

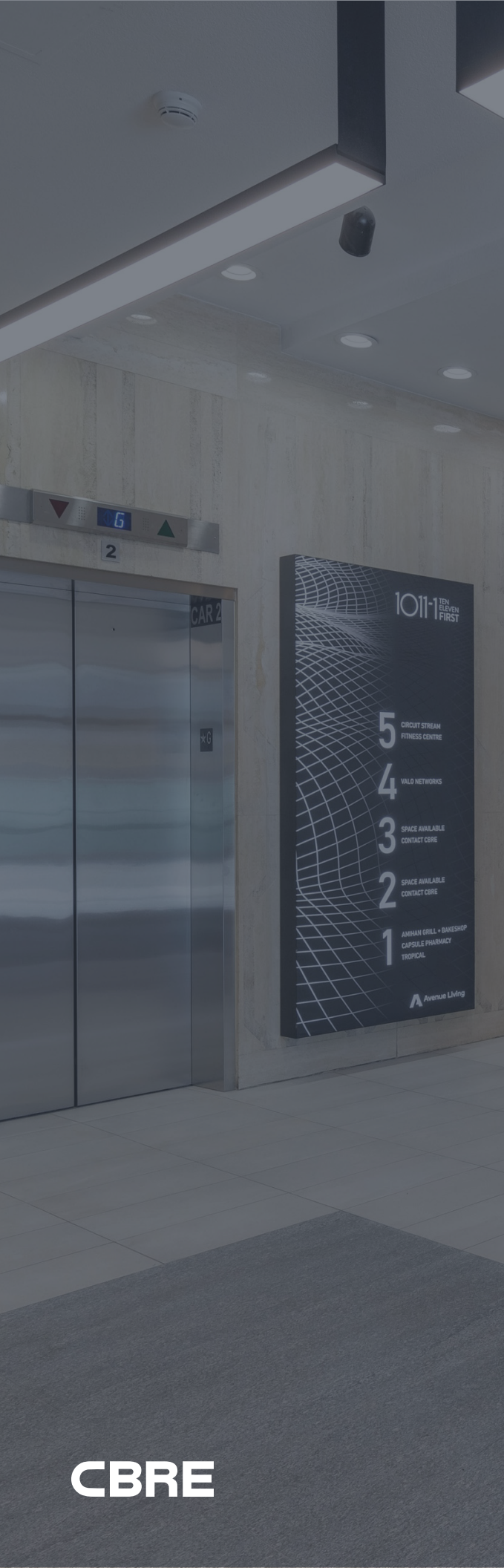
CBRE



*Signage on image is a rendering

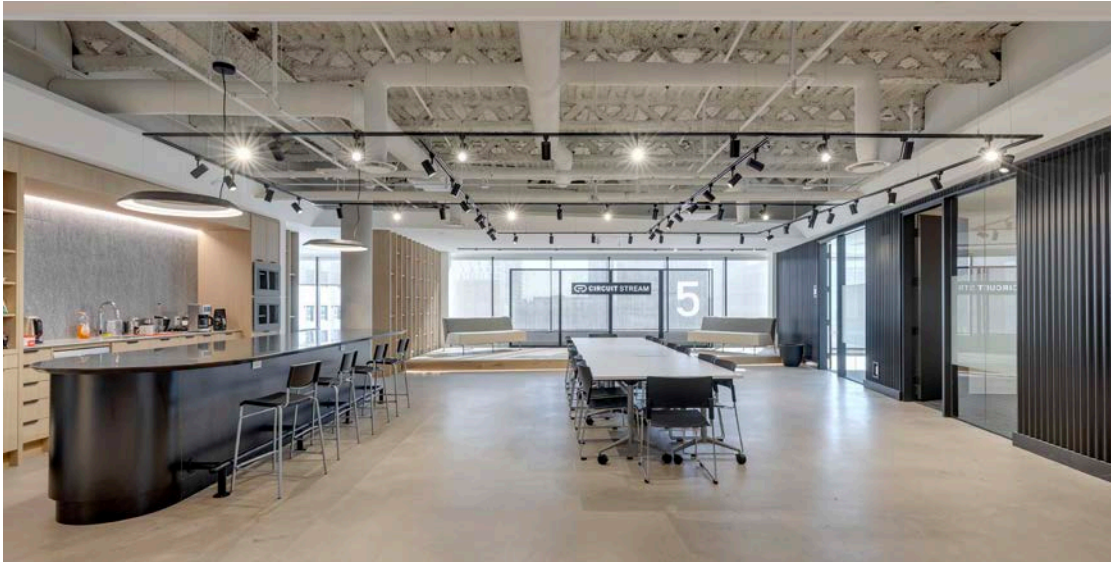
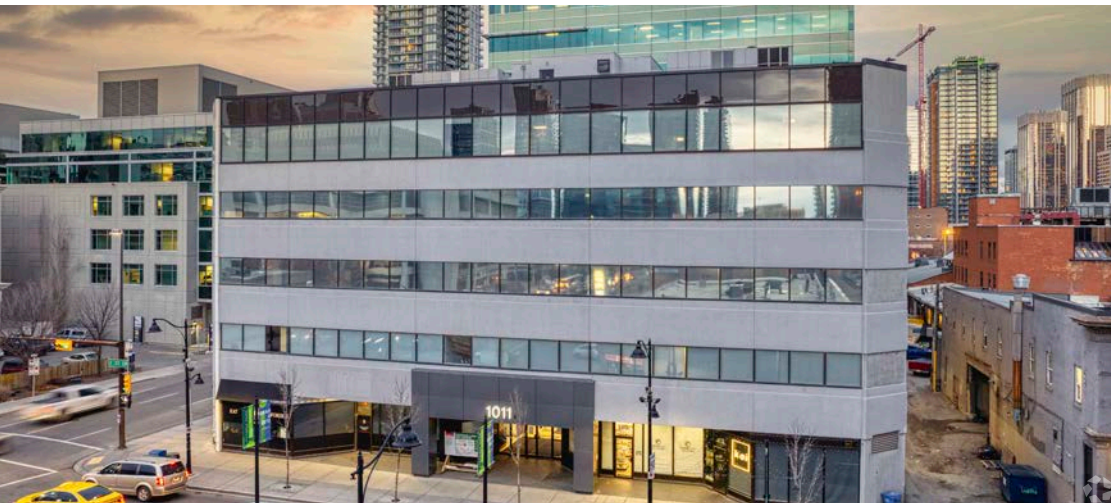
MOVE-IN READY SPACE

