

224

11 Ave SW

Calgary, AB

224

FOR LEASE
3,642 SF

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PROPERTY DETAILS

Available Unit: Third Floor: 3,642 sf

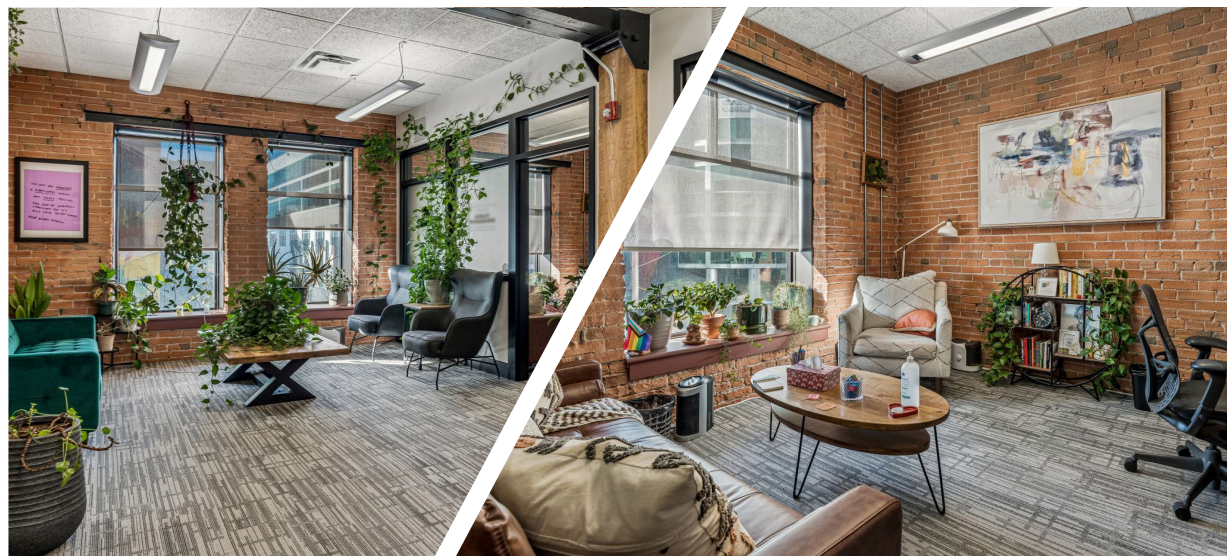
Availability: December 1, 2026

Lease Rates: Market Lease Rates

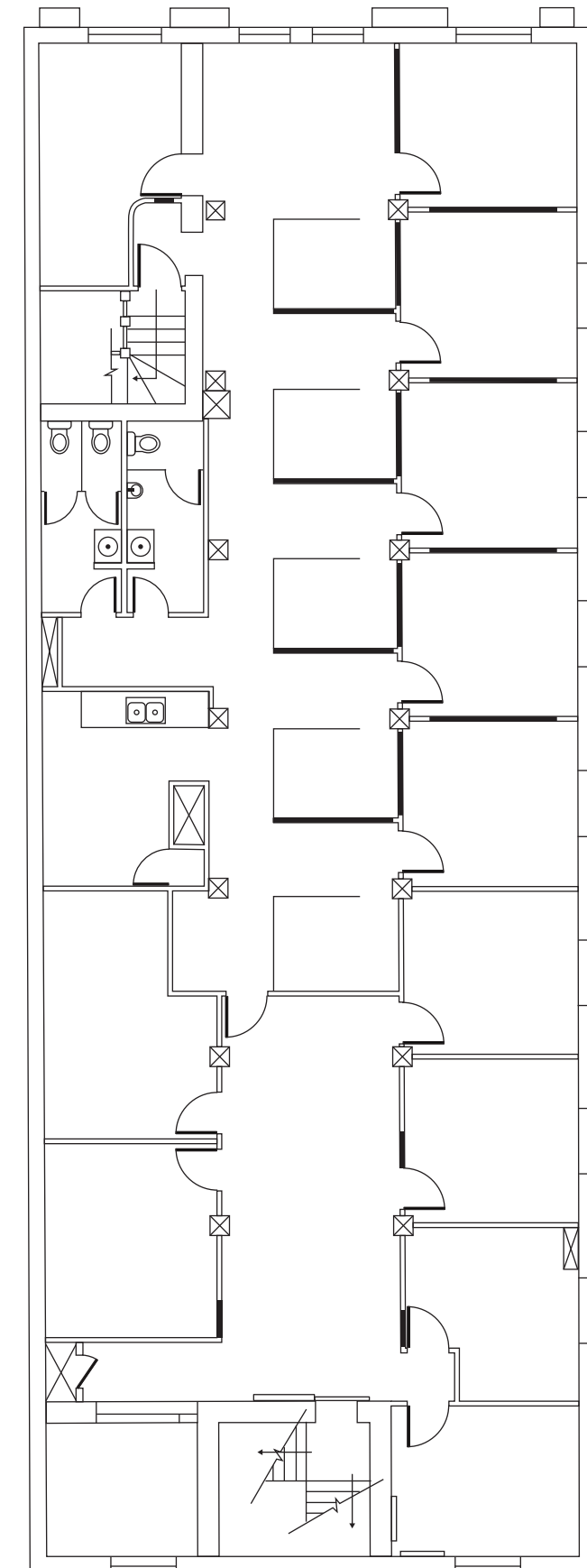
Operating Costs: \$14.95 psf (est 2026)

