



Colliers

229 - 11 Avenue SE, Calgary | AB

Flamingo Block for sublease

This well-designed, recently renovated 2,920 sq. ft. office space includes nine private offices, central meeting room, reception area and a kitchen. This building offers convenient access with its location between north and southbound MacLeod Trail, and walking distance to the LRT line. Set within a character building in the Beltline, the space blends historic charm with modern functionality.

Property Overview

Sublease Information

Subpremises	Suite 350	2,920 square feet
Sublandlord	2014916 Alberta Ltd.	
Monthly Gross Rent	\$6,500.00 (excludes in-suite janitorial)	
Occupancy Date	September 1, 2026	
Term of Sublease	July 30, 2028	
Parking	3 Surface Level Stalls @ \$225.00 per Stall per Month	

Building Information

Constructed	1912
Rentable Area	15,108 square feet
Average Floorplate	5,036 square feet
Number of Floors	3
Property Management	Colliers Real Estate Management Services
Landlord	Calgary Beltline Office Limited Partnership and Keynote Development Corporation, by its duly authorized agent and property manager Colliers Macaulay Nicolls Inc.
HVAC Hours	Suite Controlled

Key Highlights



Character Building



Convenient Beltline location close to the Downtown Core



Close to Stampede Park and the new BMO Event Centre



Located one block from the 12th Avenue Bike Path

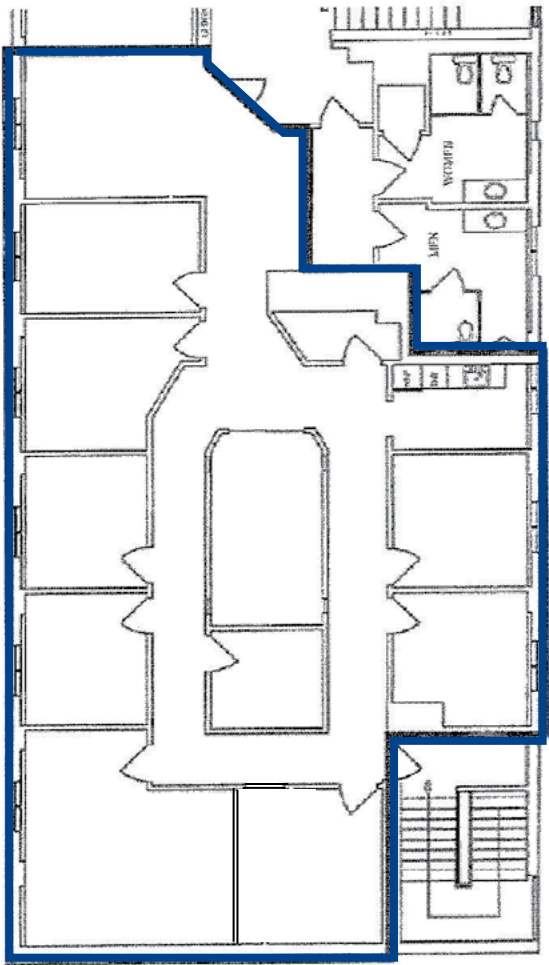


Across the street from the East Victoria Park



Secure Building
(Front Door Requires an Access Code)

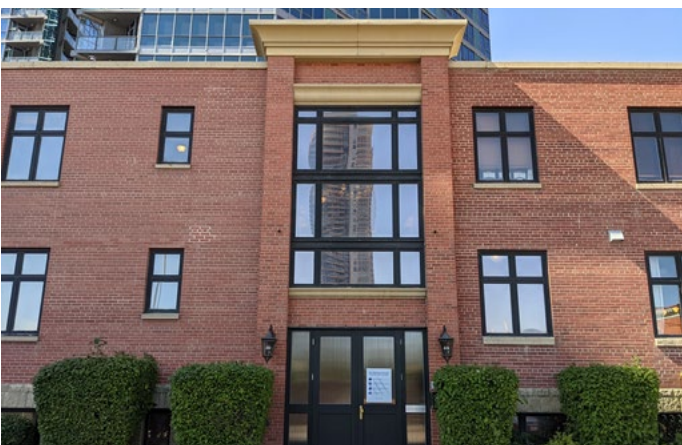
Floor Plan



Suite 350 - 2,920 SF

- 7 exterior offices
- 2 interior offices
- boardroom
- kitchen
- storage/server room
- reception area





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