1011-1 TEN
ELEVEN
FIRST



1011-1 TEN ELEVEN FIRST

YEAR BUILT/ RENOVATED	1978/2024
SPACE AVAILABLE	Suite 520: 1,551 SF
LEASE TERM	Flexible: 1-10 Years
BASIC RENT	Market
OPERATING COSTS	\$15.70 PSF (2026 EST)
AVAILABLE	March 1, 2027
IT INFASTRUTURE	Telus Fibre Optics
PARKING	1 Underground Stall per 2,000 SF 520: 1 Designated Stall
PARKING RATE	\$350.00 per month per stall



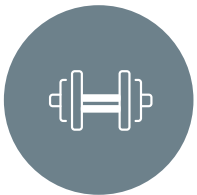
Located at the bustling intersection of 11th Avenue SW and 1st Street SW in Calgary's Beltline



Surrounded by endless food, drink and lifestyle amenities, including on-site amenities



4 Minute Walk to +15 Network



Exclusive Tenant Fitness Centre Equipped with Accessible Change Rooms and Showers



Shared Meeting Rooms and Collaboration Space



Secured Bicycle Parking



Building Directory Signage Available



BUILDING UPGRADES

- Building Rebranded: TEN ELEVEN FIRST
- Main Floor Lobby Renovated
- Upgraded Elevator Lobbies on all Floors
- Base Building Washrooms Updated
- New Gender-Neutral Accessible Washrooms
- Elevator Modernization
 - New Mechanical & Upgraded Elevator Controls
 - New Card Readers & Integration to Building Security System
 - Upgraded Elevator Cabs scheduled for Q4 2024 Completion
- New Roof-Top HVAC Unit installed in 2024
- New HVAC Distribution including VAV Boxes & Zone Valves
- Upgraded Building Automation System
- Upgraded Building Fire Panel





