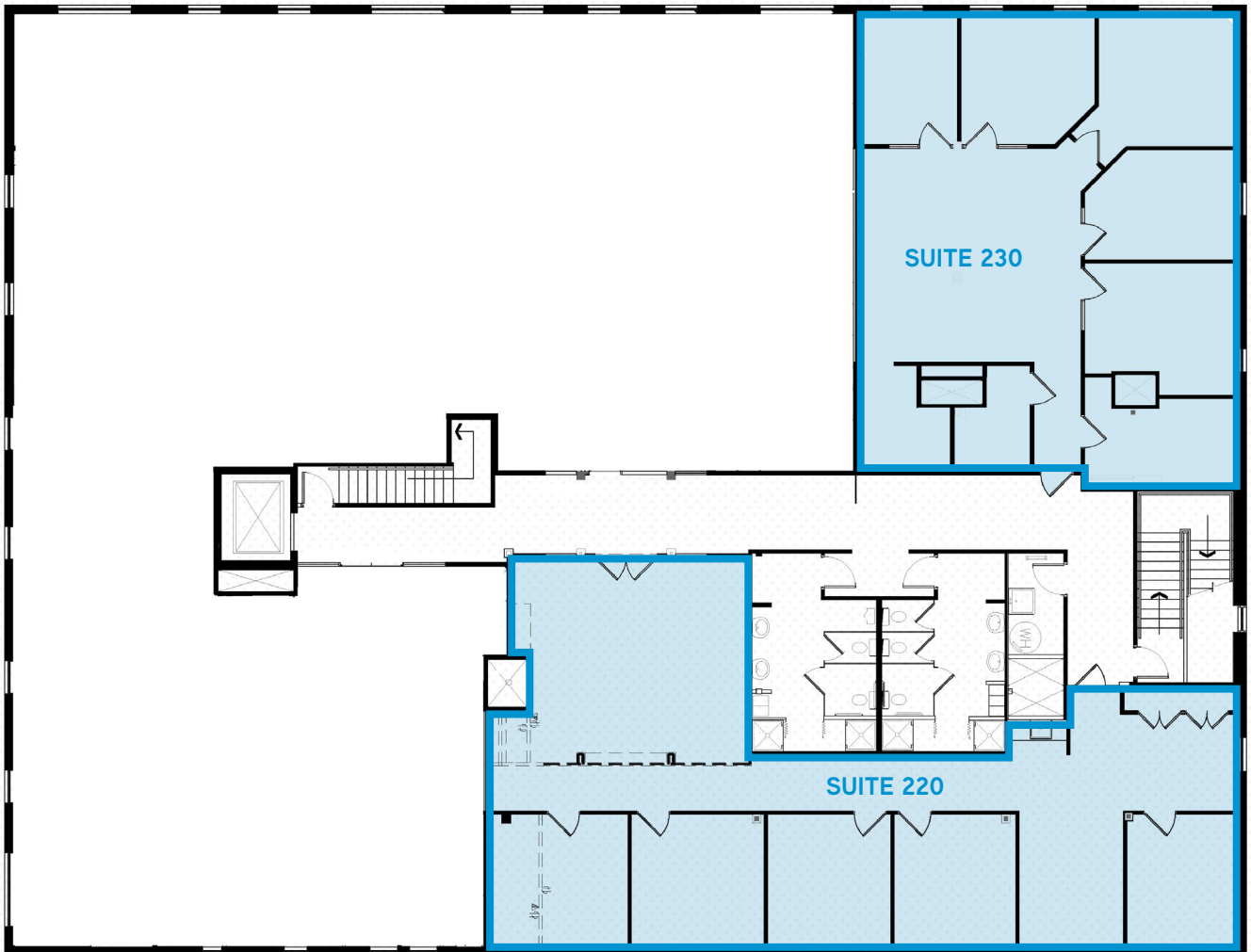


SUITE 220 | 2,247 SF

5 Exterior Offices
Open Area
Reception Area

SUITE 230 | 1,889 SF

6 Exterior Offices
Open Area
Storage

