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333

333 – 11<sup>TH</sup> AVENUE | CALGARY, AB



# PROPERTY INFORMATION

BOMA Certified Gold | Dog Friendly

## OPERATING COSTS

\$19.44 per square foot (2024)

## PARKING RATIO

One stall per 1,800 square feet

## TELECOM PROVIDERS

Telus, Bell, Shaw, Terago

## PARKING RATE

\$390.00 per month

6' 0" clearance

## SURROUNDING AMENITIES

- |                     |                           |
|---------------------|---------------------------|
| ① PapaRoti          | ⑦ Native Tongues          |
| ② Craft Beer Market | ⑧ Central Memorial Park   |
| ③ National on 10th  | ⑨ S. Chumir Health Centre |
| ④ Vintage Chophouse | ⑩ Tim Hortons             |
| ⑤ The Beltliner     | ⑪ Subway                  |
| ⑥ Central Taps      | ⑫ Impark Lot 166          |



# BUILDING AMENITIES

All amenities are exclusively for tenant use and carry no additional cost.



## FITNESS FACILITY

2,700 SF fitness facility including: changing rooms; towel service; and club quality cardio & weight machines. This facility has two Peloton bikes.



## TENANT LOUNGE

1,600 SF located on the second floor including a pool table, shuffleboard, massage chairs, three private telephone rooms, soft seating, large tables and three TV's.



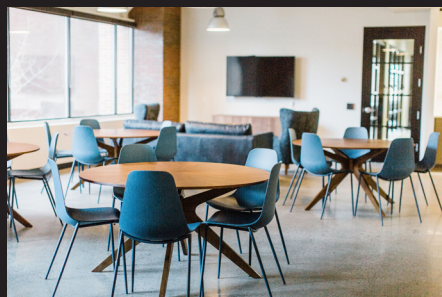
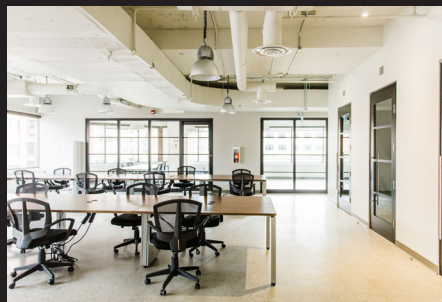
## CONFERENCE FACILITY

2,200 SF conference facility located on the second floor including moveable desks and the latest AV technology.



## BICYCLE STORAGE & BICYCLE SHARE PROGRAM

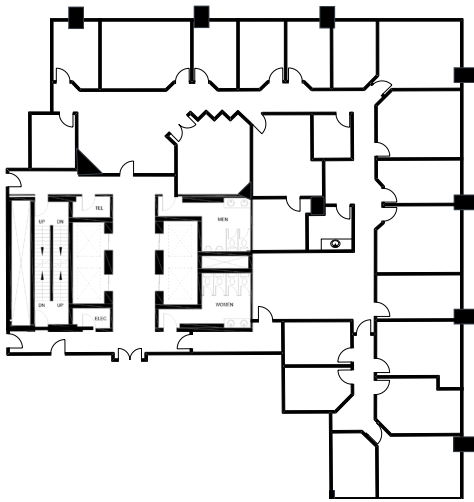
Secure bicycle storage is available to all tenants. A bicycle sharing program is also available after downloading the Bloom App. Bikes may be used within city limits.