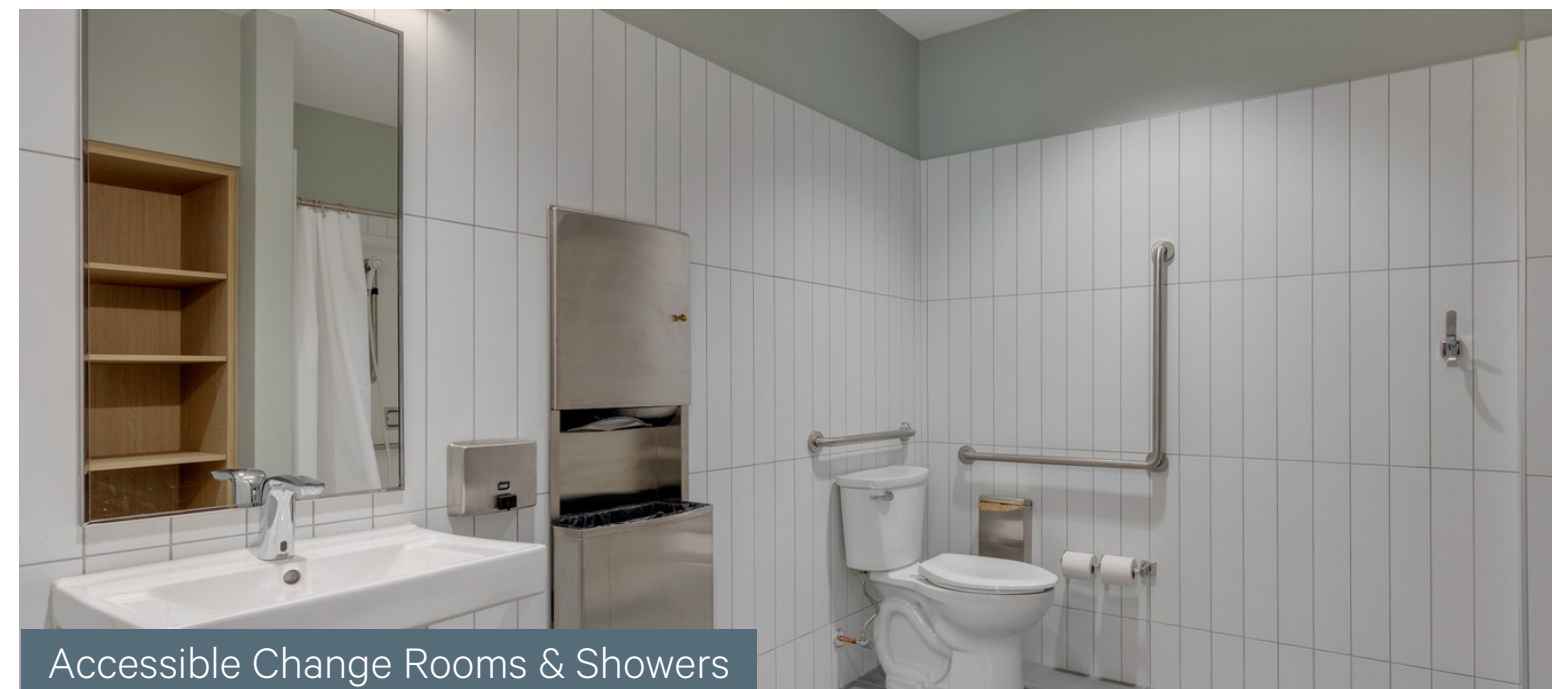
NEW 5TH FLOOR AMENITIES



Fitness Centre



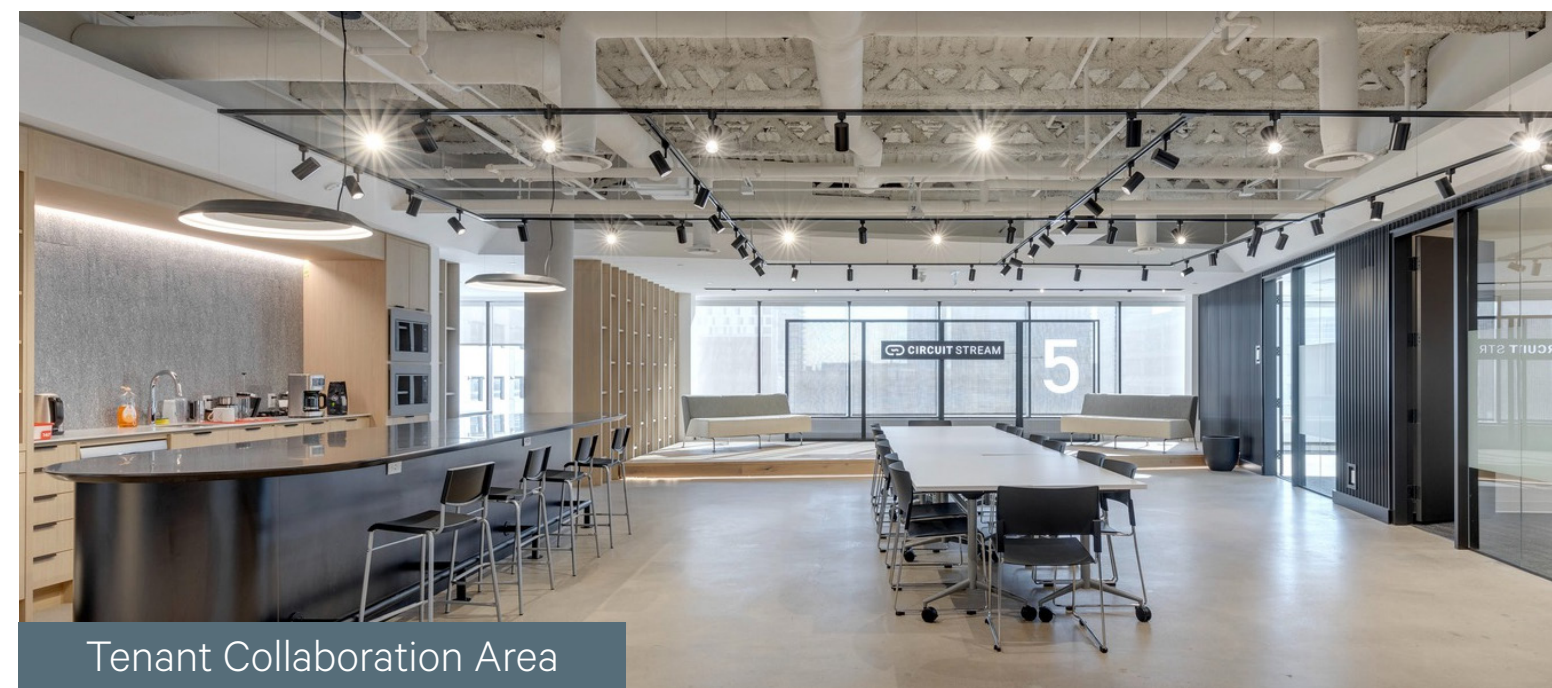
