



308 11TH AVENUE SE

AVAILABLE SPACE:

Suite 40: 5,314 s.f. (Main Level)
Suite 110: 4,956 s.f. (Lower Level)

Suite 40 is contiguous with lower level

Suite 200: 10,577 s.f. (Full Floor)

Suite 200 is demisable

BUILDING SIZE:

26,295 s.f.

OPERATING COSTS:

\$16.98 p.s.f. (Est. 2018)

NET RENT:

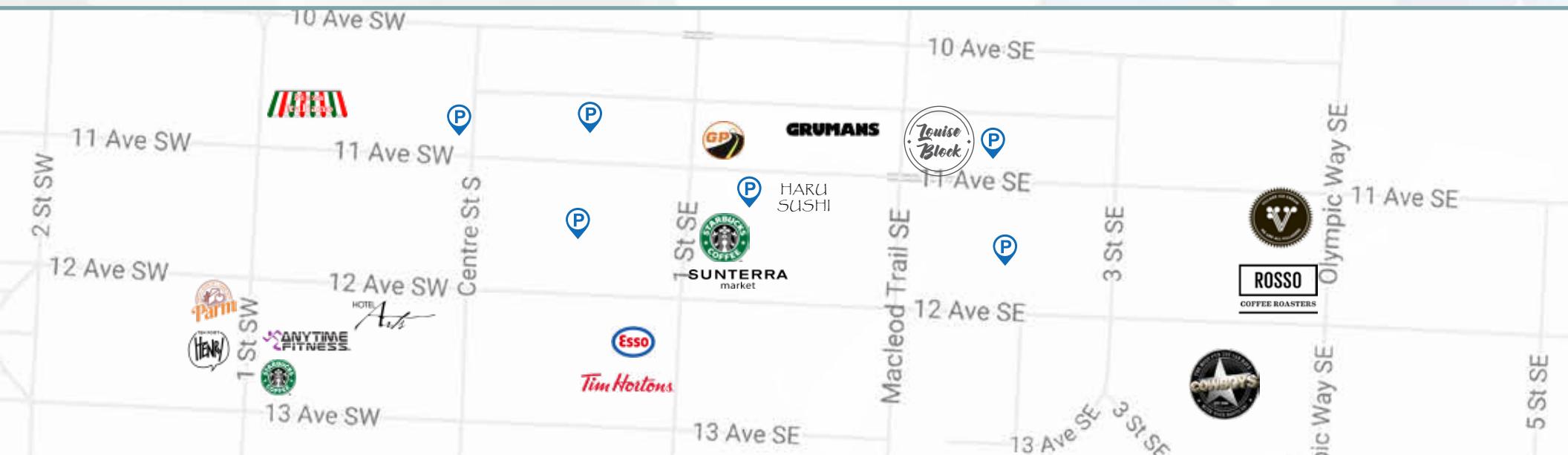
Market

TI ALLOWANCE:

Negotiable

PARKING:

Parking in the area, see map below

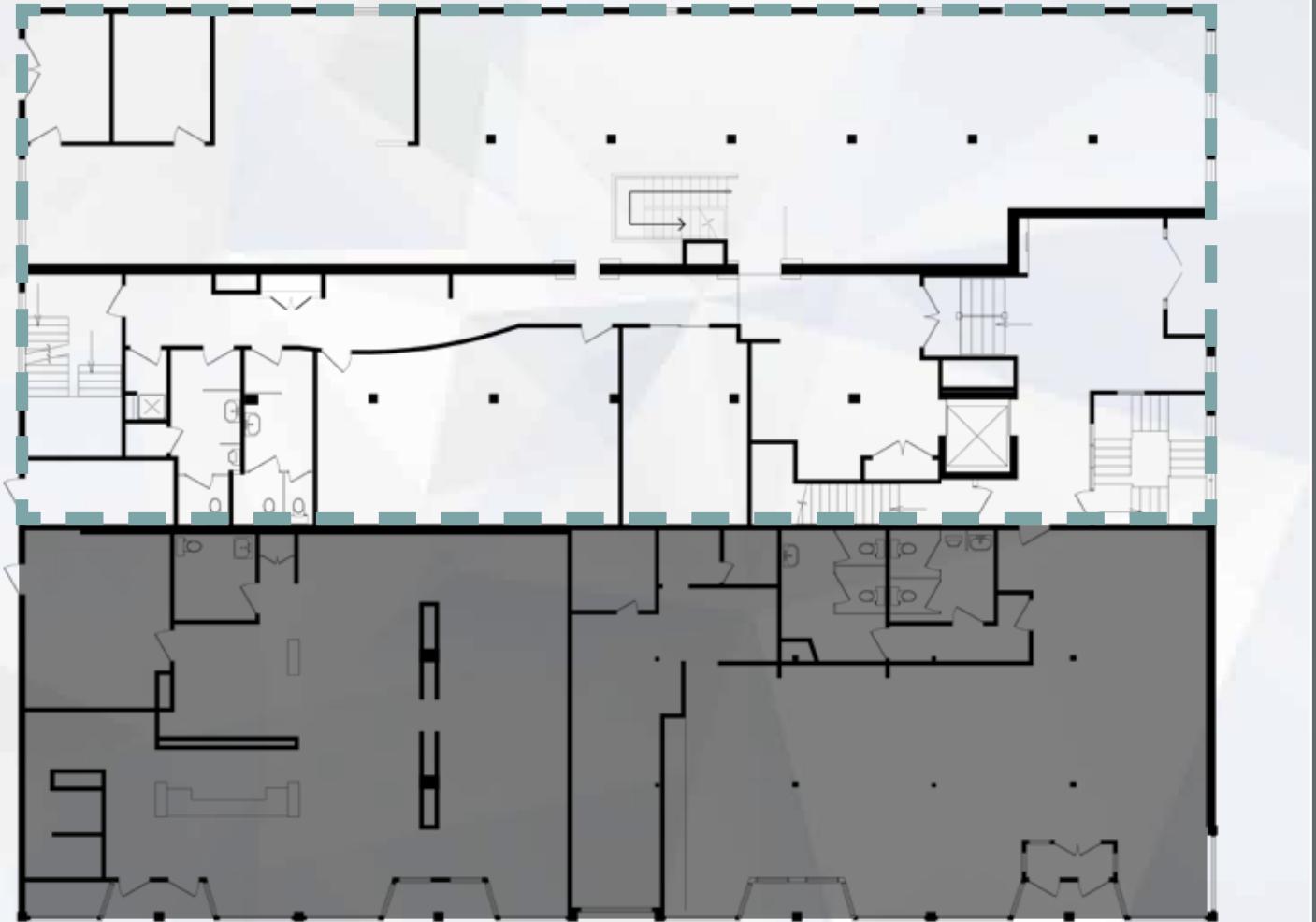


Louise Block was built in 1910 embodying Victorian and Edwardian architecture which was prevalent in the early twentieth century. Designed by Frank Fairey, the building engenders a classic character feel rich with exposed brick and large wood frame beams. Louise Block is proudly owned and managed by Strategic Group, one of Western Canada's largest private landlords and is a true Beltline landmark.



