



# west village towers

850 11th Street West, 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 grocers, 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

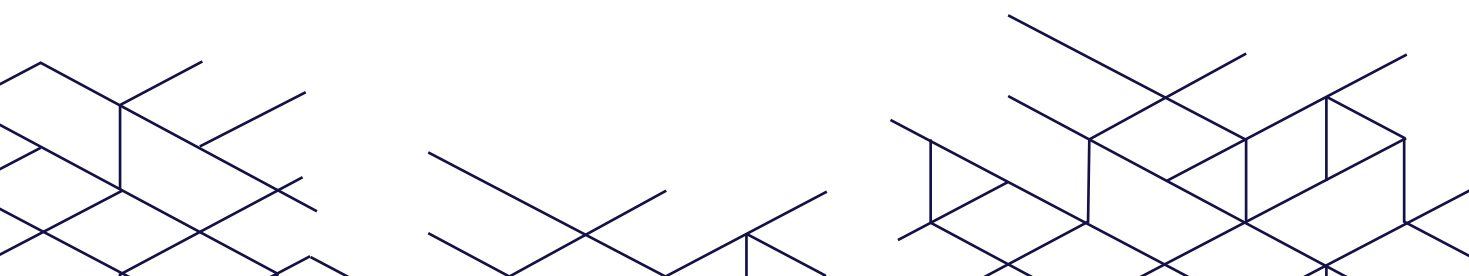
INDUCEMENTS Negotiable

OCCUPANCY Immediately

AVAILABILITY **Grocery Store**  
Level 1 A: 12,000 sq.ft. C/L  
Level 1 B: 10,530 sq.ft.  
Level 2: 27,970 sq.ft.  
**Retail 1:** 662 sq.ft. C/L  
**Retail 2:** 2,551 sq.ft.  
**Retail 3:** 4,075 sq.ft.  
**Retail 4:** 2,697 sq.ft.

## 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, including a purpose built space for Urban Grocer
- 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





## 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



**Avg. Household Income**  
\$132,908



**Daytime Population**  
378,657



**Bicycling Score**  
97



**Total Households**  
113,209



**Transit Score**  
79



# Floor Plans

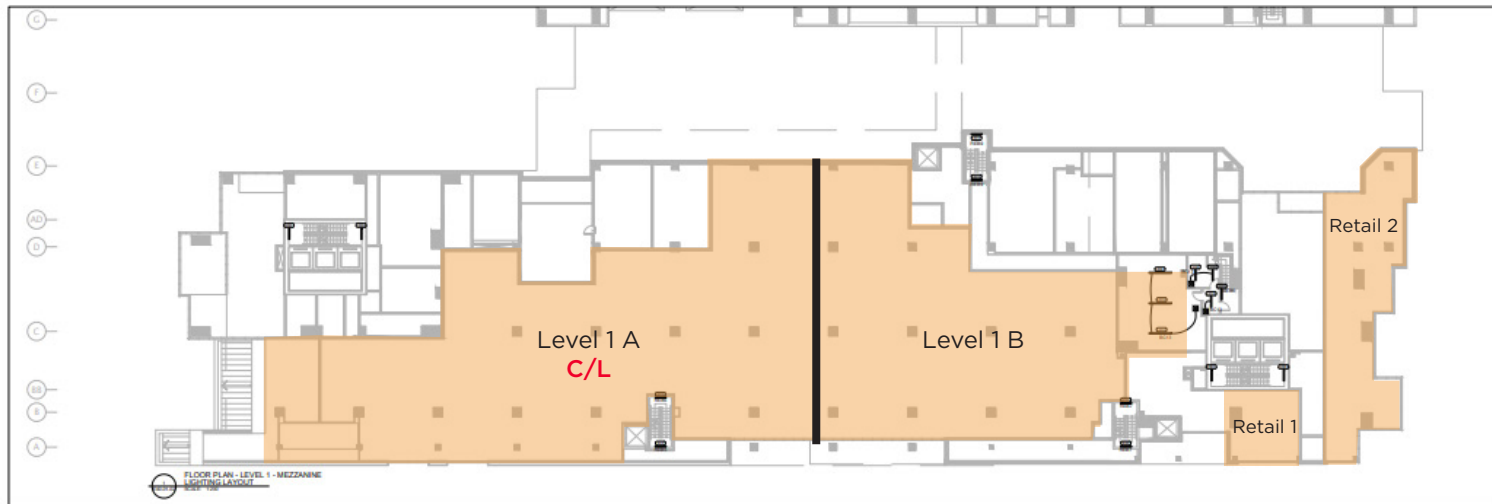
## MULTIPLE UNIQUE LOBBIES AND DEDICATED ELEVATORS FOR THE COMMERCIAL VISITORS

- Purpose built for a grocery store user.
- 2 elevators that link directly to heated underground customer parking and loading zones.
- Designed with grocery cart storage drop off and pick up in parkades.
- Large retractable windows on 9th Avenue provide patio opportunities and ample natural light.
- Multiple lobbies and entrances at both sides of the building.