Shared Meeting Room: Seats 14 +



Accessible Change Rooms & Showers



Table Tennis



Tenant Collaboration Area

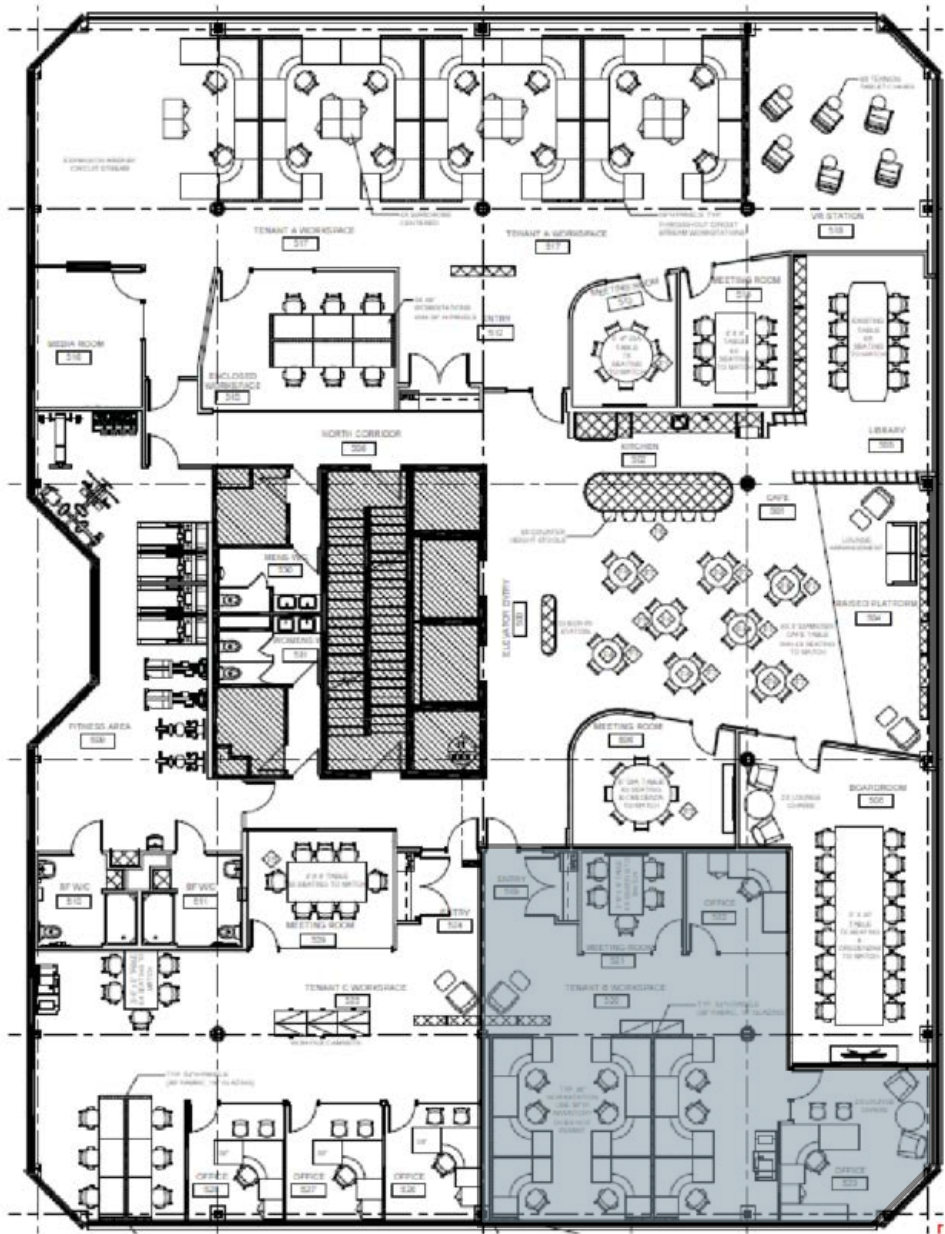
FLOOR PLANS

* Actual Configuration and Furniture Provided May