



CUSHMAN &
WAKEFIELD

224

11 Ave SW

Calgary, AB

224

FOR LEASE
3,642 SF

224 11 Avenue SW

PROPERTY DETAILS

Available Unit: Third Floor: 3,642 sf

Availability: December 1, 2026

Lease Rates: Market Lease Rates

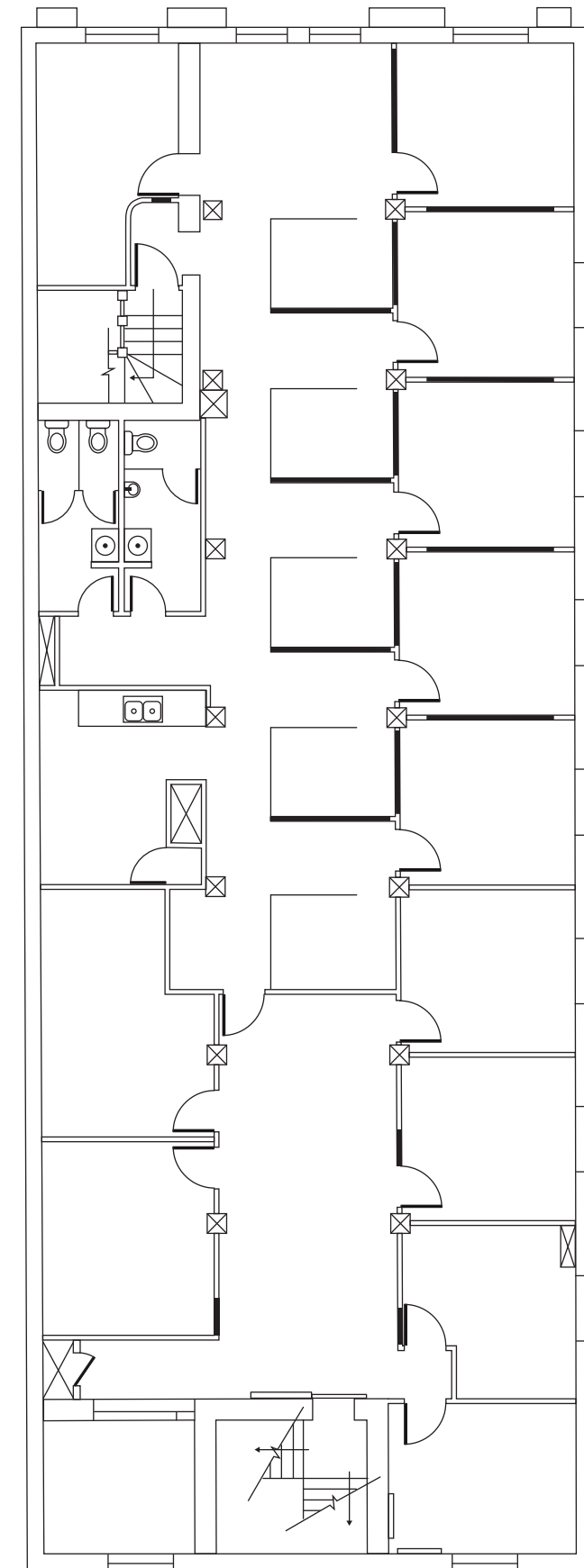
Operating Costs: \$14.95 psf (est 2026)

HIGHLIGHTS

- Well-appointed office space in move-in ready condition
- Rare character opportunity that boasts an amenity rich location
- Five minute walk to the downtown core
- Common rooftop patio for tenants to use
- Convenient access to public transit and Calgary's LRT network