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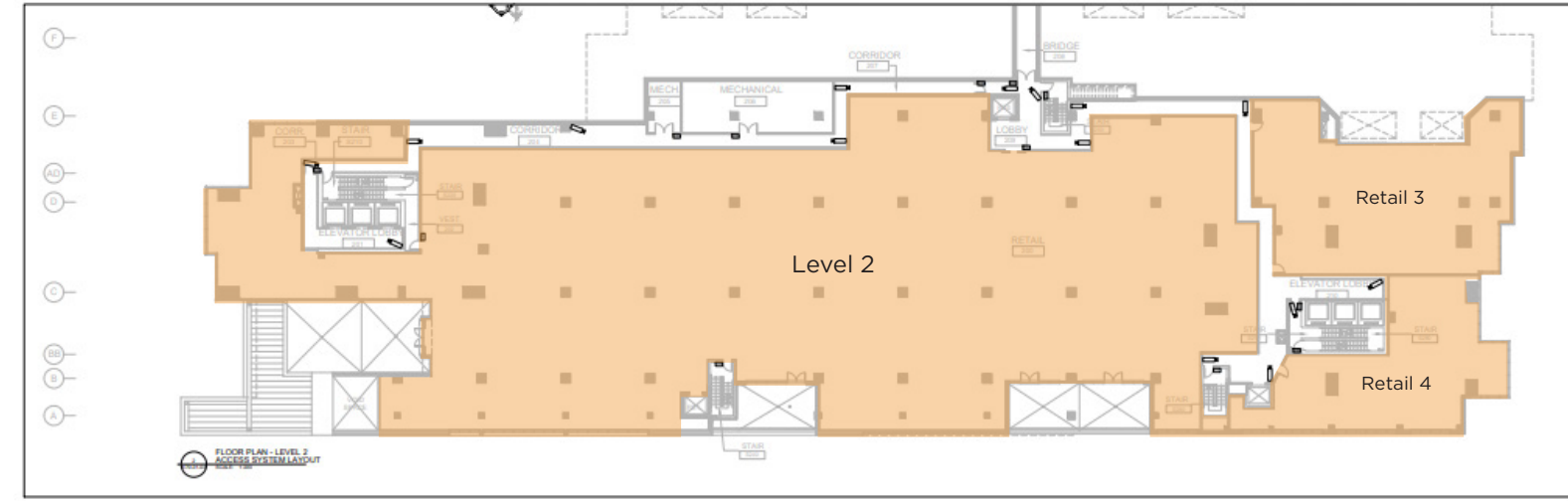
AVAILABILITY **Grocery Store**  
 Level 2: 27,970 sq.ft.  
**Retail 3:** 4,075 sq.ft.  
**Retail 4:** 2,697 sq.ft.