Differ Than Shown Below

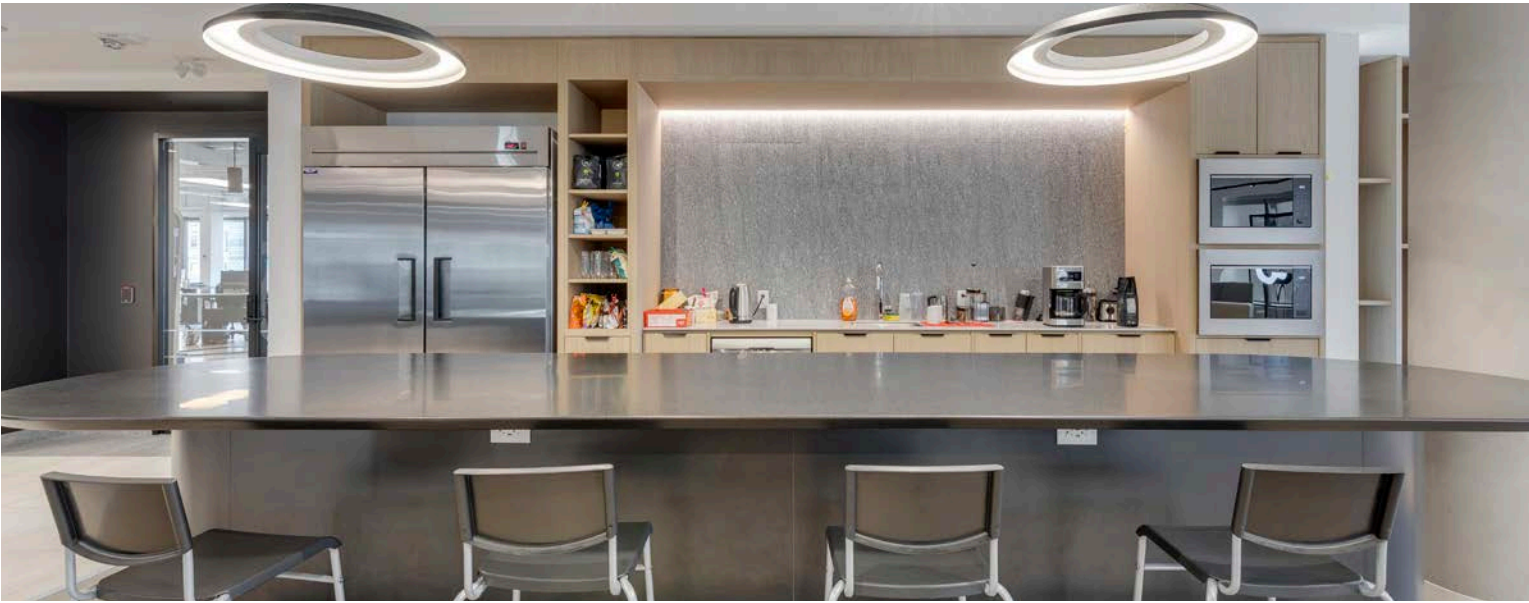
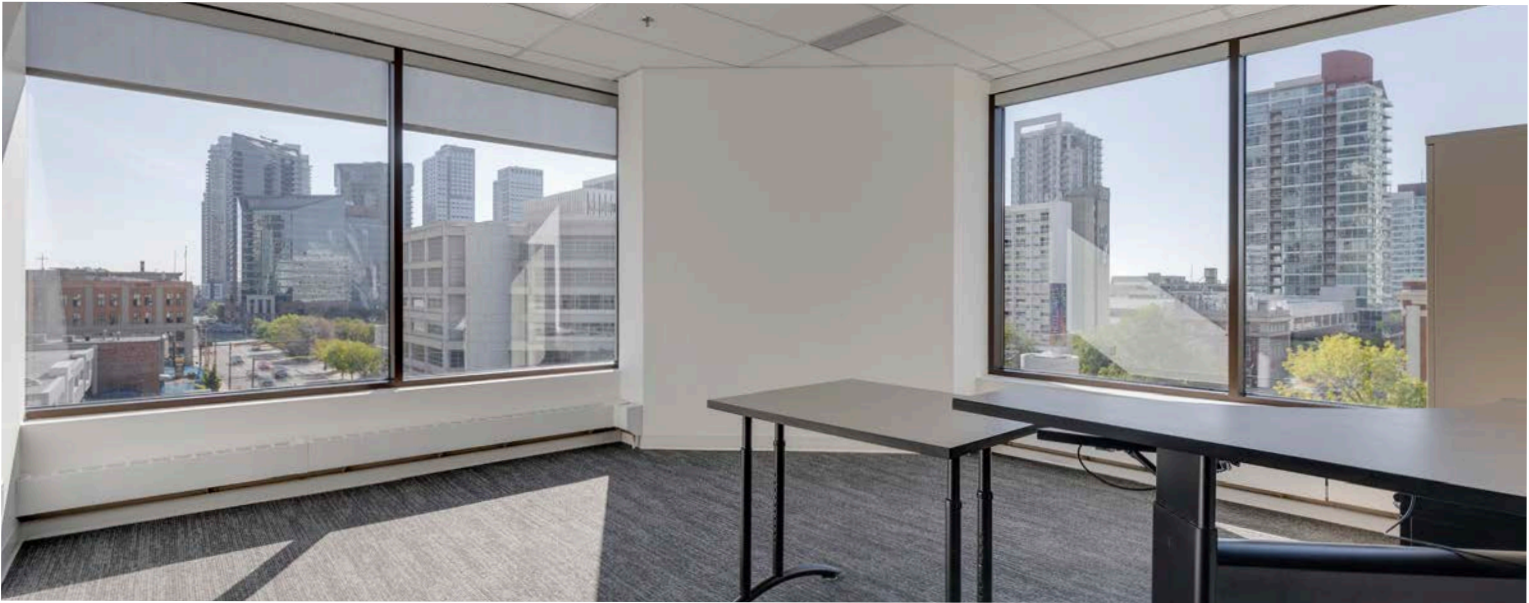
PHOTOS

