

CHARACTER OFFICE SPACE FOR SUBLEASE

RIBTOR BUILDING

318 11 Avenue SE, Calgary, AB





WELCOME TO RIBTOR WEST

Located at 318 11 Avenue SE, Ribtor Building offers functionality within a distinctive character building that blends historic charm with modern convenience.

The space is move-in ready and can potentially come furnished. The building enjoys extremely low operating costs and is owned and managed by Ronmor. Subtenants will have access to on-site parking, secured building access, and convenient proximity to transit routes, restaurants, cafés, and downtown amenities.

Situated just minutes from Calgary's downtown core, East Village, and Stampede Park, Ribtor Building offers a prime location for companies looking to establish or grow their presence in a walkable, amenity-rich neighbourhood.

BUILDING DETAILS

Suite 450: 3,847 sf

Available Space

January 30, 2030

Sublease Expiry

Market Sublease Rates

Sublease Rates

\$13.87 psf

Operating Costs

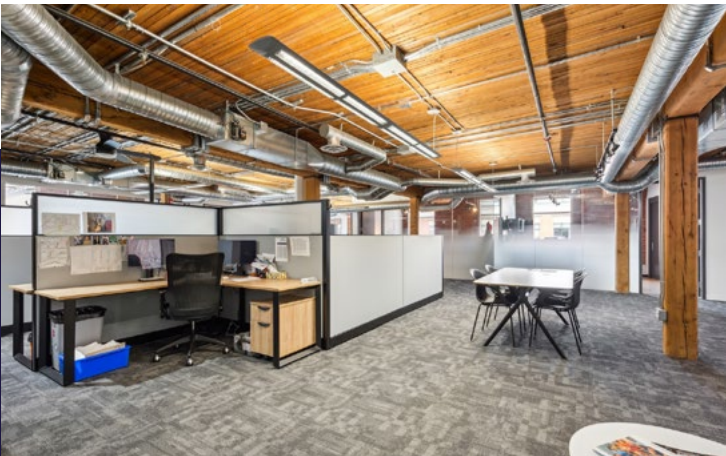
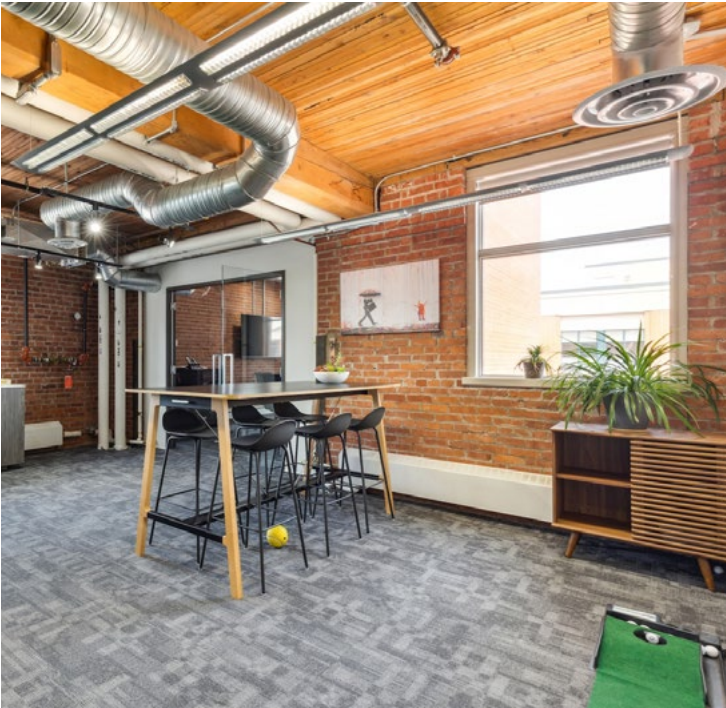
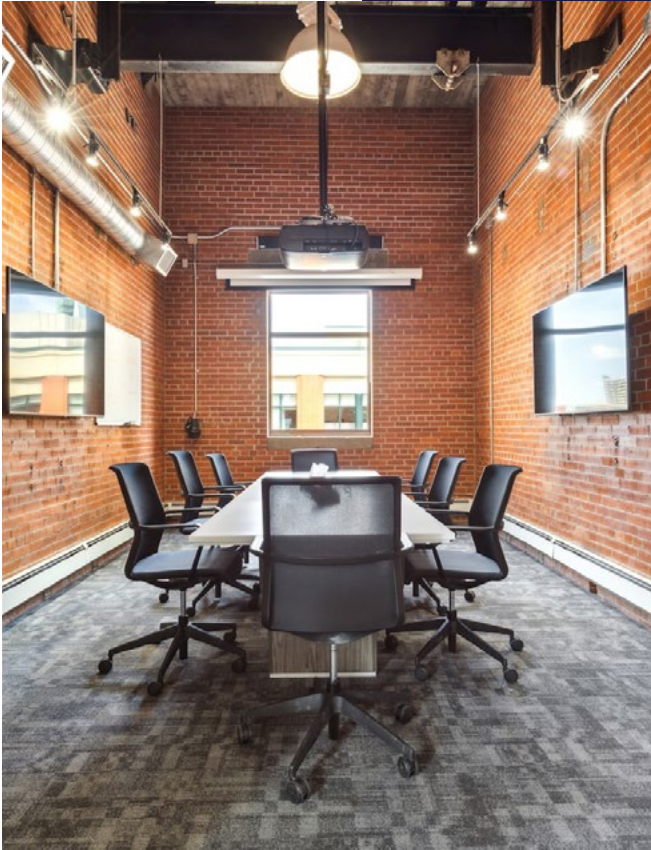
**Two Surface Stalls:
\$170/month/stall**

