

FOR SUBLEASE

# VINTAGE TOWER

322 11 AVE SW, CALGARY

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Availability Suite 302: 2,634 sf

Expiry Feb 27, 2028

Operating Costs \$18.72 psf (2025)

Occupancy Immediately

Parking 2 stall (underground)  
\$350 per stall/month

## Property Highlights



Class A character building



New fitness facility now open and ready for tenant use



New conference facility



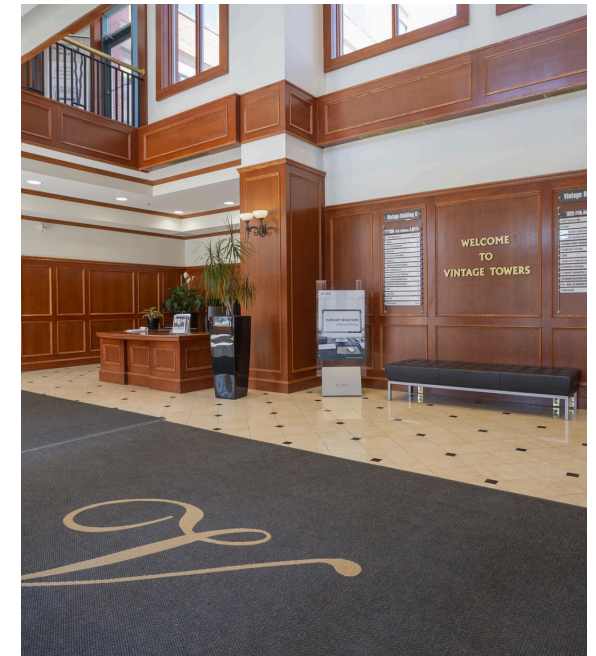
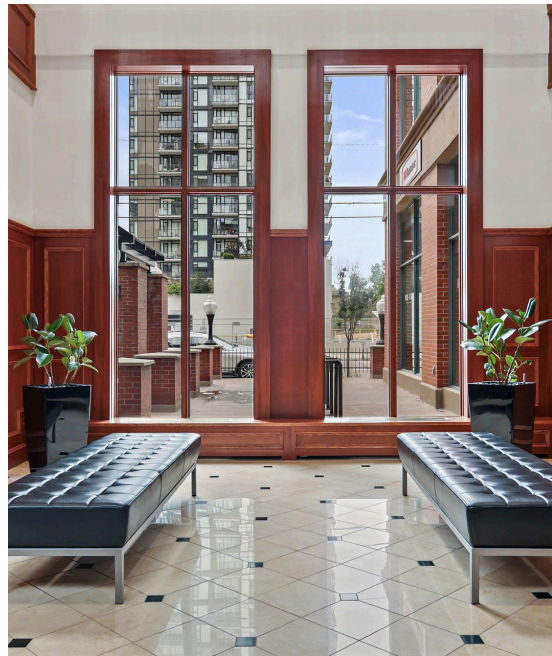
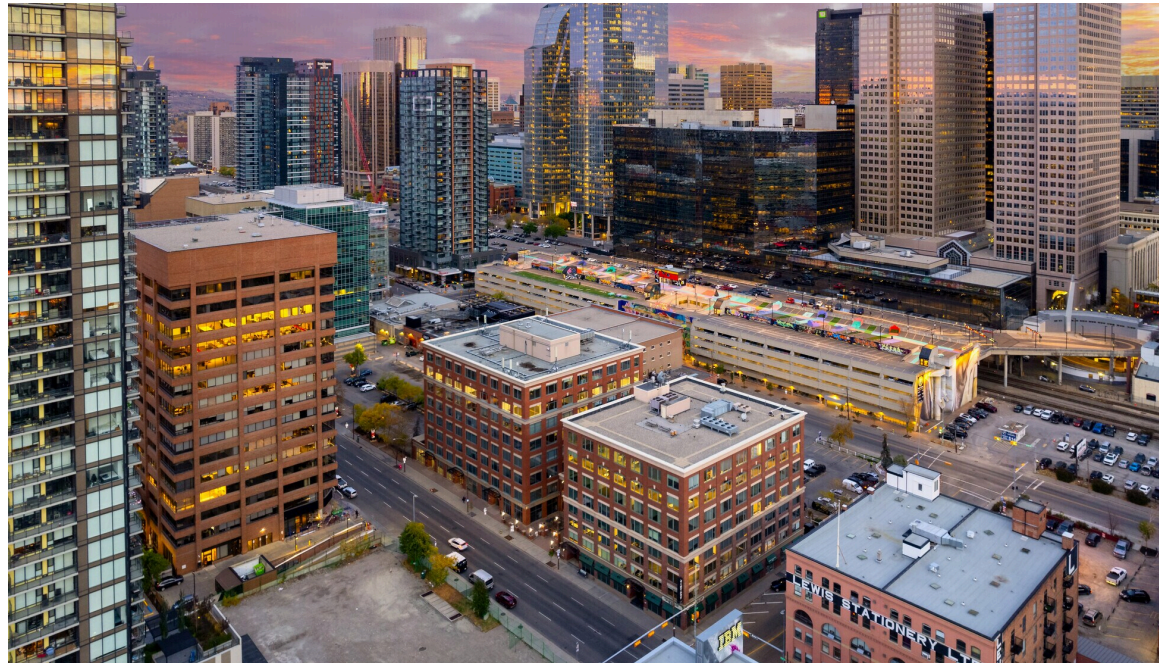
One block from +15 access via Gulf Canada Square



Private terrace for tenants, located on the second floor




On-site security and building management




# SUITE 302

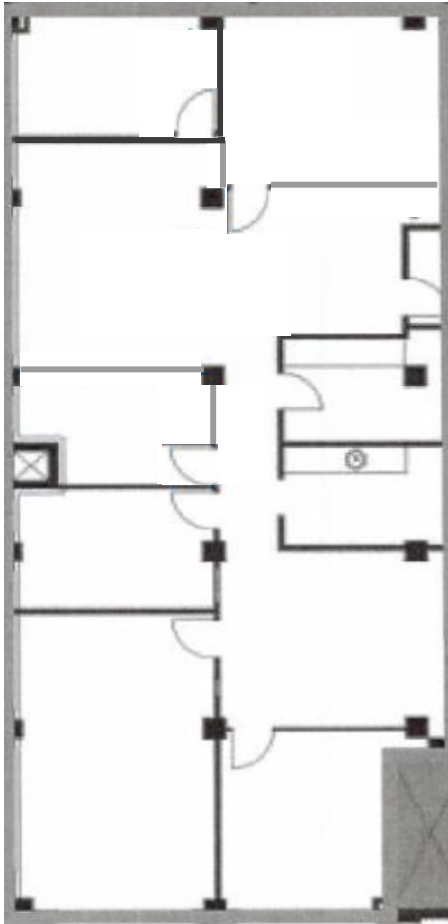
**2,634 SF**

 6 Offices

 Boardroom

 Storage room

 Kitchen



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