

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 7136 11 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
31377


**MLS ID:**  
A2239833

**\$15**



 **SEAN NA**  
 (825) 437-0266

 MaxWell Canyon Creek  
 403-278-8899

 7136 11 Street NE, Calgary , Alberta T2E 8X3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 58	<b>Lease Amount</b> 15.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> NONE	<b>Year Built</b> 2017
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 9420.00	<b>Building Area (Sq. M.)</b> 875.14	<b>Inclusions</b> n/a
<b>Restrictions</b> Board Approval, Landlord Approval	<b>Reports</b> Floor Plans, Land Survey	

Welcome to the Swift Centre at 7136 11th Street NE, Calgary – a modern, professionally managed office building offering flexible leasing solutions tailored to today’s businesses. Whether you need a single unit or wish to combine multiple spaces, our layouts are adaptable to meet your specific requirements. Each unit features high-quality construction with thoughtful design, and every floor is equipped with washrooms for added convenience. The main floor is ideal for a daycare, with a dedicated grass playground located at the side of the building – a rare and valuable feature for childcare operators. The third floor offers access to a beautiful rooftop patio and an open atrium, perfect for informal meetings or relaxation. The building includes 80 underground parking stalls and 11 surface stalls for both tenants and visitors. Swift Centre is conveniently located just minutes from Deerfoot City, providing quick access to major retailers such as Walmart and Canadian Tire, along with excellent connectivity to major transportation routes. Zoning allows for a wide range of uses including child care services, indoor recreation, medical practices, and more. This is a prime opportunity to position your business in a well-connected and thoughtfully designed location. Contact us today to schedule a tour

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.