SUITE 520: 1,551 SF

[VIRTUAL TOUR](#)



SUITE 520

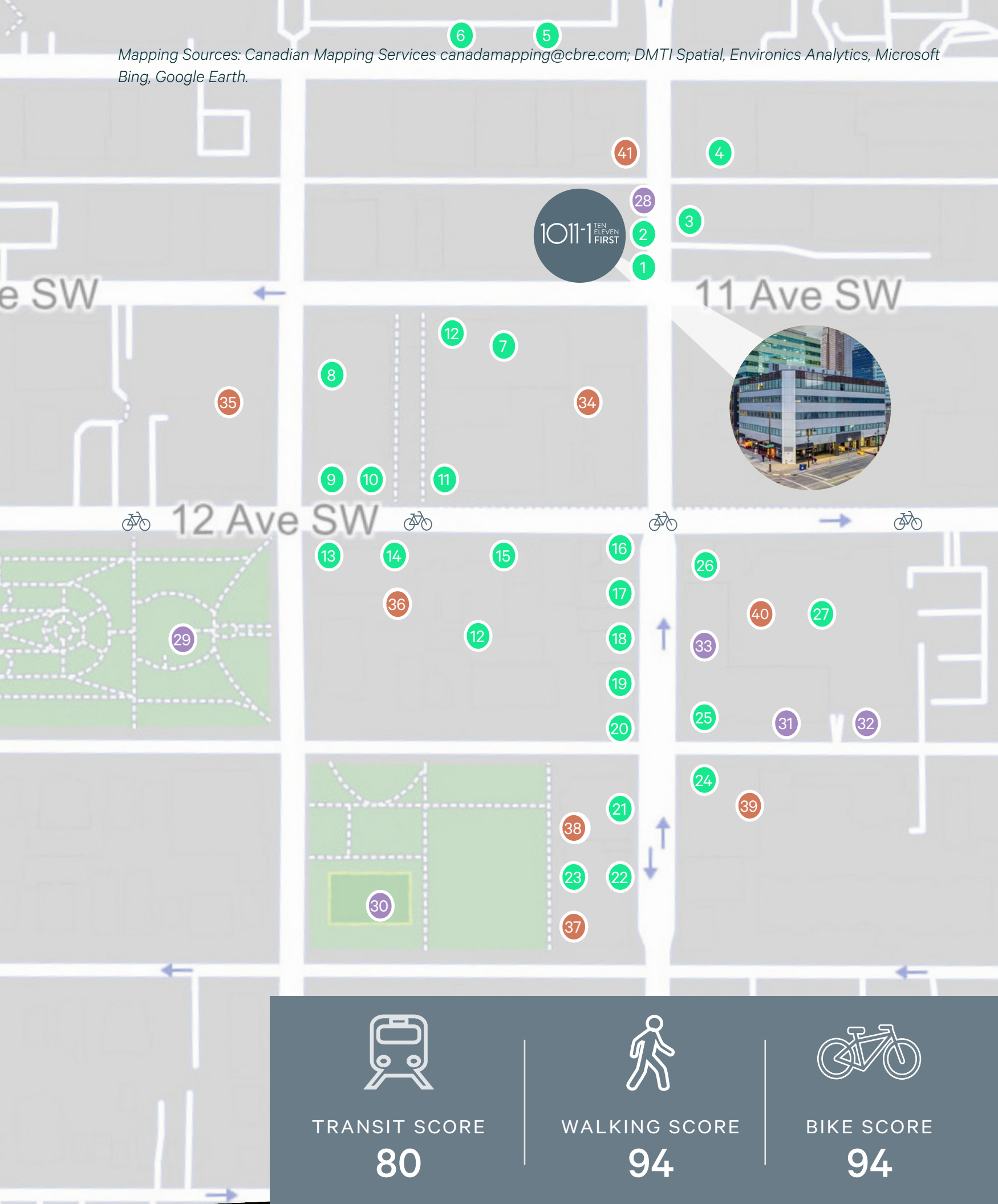


WHAT'S NEARBY

TEN ELEVEN FIRST is in the midst of Calgary's most energetic and vibrant community - the Beltline. Offering unlimited options to some of the best drink and eateries the city offers, culture & art, short to long term accommodations, urban parks, bike lanes, and much more.

FOOD & DRINK AMENITIES	LIFESTYLE AMENITIES
1 Tropical - Onsite	28 1st Street Barbershop
2 Amihan Grill + Bakery - Onsite	29 Central Memorial Park
3 Egg Club Calgary Downtown	30 Haultain Park & Tennis Courts (Residential)
4 Oasis Juice and Nutrition Bar	31 Hedkandi Salon - Hotel Arts
5 Salt + Brick	32 HotShop Hot Yoga Victoria Park
6 Greta Bar	33 Anytime Fitness
7 Kama	
8 The District at Beltline Food Hall	
9 Bar Chouette	
10 Deville Coffee	
11 CENTRAL Taps + Food	
12 33 Acres Brewing Company	
13 The Beltliner	
14 Native Tongues	
15 Civic Tavern	
16 Leopold's Tavern	
17 Mount Pleasant Vintage & Provisions	
18 Ten Foot Henry	
19 Pat and Betty	
20 St. James Corner Restaurant & Irish Pub	
21 Freshslice Pizza	
22 Alforno Bakery & Cafe	
23 First Street Market Food Hall & Bar	
24 Proof Cocktail Bar	
25 Starbucks	
26 Shelter Cocktail Bar	
27 Yellow Door Bistro	

LODGING
34 Calgary Lofts (Residential)
35 Park Point (Residential)
36 Fairfield Inn & Suites by Marriott
37 The Underwood Apartments (Residential)
38 Union Square Condominiums (Residential)
39 Colours by Battistella (Residential)
40 Hotel Arts
41 Gallery First & Tenth