Louise Block
EST. 1910

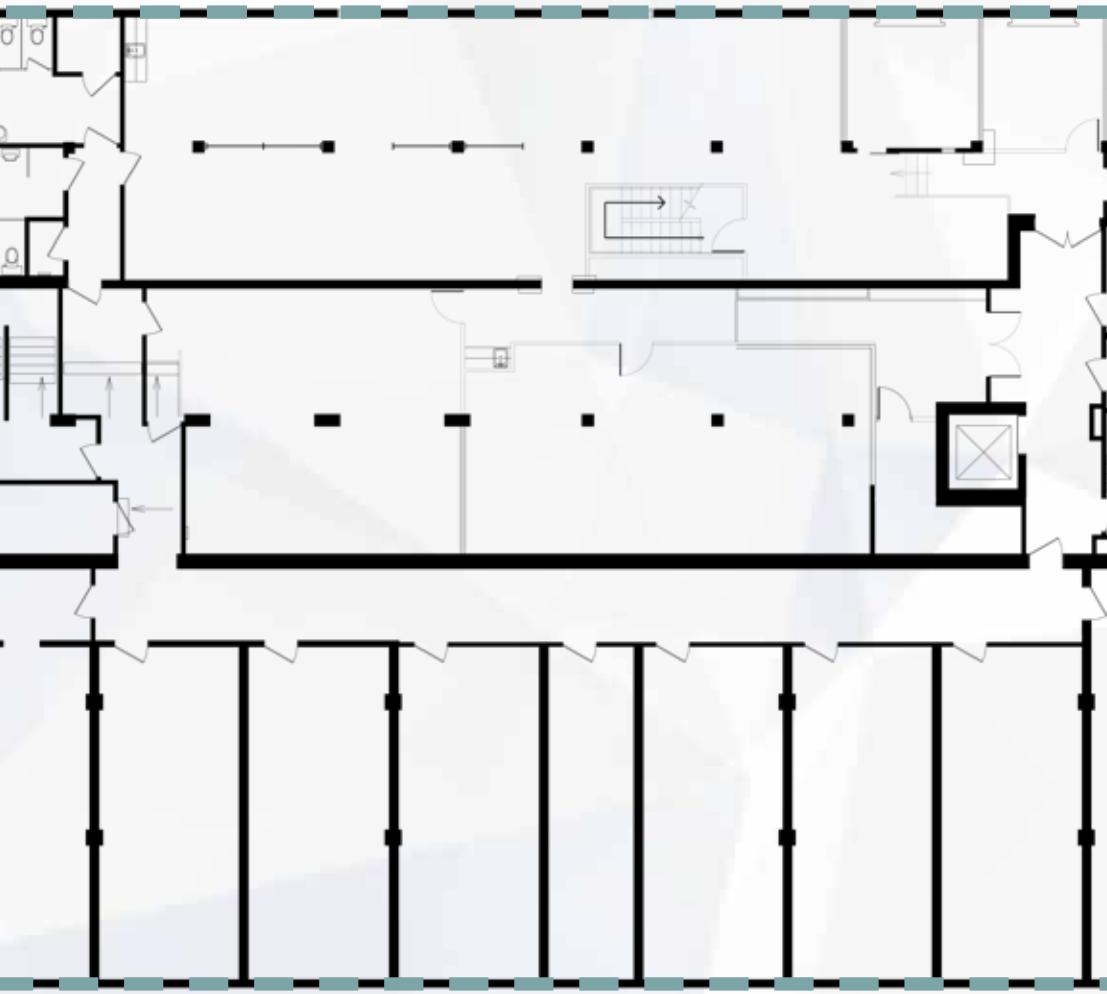
MAIN FLOOR



- Suite 110 - 4,956 s.f.
- Open concept office
- Large reception area
- Two closed offices
- Kitchen and dining area
- Internal stairs leading down to lower level office space
- Signage opportunities



