

// Up to 24,509 SF of
Prime Office Space

SUBLEASE OPPORTUNITY

CENTRE 11, Floors 3 & 5, 1121 Centre St NW, Calgary

Mark Biglow Vice President | Associate
403.531.4338 | mbiglow@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

CDNGLOBAL is pleased to present the opportunity to lease up to 2 floors totalling 24,509 square feet in Centre 11, located on the corner of Centre Street North and 11th Avenue NW. 15 minutes drive to the Calgary International Airport and a 5 minutes to downtown Calgary. Serviced by several bus routes and the future Green Line LRT. McHugh Bluff and Rotary Park are easy walking distance from Centre 11.

3rd Floor // Company Floor has reception 17 offices, 2 boardrooms, 2 kitchens, 26 workstations & storage area. As well as an Entertainment Room that can be used for extra storage if preferred.

5th Floor // Executive Floor offering a large reception and seating area of 24 offices, large boardroom off reception and smaller boardroom. Server room, 14 workstations, a bathroom with shower and storage.

PROPERTY OVERVIEW

ADDRESS:	Floors 3 and 5, 1121 Centre Street NW
AREA:	Up to 24,509 square feet over 2 floors. Sublandlord will consider subdividing floors. 12,255 sq.ft/floor
NET RENT:	Market
OPERATING COSTS:	\$16.23 (2023) - including taxes
SUBLEASE TERM:	June 30, 2029
POSSESSION:	Immediately for one floor, negotiable for entire sublease space (two floors).
PARKING:	31 unreserved parking stalls at \$195/stall/month. 1 reserved stall at \$225/month. 1:766 sq.ft parking ratio.
BUILDING SIGNAGE:	Exterior signage subject to square footage and landlord approval.

INTERIOR FEATURES // 3rd Floor, Company Floor



Photos
3rd Floor /
Company Floor

Reception

17 offices

2 boardrooms

2 kitchens

26 workstations

storage area

'entertainment
room' (or extra
storage area).



INTERIOR FEATURES // 5th Floor, Executive Floor



Photos
5th Floor /
Executive Floor

Large reception
seating area

24 offices

large boardroom

small boardroom

server room

14 workstations

shower

storage

LOCATION

Centre 11 - 1121 Centre Street NW Situated on the corner of Centre Street North and 11th Avenue NW. Centrally located, **15 minutes drive to the Calgary International Airport, 5 minutes to downtown** Calgary and serviced by several bus routes. McHugh Bluff and Rotary Park are easy walking distance from this desirable location.



Amenities

Easy accessibility & close proximity to:



health & wellness



banks & financial services



parks & animal services



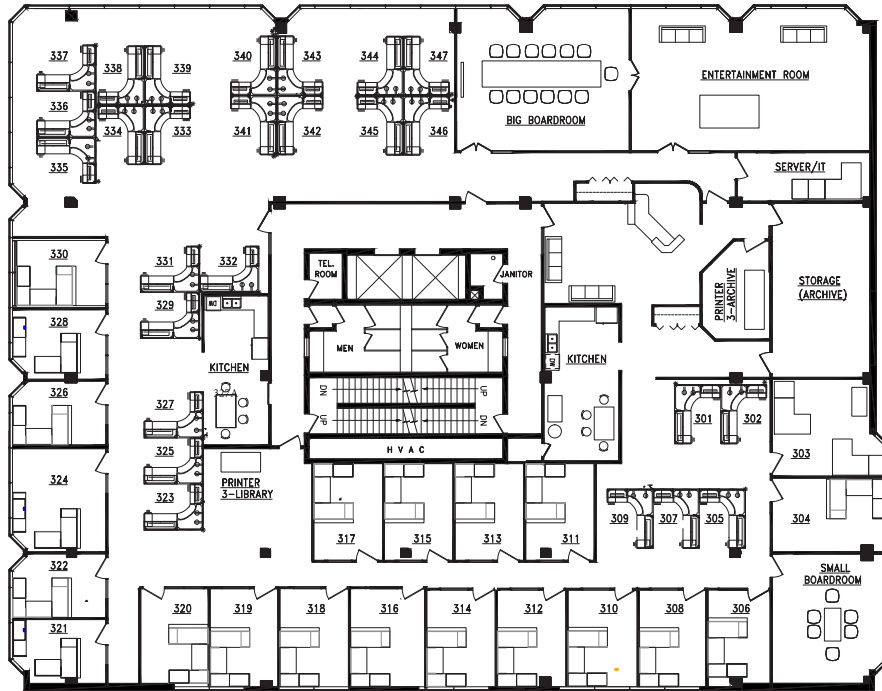
restaurants & fast food



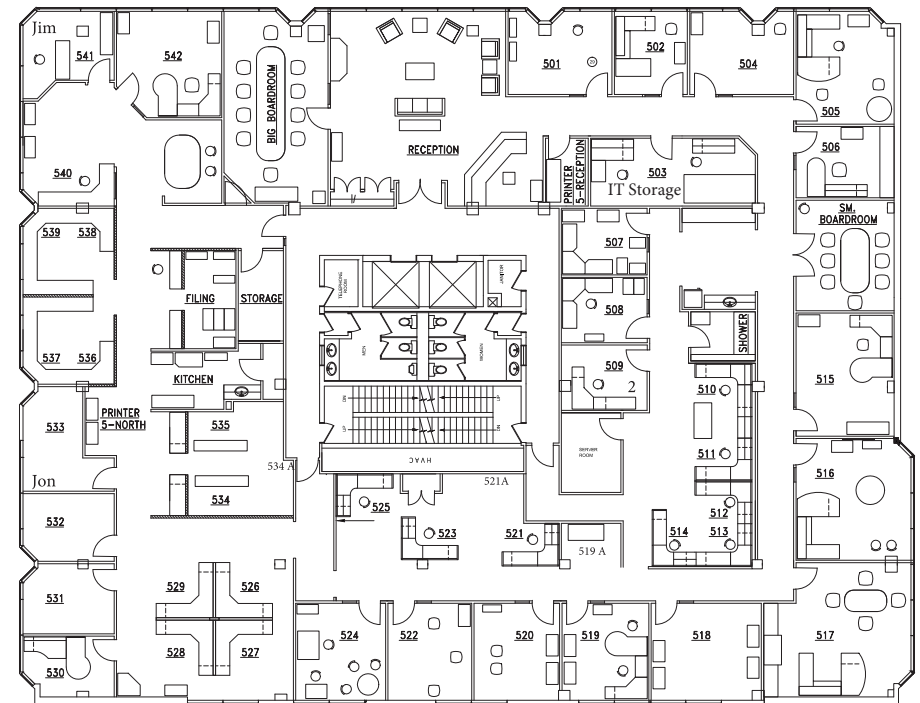
87 Walk Score
'Highly Walkable'
www.walkscore.com

Within a 3 km radius of:
Shoppers Drug Mart,
Starbucks, Scotia Bank,
Centex Gas, Benevity Inc.,
Lina's Italian Market,
SAIT and Peters' Drive-In.

FLOOR PLANS



3rd Floor



5th Floor

This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

Mark Biglow Vice President | Associate
403.531.4338 | mbiglow@cdnglobal.com

736 6th Avenue SW, Suite 1010 Calgary, Alberta T2P 3T7 | www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors