

Vintage Towers I&II

322-236 11 Ave SW
Calgary, AB



Fully operational catering space & main floor retail unit available

Property Highlights & Details

Page 2

Floorplans

Page 3

Nearby Amenities & Demographics

Page 4

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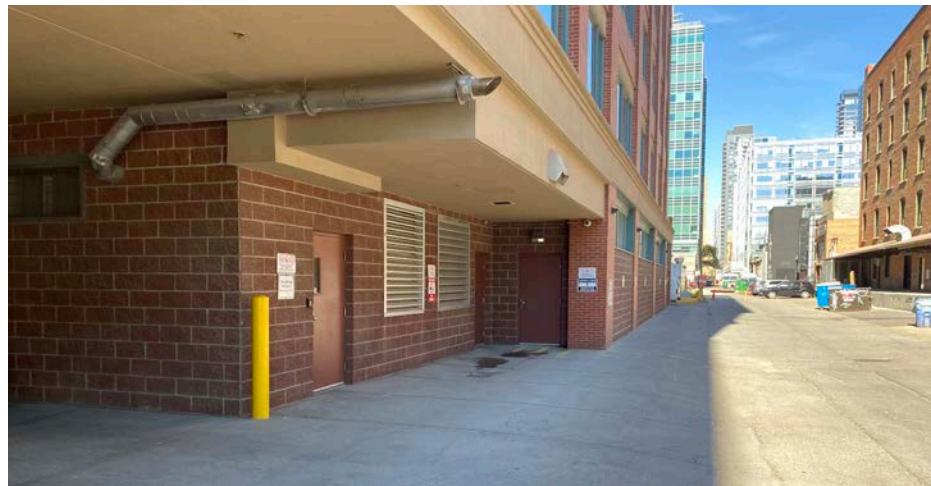
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ALLIED

**CUSHMAN &
WAKEFIELD**

Property Highlights & Details

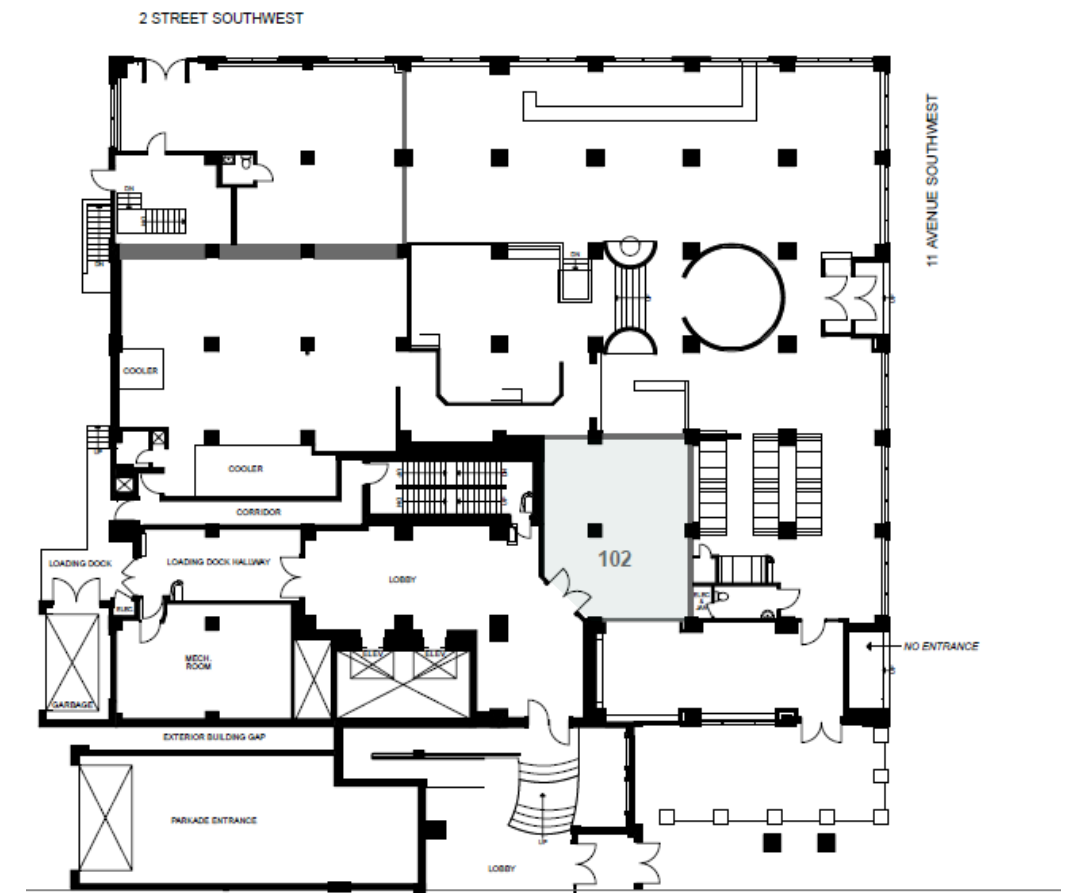
Lease Rates	Market
Operation Cost	\$15.78 psf
(Does not include Gas & Electricity - separately metered)	
	2X400 Amp panels
District	Beltline
Area Available	Suite 102: 624 sf
	B014: 1,850 sf
Availability	Immediately
Term	Flexible
Parking	Lower Level employee/staff parking & street parking for customers