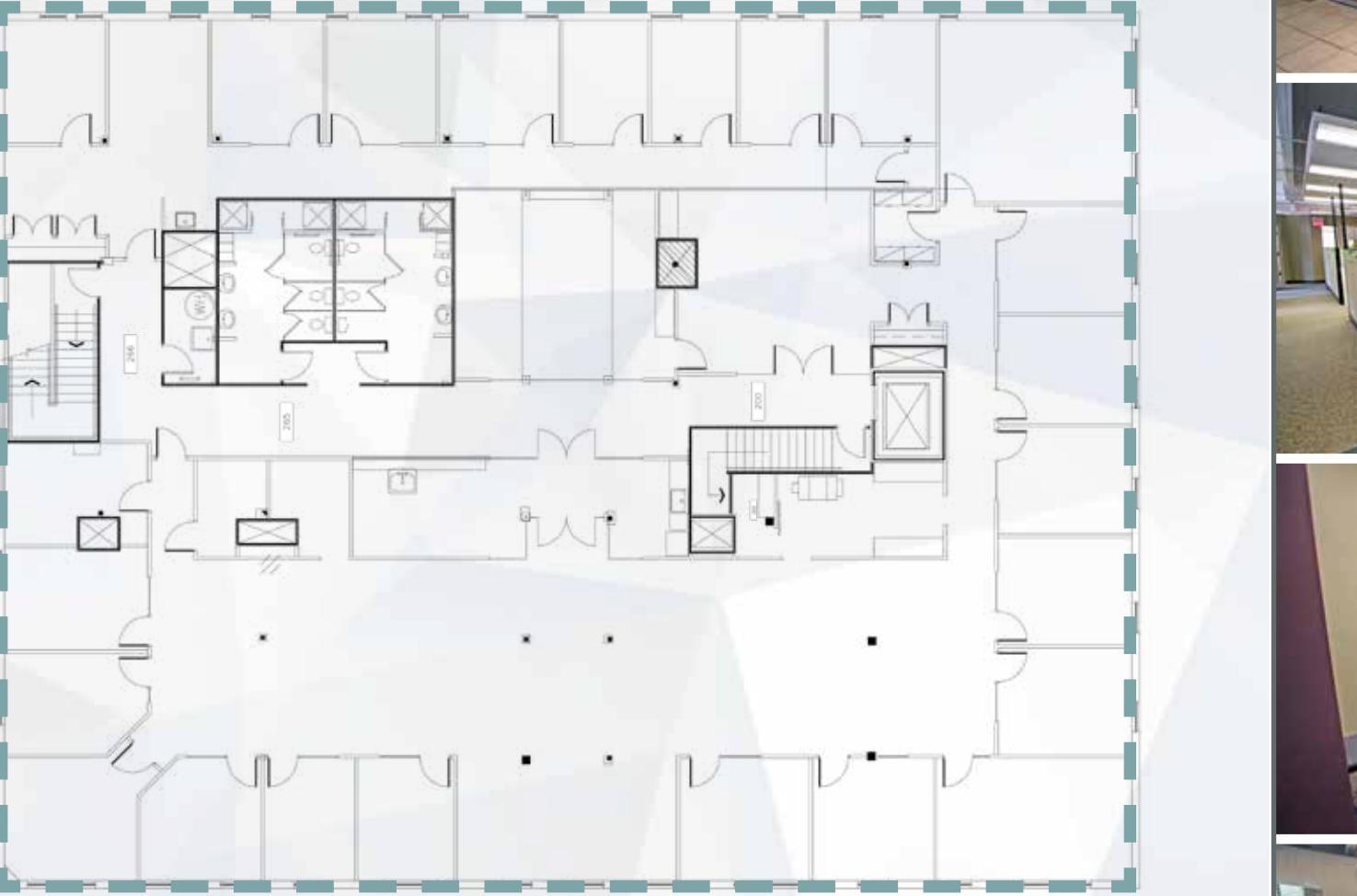
LOWER LEVEL



- Suite 40 - 5,314 s.f.
- Small kitchen area
- Mix of open area workspace and closed offices
- Plenty of storage area
- Internal stairs leading up to Main Floor/Suite 110



SECOND FLOOR



- Suite 200 - 10,577 s.f.
- Mix of open area workspace and closed offices
- Kitchen and dining area
- Two large boardrooms
- Small fitness room





FOR MORE INFORMATION, PLEASE CONTACT:

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