**Level 1: 25,742 sf**



850 11th Street W



**Level 2: 34,742 sf**



850 11th Street W





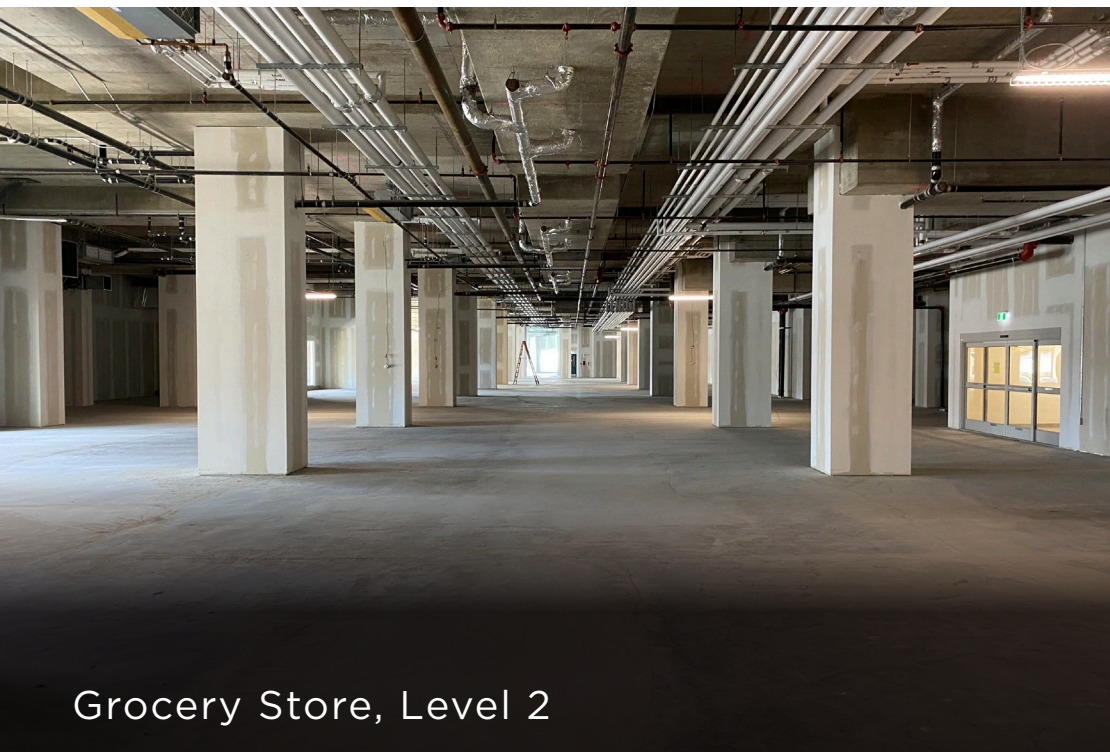
Front Entrance Exterior



Sky Lounge



Loading Zone



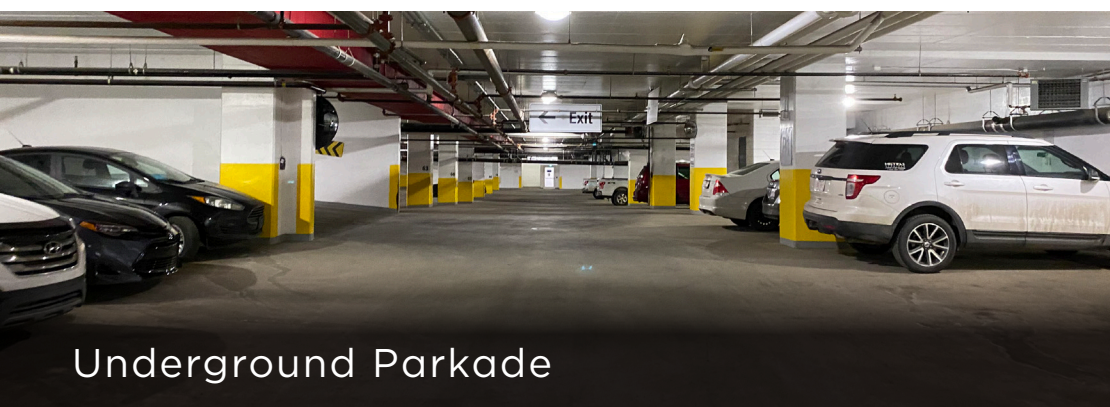
Grocery Store, Level 2



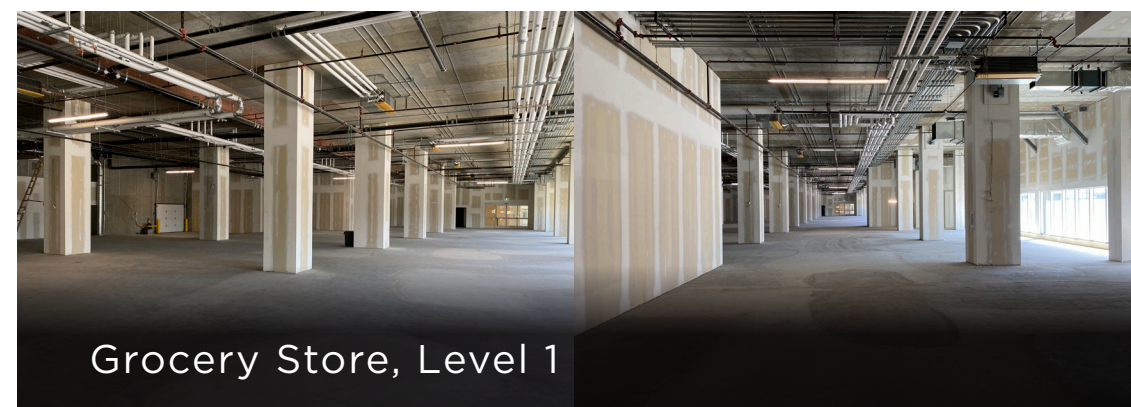
Roof Top Gym



Front Entrance Interior



Underground Parkade



Grocery Store, Level 1





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