



west village towers

850 11th Street SW, Calgary, AB



**CUSHMAN &
WAKEFIELD**



WELCOME TO

WEST VILLAGE TOWERS

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 RENT	est. \$15.00
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. LEASED Retail 4: 2,697 sq.ft. LEASED *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



The last stop within the downtown free ride zone

Residential Towers

- 1 Eleven - 369 units
- 2 The Metropolitan - 430 units
- 3 The Cube - 65 units
- 4 Hat @ 7 Ave - 66 units
- 5 1111 11th Street SW - 416 units
- 6 Hat @ 14th Street - 239 units
- 7 Sunalta Heights - 333 units
- 8 Aura Tower - 150 Units
- 9 The Arch - 158 Units
- 10 Versus - 444 Units
- 11 1400 on 10th - 106 Units

Neighbourhood Amenities

- 12 Calgary Co-op Midtown
- 13 Contemporary Calgary
- 14 Shaw Millenium Park
- 15 Staples
- 16 Community Natural Foods Health Store
- 17 Korean Village
- 18 Monki Breakfast Club & Bistro
- 19 Comedy Cave

LRT Line LRT Stop

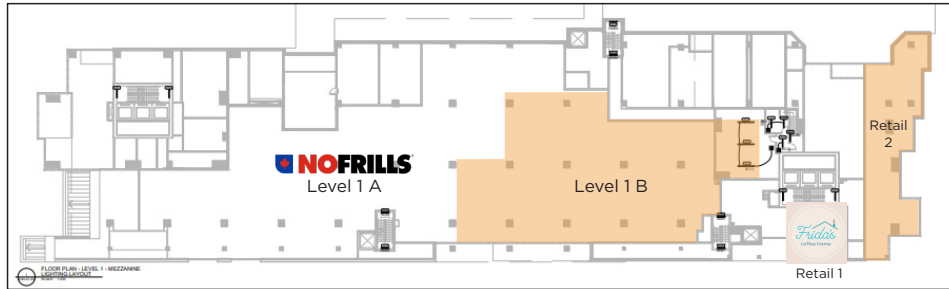
Demographics (5km radius)

Population 224,288	Bicycling Score 97
Daytime Population 378,657	Transit Score 79
Total Households 113,209	Avg. Household Income \$132,908

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.**

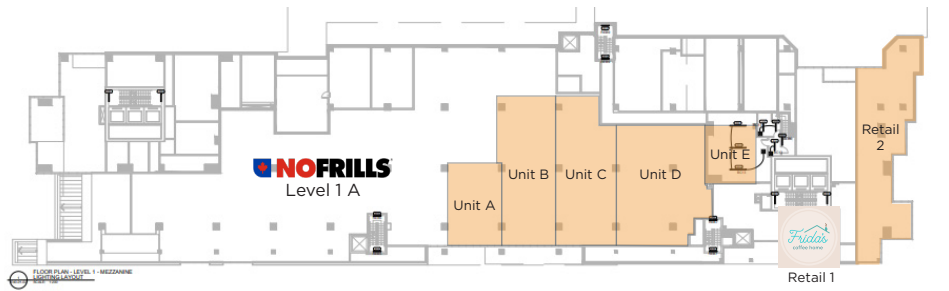


Level 1: 25,154 sf



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

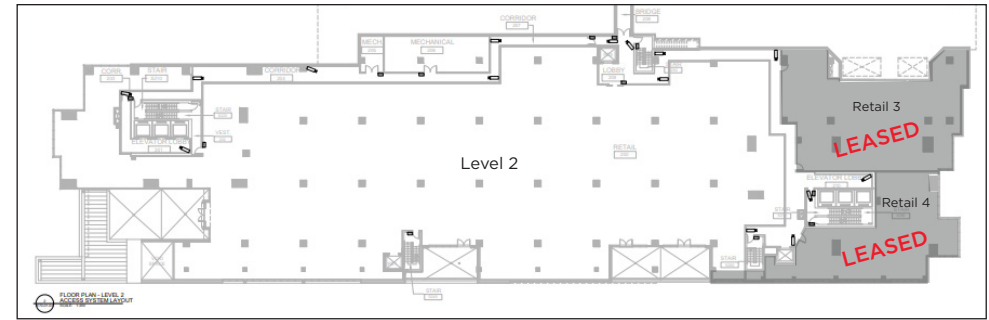


Level 1: 25,154 sf



LEVEL 2 AVAILABILITY

- Level 2: 27,970 sq.ft.**
- ~~Retail 3: 4,075 sq.ft. LEASED~~
- ~~Retail 4: 2,697 sq.ft. LEASED~~



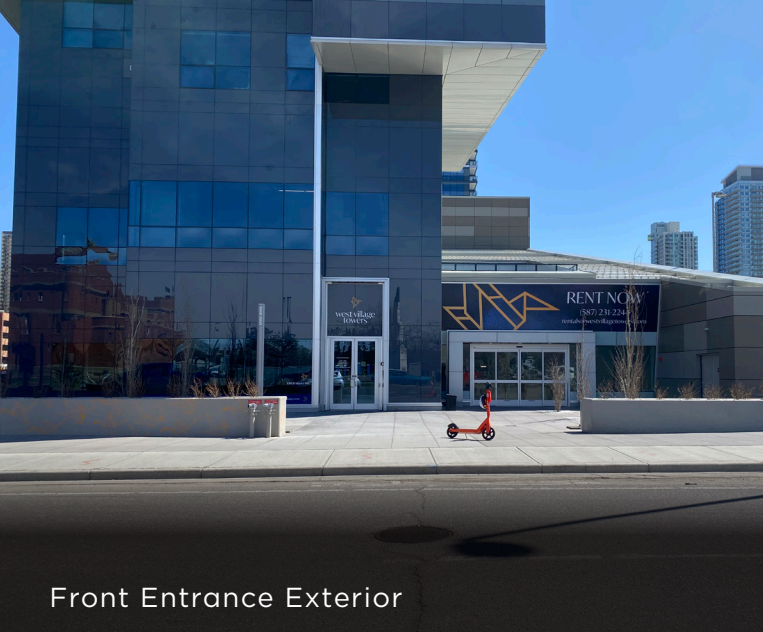
Level 2: 34,742 sf



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.





Front Entrance Exterior



Sky Lounge



Loading Zone



Level 2



Front Entrance Interior



Underground Parkade



Roof Top Gym



Level 1



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