

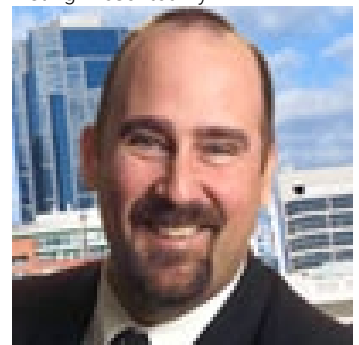


## 438 11 Avenue Calgary Alberta

\$0

Explore an exclusive office space lease opportunity tailor-made for visionary startups and cutting-edge tech companies poised to shape the future. Welcome to The Biscuit Block, a distinguished address offering two expansive floors comprising a generous 16,095 square feet of premium office space. This architectural gem graces Calgary's skyline, its name boldly displayed against a captivating backdrop, inviting intrigue and encapsulating a rich heritage. The 4th and 5th floors of this extraordinary space undergo a transformation into a modern spectacle of glass and steel, featuring sleek whites and grays. Innovative diagonal beams crafted from wood and steel form an avant-garde overhang, crowning a terrace that provides panoramic views. The Biscuit Block's meticulous design seamlessly fuses its historical roots with contemporary sophistication, creating a space that transcends mere office functionality to become a symbol of prestige and innovation. It stands as an unparalleled workspace for professional companies with aspirations to make a profound impact in a location as dynamic and forward-thinking as themselves. By selecting this office space, you position your company at the epicenter of innovation, with access to industry leaders, research institutions, and venture capital firms. Accelerate your growth, manage your budget effectively with competitive lease rates, and enjoy the prime advantage of a location near the Warehouse District, East Village, the Stampede Grounds, and other adjacent developments, all within close proximity to the new BMO Convention Centre. This location effortlessly harmonizes modern and rustic finishes, situating itself at the heart of a thriving community. (id:6769)

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