

The Colliers logo is a blue square with the word "Colliers" in white serif font, with a horizontal bar of yellow, orange, and blue below it.

Colliers

A photograph of a multi-story brick building with a modern ground floor. The building has a grid of windows with white frames. A person in a yellow shirt is visible near the entrance. A black SUV and other vehicles are parked on the street in front of the building. The sky is blue with some clouds.

522 11th Avenue SW | Calgary, AB

Westcoast Building

Character Office Space For Lease

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Accelerating success.

Property Overview

Available Space Suite 312: 2,566 SF // [Click Here for 3D Virtual Tour](#)

Net Rent Market Rates

Occupancy Immediately

Operating Costs \$15.74 PSF/Annum (2023 Estimate)

Parking 1 Stall Per 2,000 SF
\$325/Stall/Month // Surface

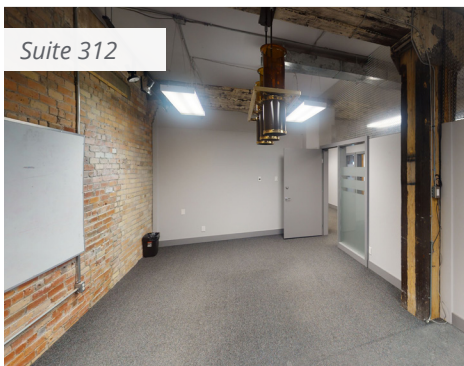
Building Size 19,000

Year Built 1912

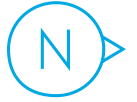
Floors 4

Highlights

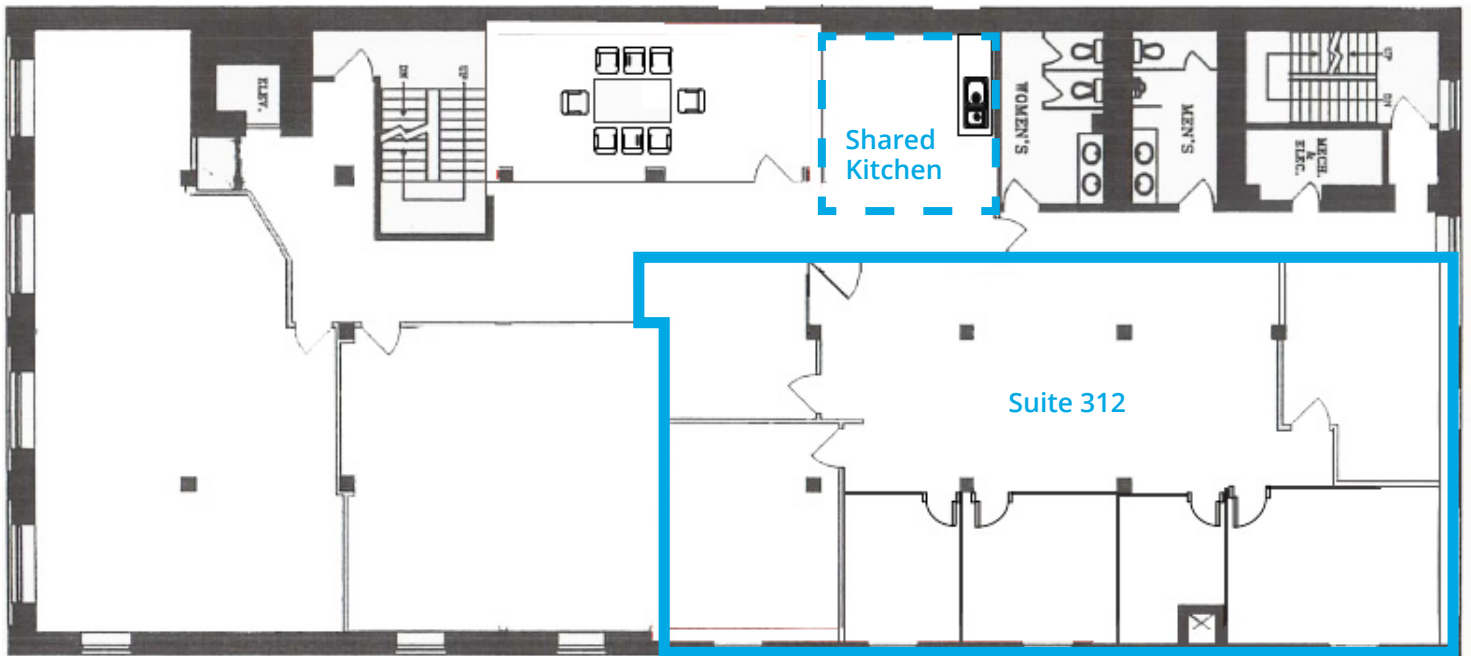
- Brand New Elevator Installed in 2012
- Brand New Mechanical System Installed in 2015
- Easy Access to Downtown via 4th and 5th Street
- Abundance of Amenities in the Immediate Area



Floor Plans



Third Floor



Suite 312 | 2,566 SF

- 7 Offices
- Open Area for Workstations
- Shared Kitchen

[Click Here for Virtual Tour of Suite 312](#)



Colliers

Residence Inn by Marriott

Orchard Restaurant

Stable Cafe

Milano Coffee

Last Best Brewing Co.

Yoga Passage

Tim Hortons

F45 Training

+15 Access to Downtown

Craft Beer Market

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