**Four Underground Stalls:
\$250/month/stall**

Parking

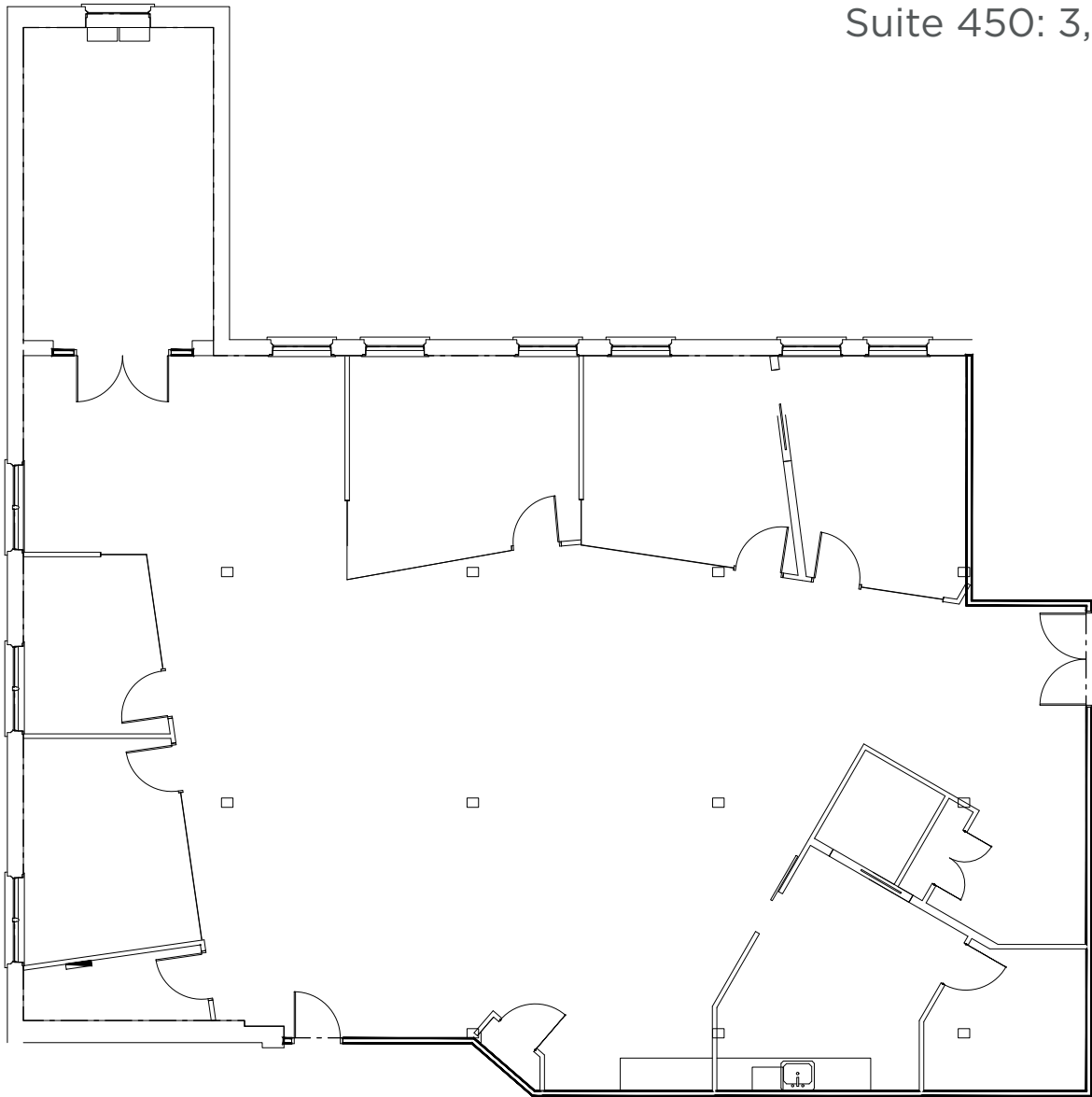


PHOTOS

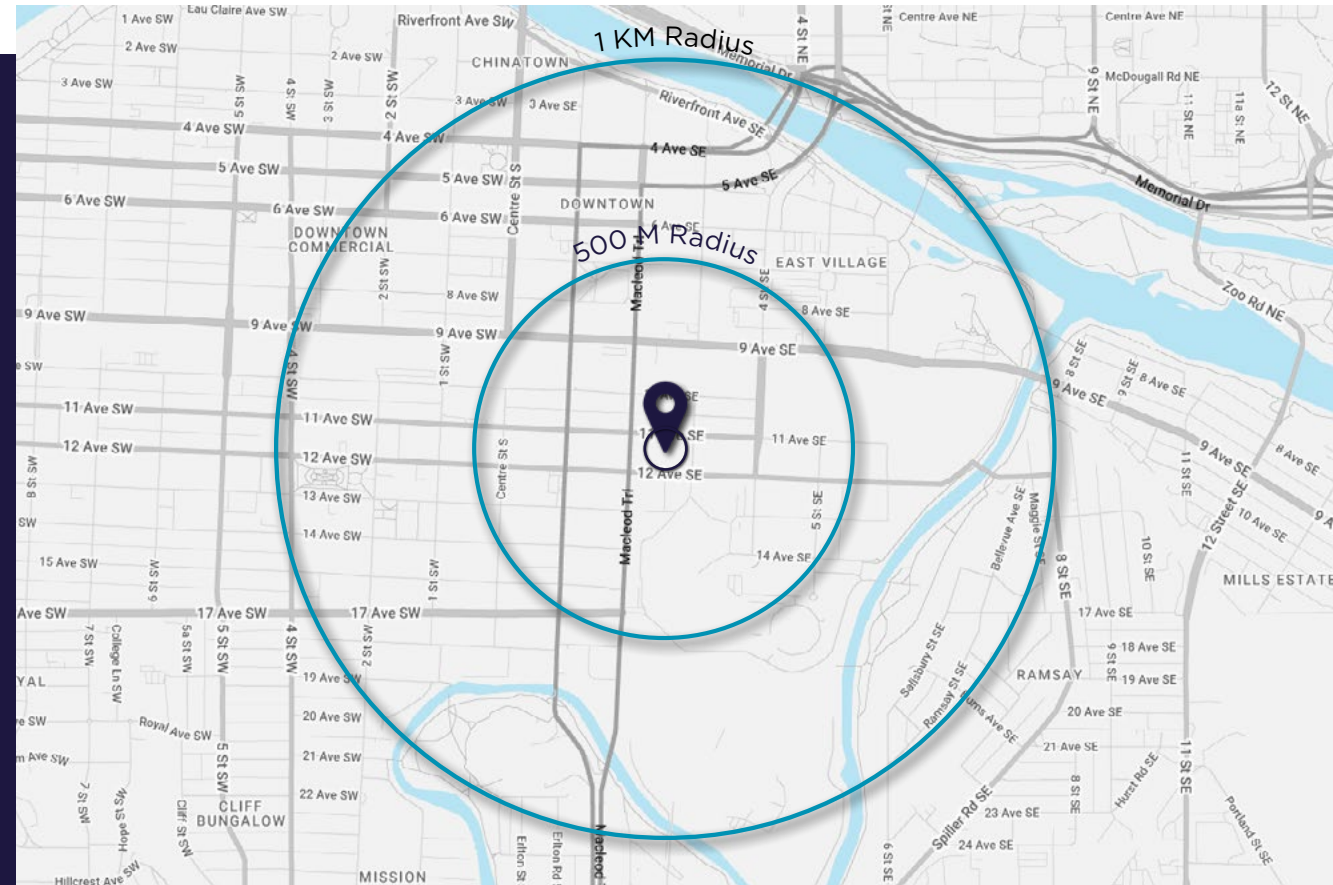


FLOOR PLAN

Suite 450: 3,847 sf



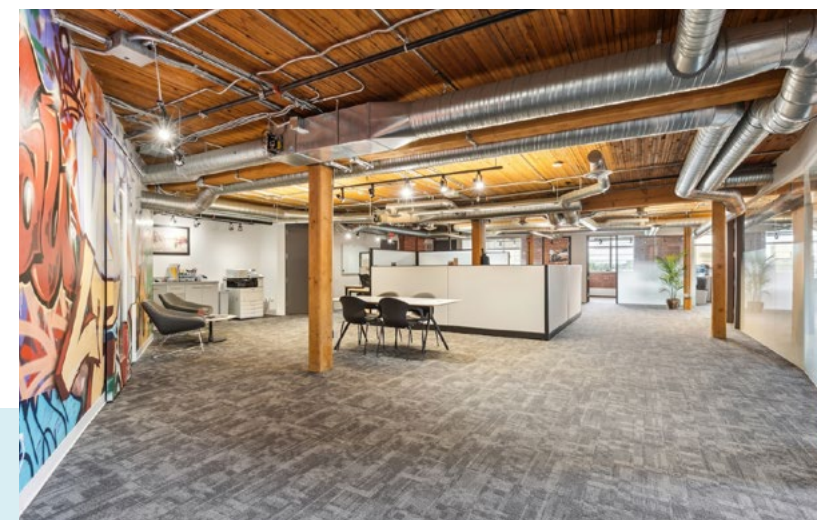
THE AREA



NEARBY AMENITIES



PHOTOS





FOR MORE INFORMATION, CONTACT:

Adam Ramsay

Executive Vice President
Office Sales & Leasing
403 261 1103
adam.ramsay@cushwake.com

David Lees

Executive Vice President
Office Sales & Leasing
403 261 1102
david.lees@cushwake.com

Trent Peterson

Vice President
Office Sales & Leasing
403 261 1101
trent.peterson@cushwake.com

Cushman & Wakefield ULC | 2400, 250 6 Avenue SW, Calgary, AB T2P 3H7 | cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.