



Contact us:

Jeremy Berman

Vice President

+1 403 571 8826

jeremy.berman@colliers.com

Steve Berman

Senior Associate

+1 403 298 0426

steve.berman@colliers.com

FOR LEASE | 1117 - 1st Street SW, Calgary, AB

Manhattan Lofts

Originally built in 1911 as one of Calgary's burgeoning shops touting some of the world's finest goods, the Manhattan Lofts now houses some of the city's finest loft condominiums and commercial spaces.

Centrally located in Victoria Park, the best of Calgary's bites and sips, shops and services, days and nights become part of your new conversations.

Colliers International

900, 335 8th Avenue SW

Calgary, AB T2P 1C9

www.colliers.com/calgary

+1 403 266 5544



Accelerating success.



FOR LEASE | MANHATTAN LOFTS

- Beltline character space in excellent move in condition
- Furniture available as part of the Lease
- Easy access to core via 1st Street
- Across the street from Starbucks and fitness facility
- Main floor has bathroom, fireplace, full kitchen, boardroom and open area with cubicles
- Loft area consists of 2nd bathroom, executive office and open area with cubicles

Building Details

Landlord 1526697 Alberta Ltd

HVAC Tenant controlled

Lease Information

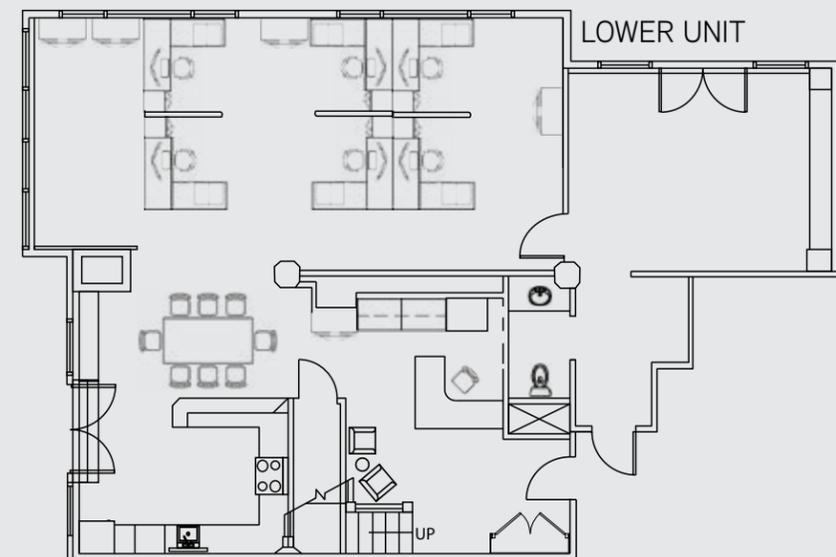
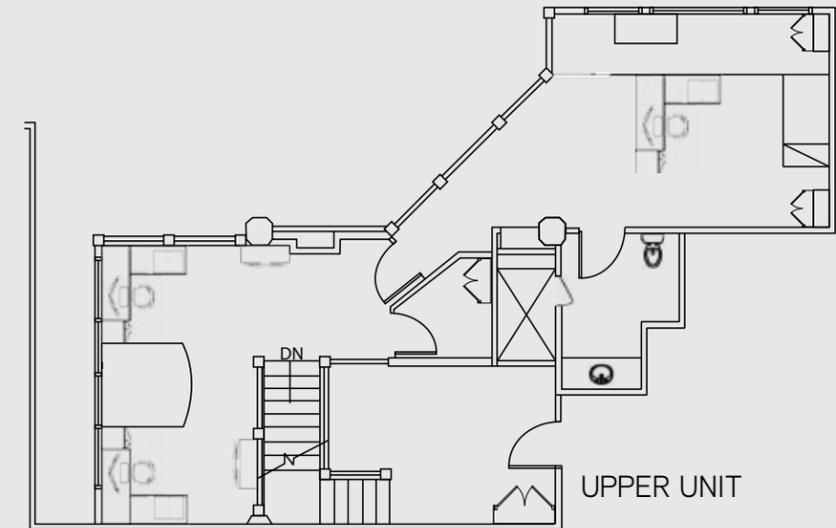
Available Premises Suite 306 - 2,490 SF

Annual Net Rent Market Rates

Operating Costs and Taxes \$19.00 per SF [2018 estimate]

Occupancy Immediate

Parking \$375/month underground parking



Gallery



CALGARY DOWNTOWN MAP

- LEGEND**
- UNDER CONSTRUCTION
 - FUTURE/POTENTIAL CONSTRUCTION SITE
 - COMMERCIAL
 - RESIDENTIAL
 - COVERED SURFACE PARKING
 - +15 WALKWAY
 - FUTURE +15 WALKWAY



COLLIERS INTERNATIONAL
 900, 335 - 8TH AVE SW
 CALGARY, AB T2P 1C9
 T +1 403 266 5544
 F +1 403 265 6495
www.colliers.com/calgary



Manhattan Lofts

Contact us:

Jeremy Berman
 Vice President
 +1 403 571 8826
jeremy.berman@colliers.com

Steve Berman
 Senior Associate
 +1 403 298 0426
steve.berman@colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2019. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.



Accelerating success.