



333

333 – 11TH AVENUE | CALGARY, AB



PROPERTY INFORMATION

BOMA Certified Gold | Dog Friendly

OPERATING COSTS

\$20.16 per square foot (2025)

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.



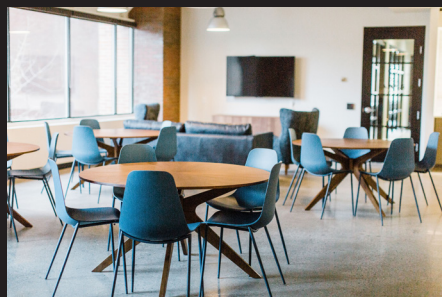
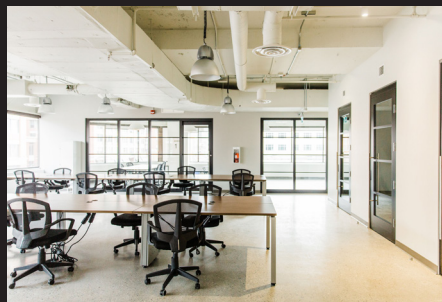
CONFERENCE FACILITY

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



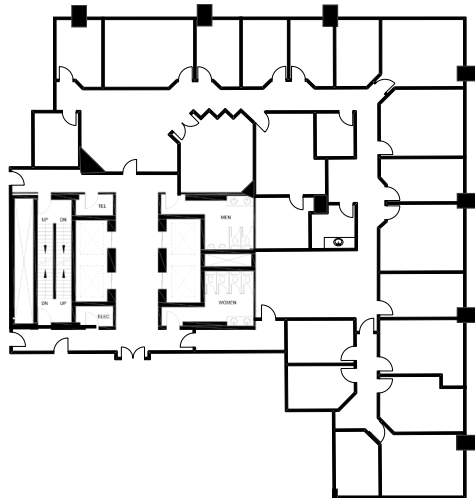
BICYCLE STORAGE & BICYCLE SHARE PROGRAM

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.

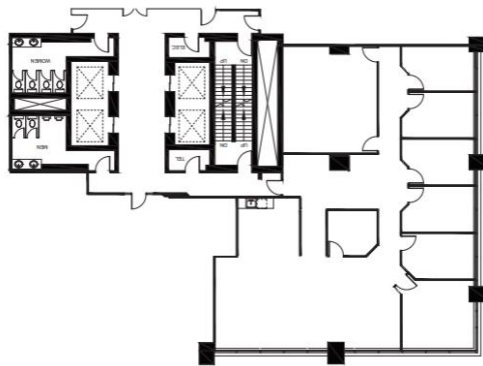


AVAILABLE SUITES

#305 | 6,615 sf
Available Immediately



#314 | 3,580 sf
Available Immediately



AVAILABLE SUITES

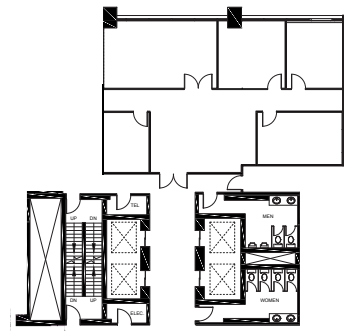
#545 | 2,999 sf

Available Immediately



#630 | 2,049 sf

Available Immediately



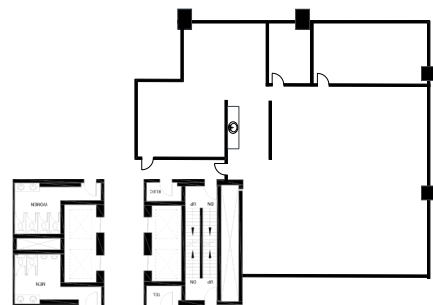
#1500 | 14,681 sf

Available Immediately



#1603 | 3,669 sf

Available March 1





ASPEN FLEX SPACE

PRIVATE OFFICES AND SUITES

As part of Aspen Properties' portfolio of premier office buildings, Aspen Flex offers dynamic owner-operated flexible office spaces tailored to the evolving needs of modern businesses. With over 114,000 square feet of flexible office space available across Calgary and Edmonton, Aspen Flex provides an all-inclusive experience for freelancers, start-ups, and established companies alike.

From small office options to larger self-contained suites, our adaptable shared workspace solutions scale with your business, allowing you to focus on your success—on your terms—with the space, flexibility, and environment your company needs to thrive.

The workplace has never been this flexible

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