# AVAILABLE SUITES

**#305** | 6,615 sf

Available Immediately



**#400** | 5,335 sf

Available Immediately



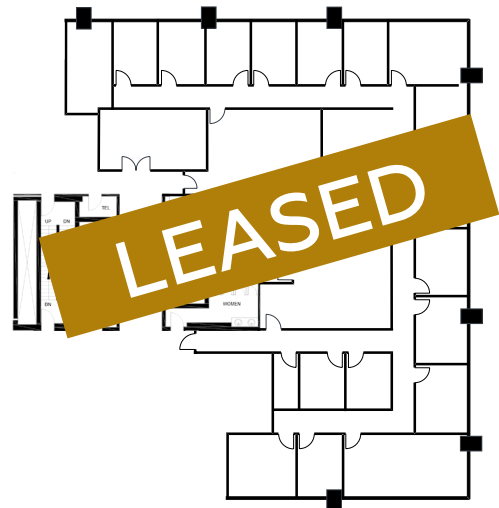
**#410** | 2,357 sf

Available Immediately



**#420** | 6,669 sf

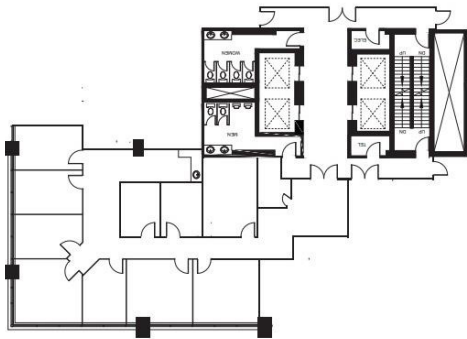
Available Immediately



# AVAILABLE SUITES

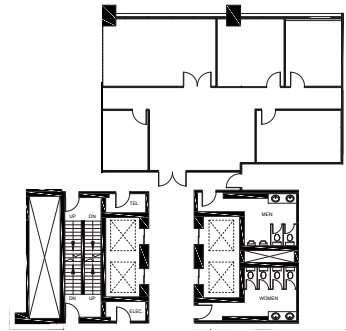
**#545** | 2,999 sf

Available Immediately



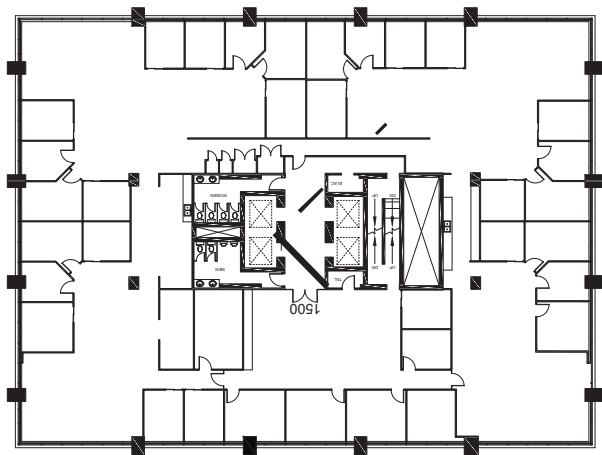
**#630** | 2,049 sf

Available Immediately



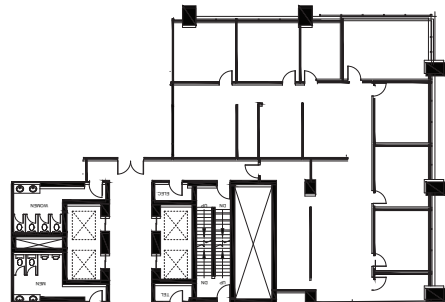
**#1500** | 14,681 sf

Available Immediately



**#1603** | 3,669 sf

Available Immediately





# ASPEN FLEX SPACE

We are a Landlord managed community for businesses and entrepreneurs to work, meet, and play. Our spaces offer an unparalleled suite of amenities and the opportunity to connect and collaborate with Calgary and Edmonton's local leaders, innovators, and change-makers.

## INCLUDED TENANT PERKS



Access to Aspen Club amenities



Flex floor meeting rooms



Dedicated tenant WIFI



Local coffee provider



## LOCATIONS

**Calgary** | THE AMPERSAND | THE EDISON | MILLENNIUM TOWER |  
333 11 AVE SW | 444 5 AVE SW

**Edmonton** | BELL TOWER | MNP TOWER



# ASPEN CLUB

This premier offering of the Aspen Club is exclusively for the tenants of any Aspen Properties owned building in Calgary or Edmonton. Tenants in 333 gain access to multiple fitness facilities, tenant lounges, libraries, and more.

Over 100,000 square feet of amenities spread across eight centrally located buildings will elevate the experience and value of your daily life.

For more information and to join the Aspen Club, visit:

[aspenproperties.ca/club](https://www.aspenproperties.ca/club)

**ANDREW DOMMETT**

Senior Leasing Manager

403.470.2847

[adommett@aspenproperties.ca](mailto:adommett@aspenproperties.ca)