- Ideal grab & go coffee shop on main level
- Fully built catering space outside the Downtown Core
- All equipment is included
- Easy accessible rear loading for trucks and vehicles
- Located on the corner of 11 Avenue & 2 Street SW
- Easily accessible from all areas of downtown

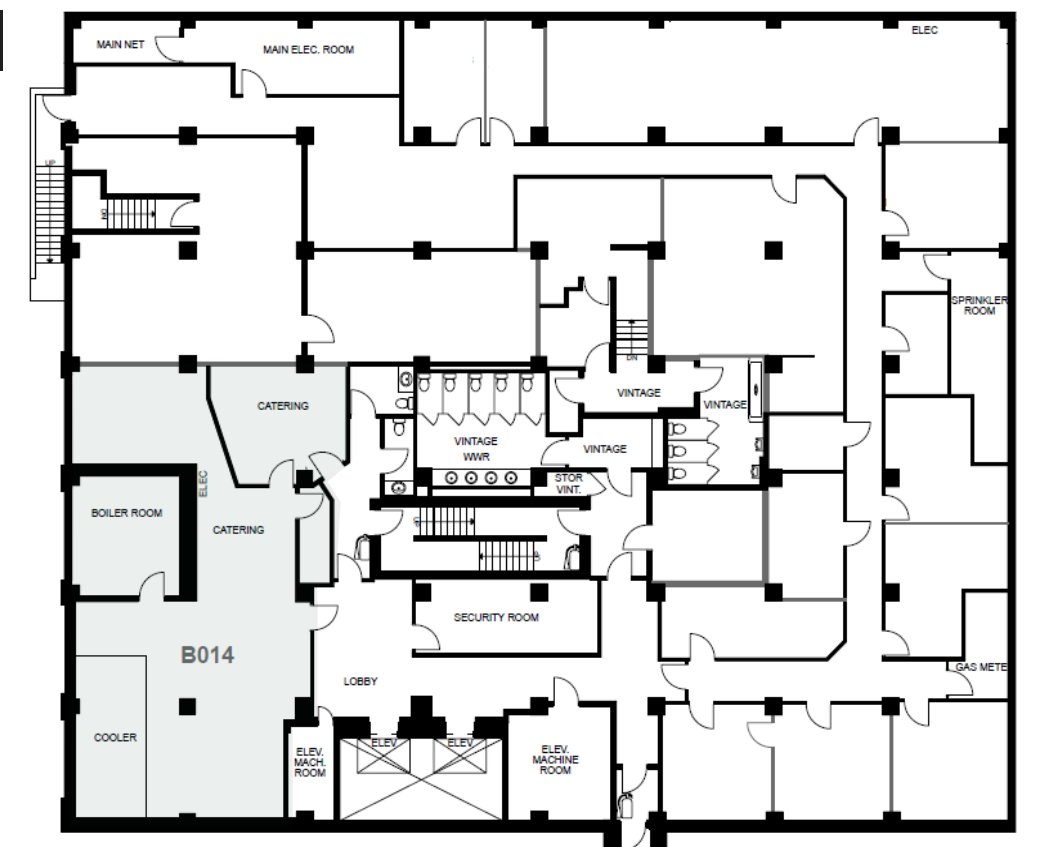
Floorplan Main Level

Suite 102: 624 sf

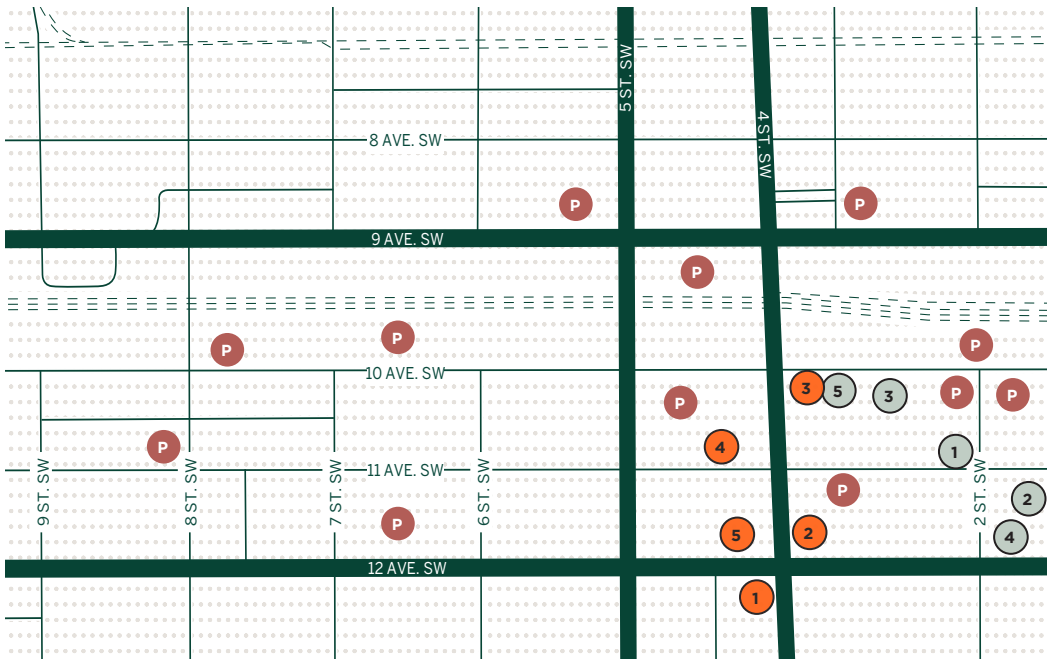


Lower Level

B014 - 1,850 sf