TRANSIT SCORE
80



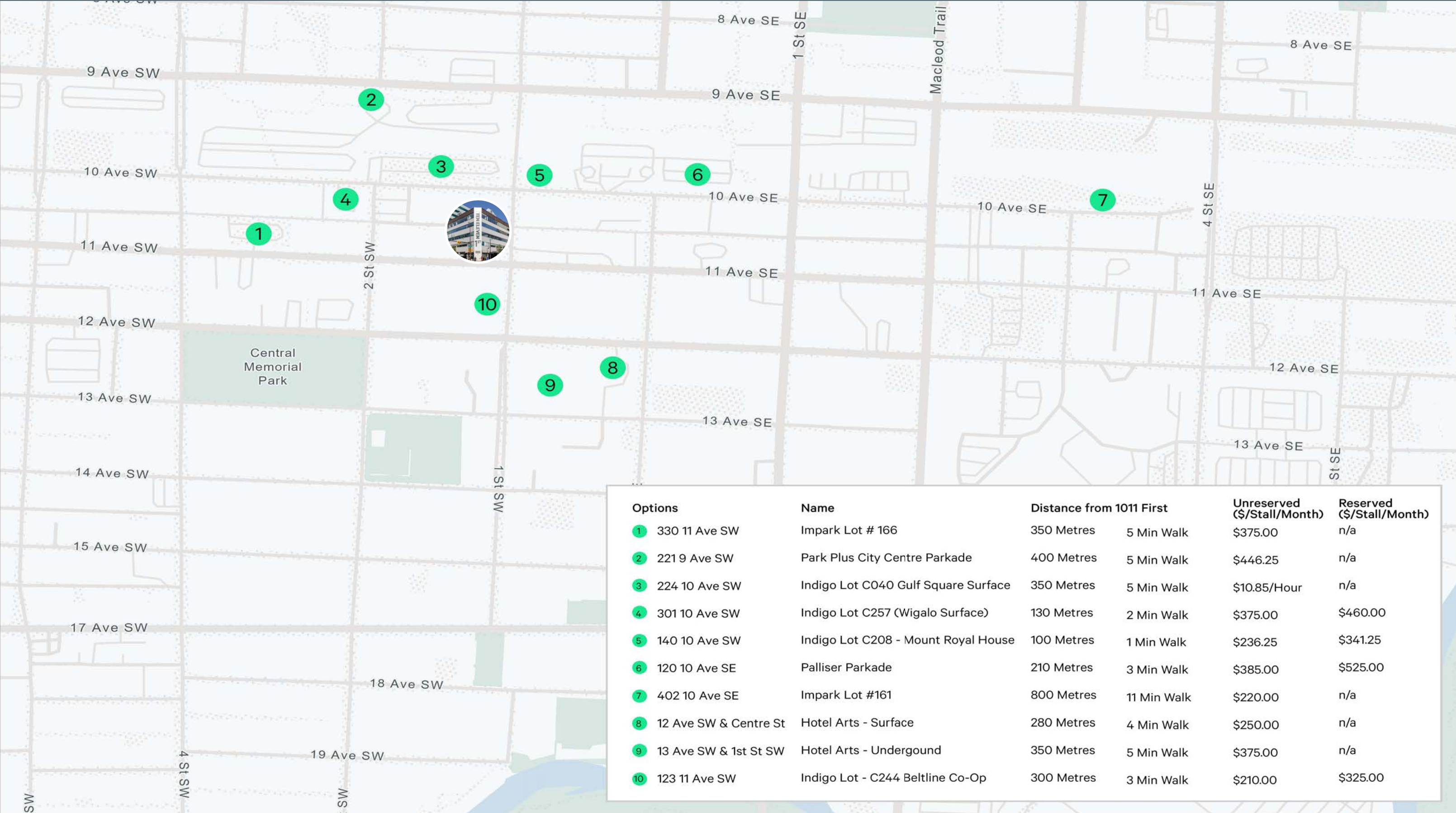
WALKING SCORE
94



BIKE SCORE
94

TEN ELEVEN FIRST LOCAL AREA PARKING

*Parking map as of October, 2024. Subject to change



Options	Name	Distance from 1011 First		Unreserved (\$/Stall/Month)	Reserved (\$/Stall/Month)
1 330 11 Ave SW	Impark Lot # 166	350 Metres	5 Min Walk	\$375.00	n/a
2 221 9 Ave SW	Park Plus City Centre Parkade	400 Metres	5 Min Walk	\$446.25	n/a
3 224 10 Ave SW	Indigo Lot C040 Gulf Square Surface	350 Metres	5 Min Walk	\$10.85/Hour	n/a
4 301 10 Ave SW	Indigo Lot C257 (Wigalo Surface)	130 Metres	2 Min Walk	\$375.00	\$460.00
5 140 10 Ave SW	Indigo Lot C208 - Mount Royal House	100 Metres	1 Min Walk	\$236.25	\$341.25
6 120 10 Ave SE	Palliser Parkade	210 Metres	3 Min Walk	\$385.00	\$525.00
7 402 10 Ave SE	Impark Lot #161	800 Metres	11 Min Walk	\$220.00	n/a
8 12 Ave SW & Centre St	Hotel Arts - Surface	280 Metres	4 Min Walk	\$250.00	n/a
9 13 Ave SW & 1st St SW	Hotel Arts - Underground	350 Metres	5 Min Walk	\$375.00	n/a
10 123 11 Ave SW	Indigo Lot - C244 Beltline Co-Op	300 Metres	3 Min Walk	\$210.00	\$325.00

1011-1 TEN ELEVEN FIRST

STUART WATSON

Senior Vice President

403.750.0540

stuart.watson@cbre.com

KATIE SAPIEHA

Senior Vice President

403.750.0529

katie.sapieha@cbre.com

SARA ATCHISON

Associate

403.750.0526

sara.atchison@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.