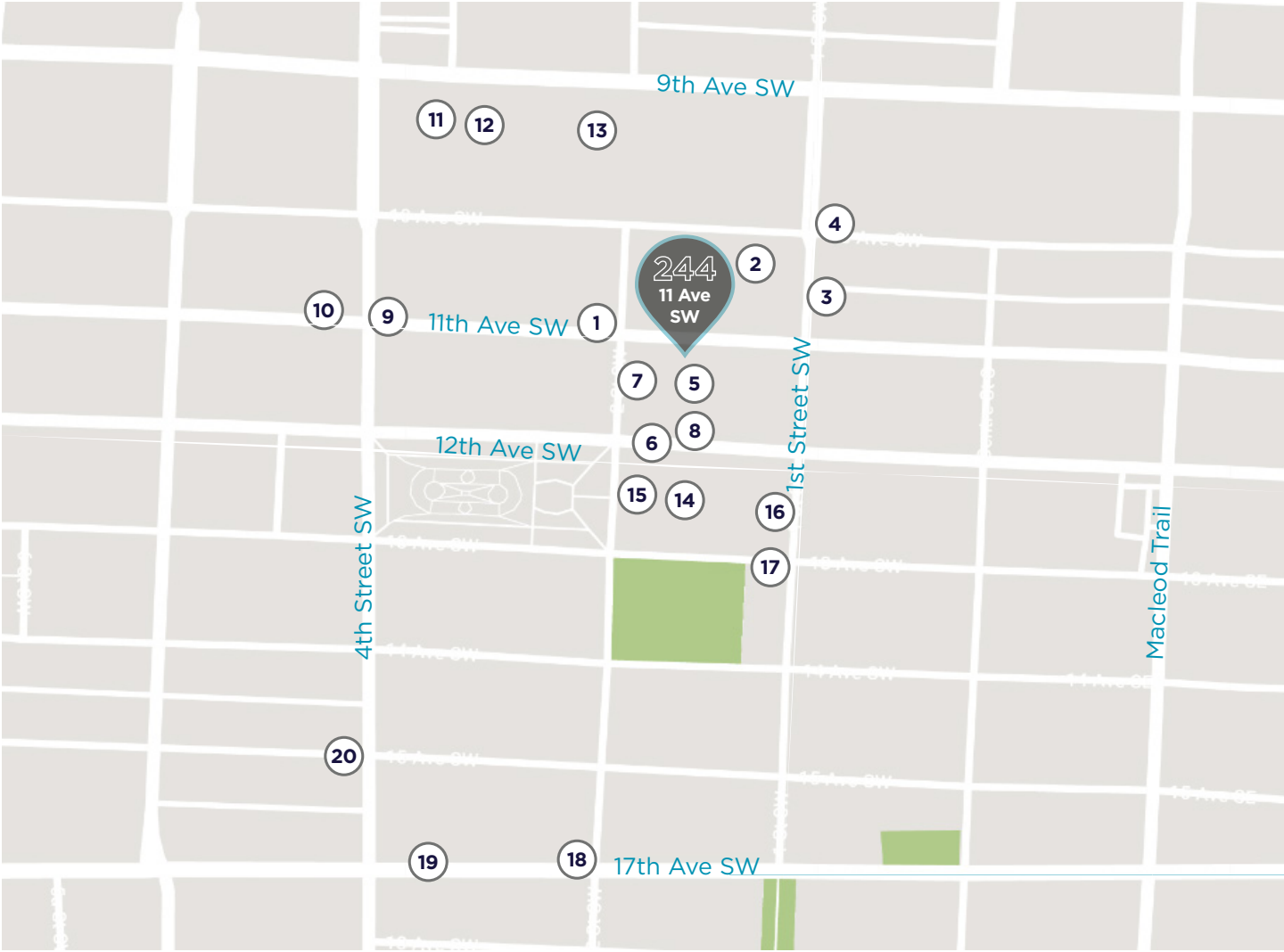


FLOOR PLAN



AMENITY MAP

- | | | | |
|----|-----------------------------|----|-----------------------------------|
| 1 | Vintage Chophouse & Tavern | 11 | National on 10th |
| 2 | Greta Bar | 12 | CRAFT Beer Market |
| 3 | Oasis Juice & Nutrition Bar | 13 | Briggs Kitchen & Bar |
| 4 | Bottlescrew Bill's Pub | 14 | Native Tongues Taqueria |
| 5 | 33 Acres Brewing Company | 15 | The Beltliner Diner |
| 6 | Deville Coffee | 16 | Ten Foot Henrys |
| 7 | Kama | 17 | St. James Corner Restaurant & Pub |
| 8 | Central Taps | 18 | Model Milk |
| 9 | Subway | 19 | Calcutta Cricket Club |
| 10 | Tim Hortons | 20 | Red's Diner on 4th |



CONTACT



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WAKEFIELD**

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