

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.

## 302, 322 11 AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
34274

**MLS ID:**  
A2291010

**\$10**



 **ESTELLE TRAN**  
 (403) 993-2898

 KPLI Real Estate Corporation  
 403-554-8453

 302, 322 11 Avenue SW, Calgary , Alberta T2R 0E3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 55	<b>Lease Amount</b> 10.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Beltline	<b>Year Built</b> 1924
<b>Structure Type</b> High Rise (5 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 2634.00	<b>Building Area (Sq. M.)</b> 244.70	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Call Lister	

Class A character building in the heart of Calgary's Beltline, Suite 302 offers 2,634 SF of move-in ready space, featuring 6 private offices, a boardroom, storage room and a kitchen. The building is equipped with a new fitness facility, a new conference facility, one block away from the +15 via Gulf Canada Square, on-site security, building management, and a private terrace for tenants located on the 2nd floor. Please call listing agent for more information. Operating Costs: \$18.72 PSF (2025)

**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.