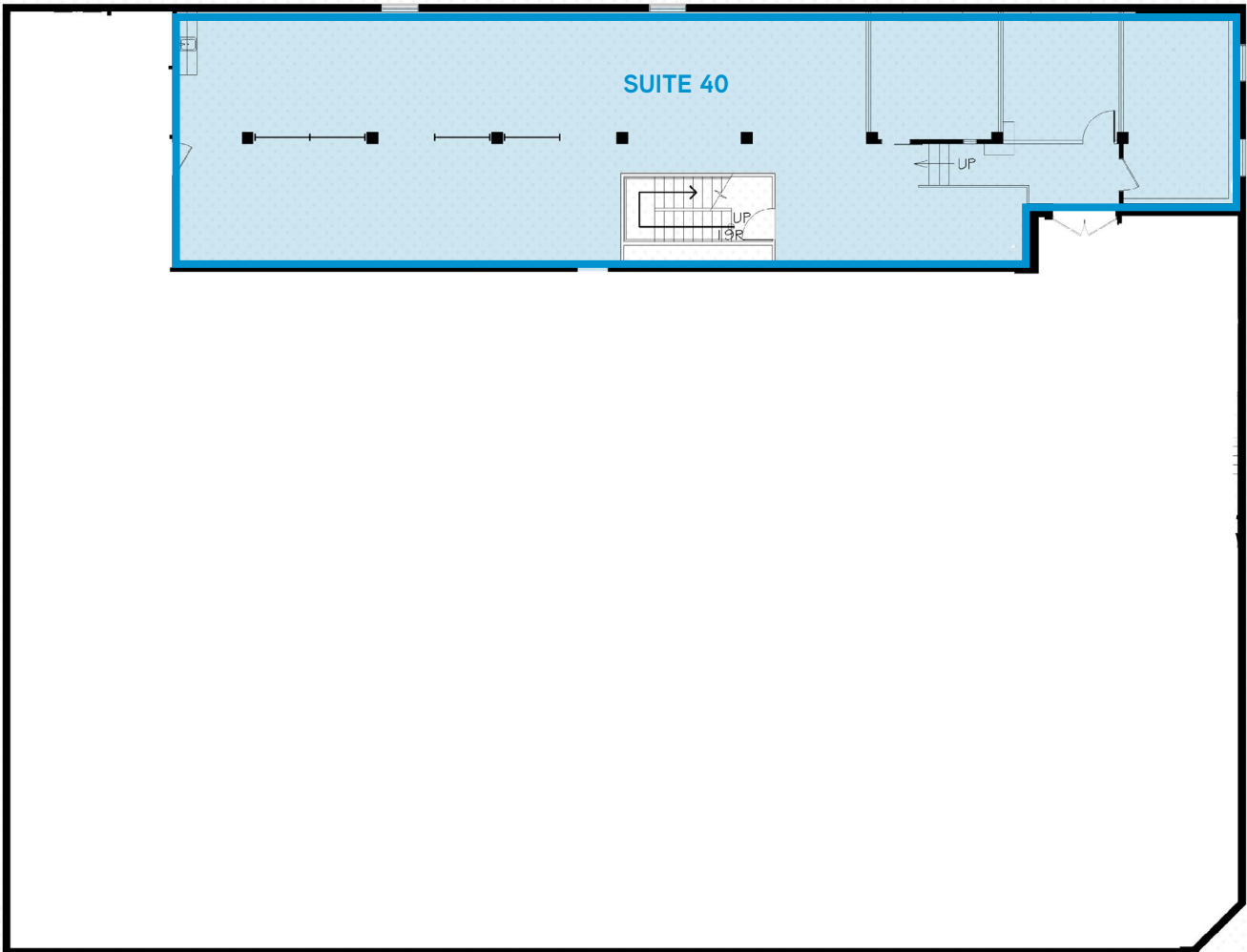


LOWER LEVEL



SUITE 40 | 2,805 SF

3 Exterior Offices
Open Area





19 · LOUISE · BLOCK · 10 ·

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