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
- 2

Greta Bar
- 3

Oasis Juice & Nutrition Bar
- 4

Bottlescrew Bill's Pub
- 5

33 Acres Brewing Company
- 6

Deville Coffee
- 7

Kama
- 8

Central Taps
- 9

Subway
- 10

Tim Hortons
- 11

National on 10th
- 12

CRAFT Beer Market
- 13

Briggs Kitchen & Bar
- 14

Native Tongues Taqueria
- 15

The Beltliner Diner
- 16

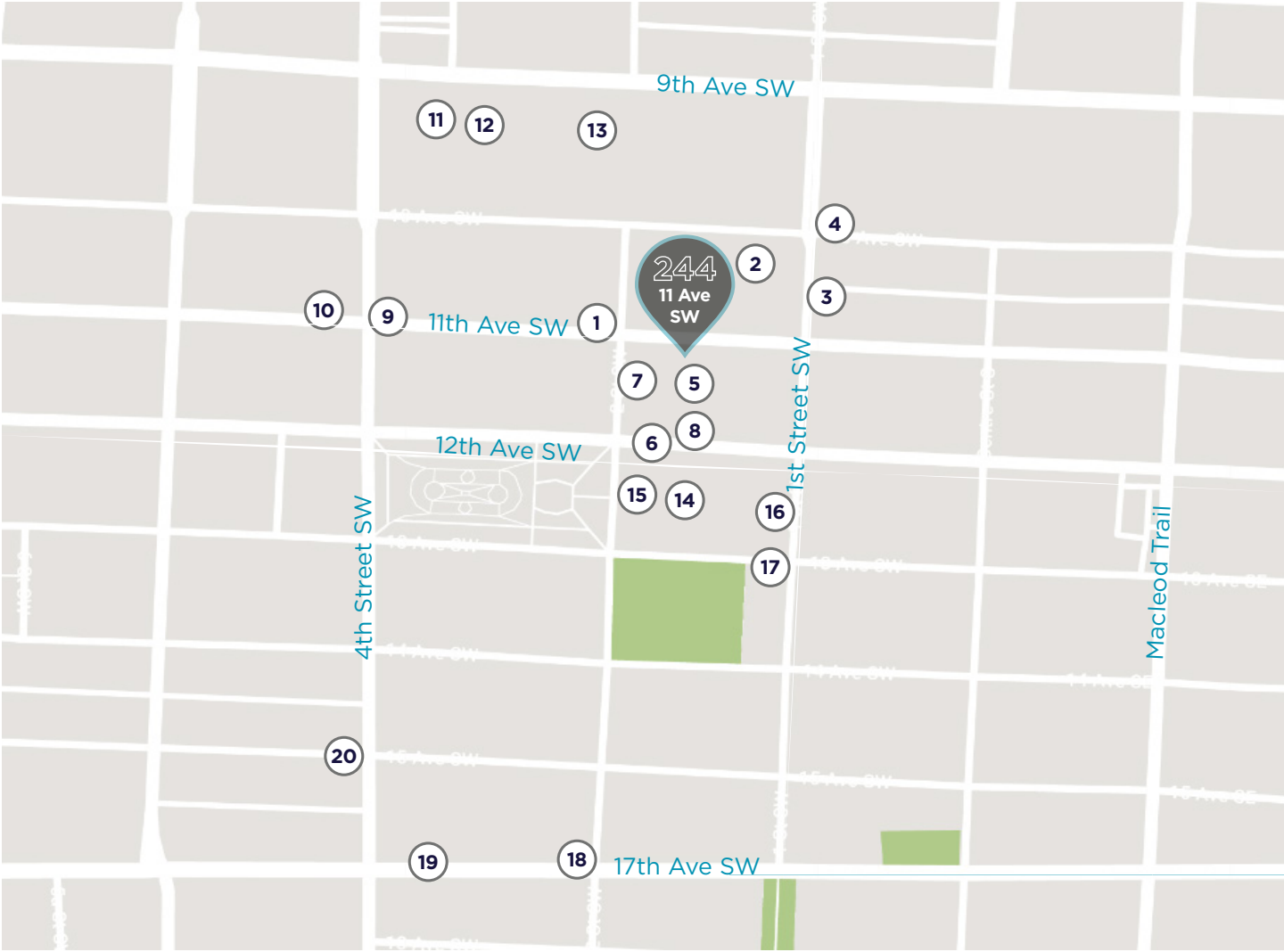
Ten Foot Henrys
- 17

St. James Corner Restaurant & Pub
- 18

Model Milk
- 19

Calcutta Cricket Club
- 20

Red's Diner on 4th



CONTACT



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