Local Amenities



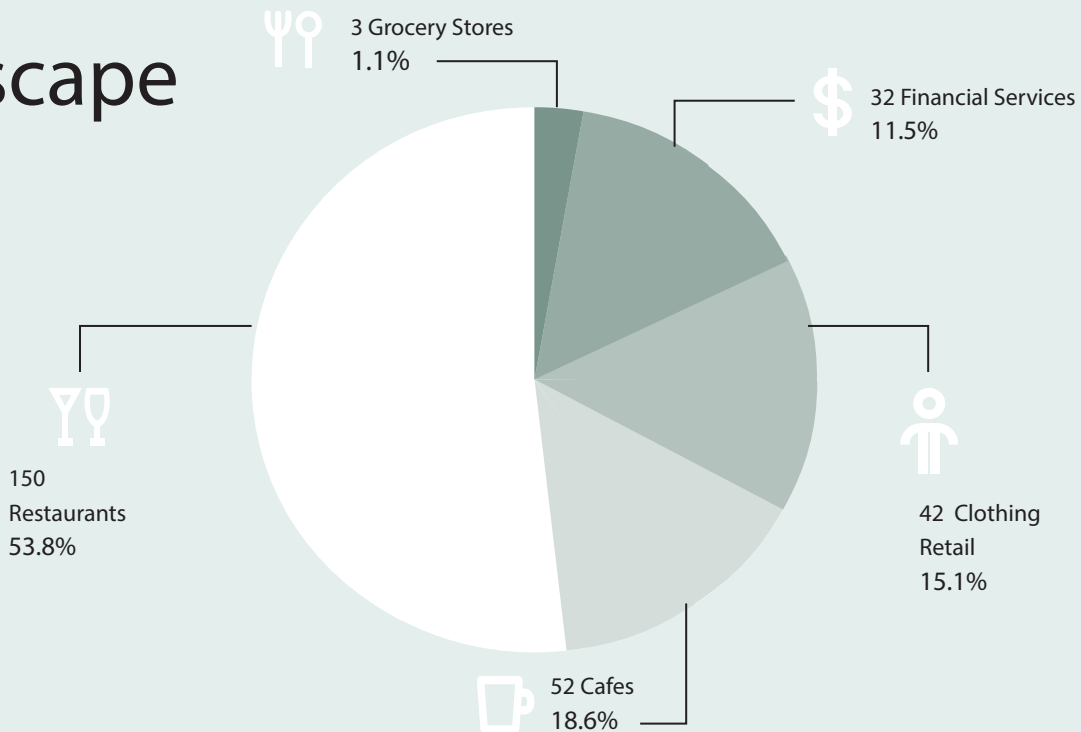
RESTAURANTS

- 1 Vintage Chophouse & Tavern
- 2 Central Taps + Food
- 3 Japanese Village
- 4 Deville Coffee
- 5 National on 10th

SHOPPING & SERVICES

- 1 Beacon Pharmacy at Sheldon Chumir
- 2 London Barbers
- 3 UndrCard Fitness Club
- 4 Massage Heights
- 5 27 Boutique
- P Parking Lot

Retail Landscape



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