

#### PROPERTY DETAILS

West Village Towers has two stories dedicated to vibrant new shops and restaurants that share an ethos of community and well-being. From small specialized restaurants to large format retailers, West Village Towers welcomes any business that's serious about quality and connection.

- Over 100 parking stalls included in a secure, underground heated parkade
- 2 Fully Stabilized Residential Towers totaling 478 units predominantly occupied by business professionals and small families
- Future 3rd tower expected to be delivered by 2028, including a new fitness facility
- 4 meter ceilings designed to easily accommodate racking and shelving

### **DETAILS**

ASKING RATE Market

ADDITIONAL est. \$15.00 RENT

INDUCEMENTS Negotiable

OCCUPANCY Immediately

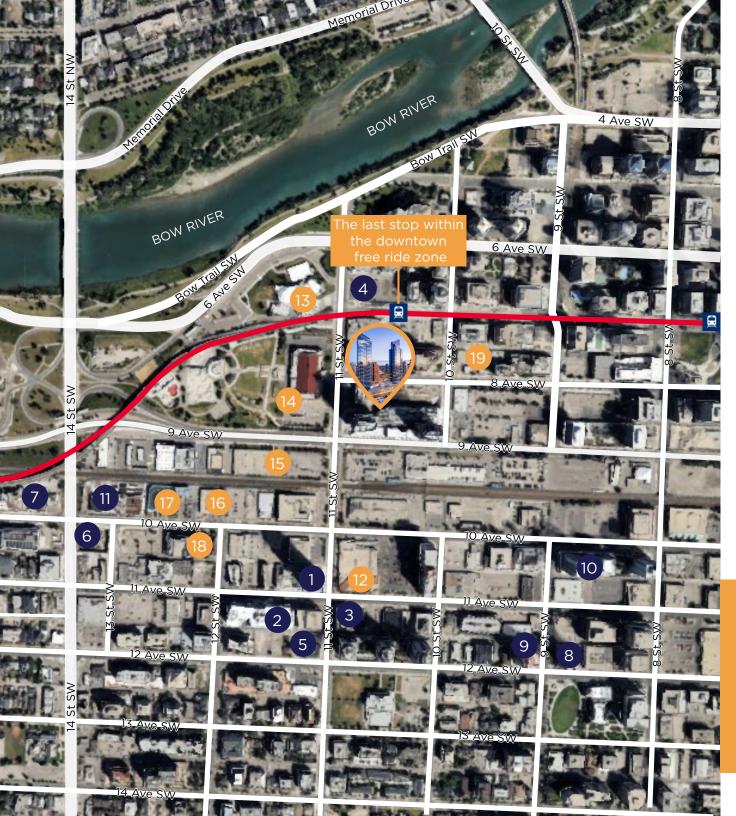
**AVAILABILITY** 

Level 1 A: 13,103 sq.ft. LEASED Level 1 B: 8,838 sq.ft.\* Level 2: 27,970 sq.ft. Retail 1: 662 sq.ft. LEASED Retail 2: 2,551 sq.ft. Retail 3: 4,075 sq.ft. Retail 4: 2,697 sq.ft.

\*Demising options available

# **HIGHLIGHTS**

- Two Towers with a commercial podium at the gateway to Calgary's downtown core on the West end of Downtown
- Includes a myriad of unit sizes as well as townhouses, with retail amenities planned for podium
- East and West Towers have gyms and amenity rooms in the glass penthouse atop the tower. Phase III will include a full amenity building for all Tenants



## **Residential Towers**

- Eleven 369 units
- The Metropolitan 430 units
- The Cube 65 units
- Hat @ 7 Ave 66 units
- 1111 11th Street SW 416 units
- Hat @ 14th Street 239 units
- Sunalta Heights 333 units
- Aura Tower 150 Units
- The Arch 158 Units
- Versus 444 Units
- 1400 on 10th 106 Units

# **Neighbourhood Amenities**

- Calgary Co-op Midtown
- Contemporary Calgary
- Shaw Millenium Park
- Staples
- **Community Natural Foods** Health Store
- Korean Village
- Monki Breakfast Club & Bistro
- Comedy Cave

LRT Line LRT Stop



# **Demographics** (5km radius)



Population 224,288



**Bicycling Score** 



Daytime Population 378,657



**Transit Score** 





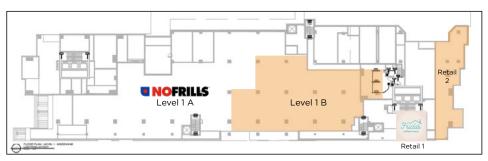
Income



### **Floor Plans**

LEVEL 1 AVAILABILITY Level 1 A: 13,103 sq.ft. LEASED Level 1 B: 8,838 sq.ft. Retail 1: 662 sq.ft. LEASED

Retail 2: 2,551 sq.ft.

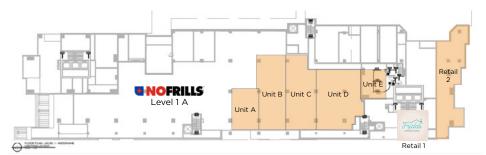


Level 1: 25.154 sf

850 11th Street W

LEVEL 1 **DEMISING OPTIONS** 

Unit A: 1.247 sf Unit B: 2,178 sf Unit C: 2,015 sf Unit D: 2,664 sf Unit E: 734 sf



Level 1: 25,154 sf



850 11th Street W

LEVEL 2 AVAILABILITY

Level 2: 27,970 sq.ft. Retail 3: 4,075 sq.ft. Retail 4: 2,697 sq.ft.



Level 2: 34.742 sf



850 11th Street W

### MULTIPLE UNIQUE LOBBIES AND DEDICATED ELEVATORS FOR THE COMMERCIAL VISITORS

- 2 elevators that link directly to heated underground customer parking and loading zones.
- Large retractable windows on 9th Avenue provide patio opportunities and ample natural light.
- Multiple lobbies and entrances at both sides of the building.









