

# Sunrise Square Office Space For Lease

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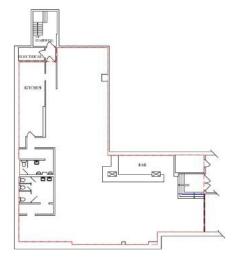
## Property Overview

Available Space	Suite L100
	Suite 410 759 SF 3D Virtual Tour Suite 412 1,153 SF 3D Virtual Tour Contiguous up to 1,912 SF
Occupancy	Immediately
Net Rent	Market Rates
Operating Costs (2023 Estimate)	CAM: \$10.95 PSF/Annum  Tax: \$2.96 PSF/Annum  Total: \$13.91 PSF/Annum
Term	1-5 Years
Parking	1 Stall Per 600 SF \$300/Stall/Month // Reserved Underground
<b>Building Size</b>	58,443 SF
Year Built	1979
Floors	4
<b>Building Hours</b>	7:00am to 6:00pm // Monday to Friday
<b>HVAC Hours</b>	4:00am to 10:00pm // Monday to Friday 7:00am to 8:00pm // Saturday to Sunday
Fibre Provider	Telus and Shaw
Highlights	<ul> <li>High Profile Beltline Location</li> <li>Excellent Access to Downtown Core via 5th Street Underpass</li> <li>Common Area Boardroom</li> <li>Renovated Lobby and Common Areas</li> </ul>

## Floor Plans



#### **Lower Level**



#### Suite L100 | 4,108 SF

#### Former Gallery and Event Space Click Here for Virtual Tour

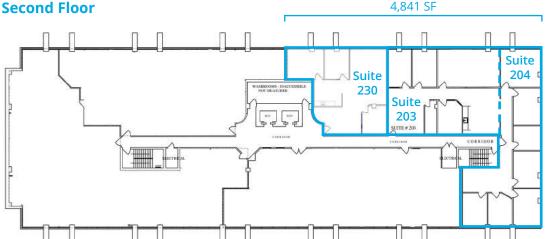
- Open Area
- Kitchen
- · Exclusive Exterior Entrance

#### Contiguous for:

3,111 SF

3,541 SF

4,841 SF



#### Suite 230 | 1,300 SF

#### Click Here for Virtual Tour

- 3 Offices
- Open Area
- Kitchen

#### Suite 203 | 1,811 SF

- Boardroom
- 3 Offices
- Kitchen

#### Suite 204 | 1,730 SF

• 7 Offices





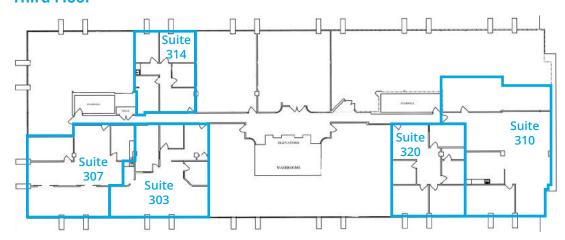




## Floor Plans

# N

#### **Third Floor**



#### Suite 310 | 2,376 SF

- 1 Office
- Boardroom
- · Open Area
- Kitchen

#### Suite 320 | 1,310 SF

#### Click Here for Virtual Tour

- 5 Offices
- · Open Area
- Reception

Contiguous for 3,686 SF

#### Suite 314 | 957 SF

#### Click Here for Virtual Tour

- 4 Offices
- Kitchenette
- Reception Area

#### Suite 307 | 1,600 SF

#### Click Here for Virtual Tour

- 1 Office
- Boardroom
- Kitchen
- · Reception Area

### Contiguous for 3,140 SF

#### Suite 303 | 1,540 SF

#### Click Here for Virtual Tour

- 3 Offices
- · Open Area
- Kitchenette
- Reception Area





Additional 3rd Floor Photos on Following Pages

## Additional Third Floor Photos







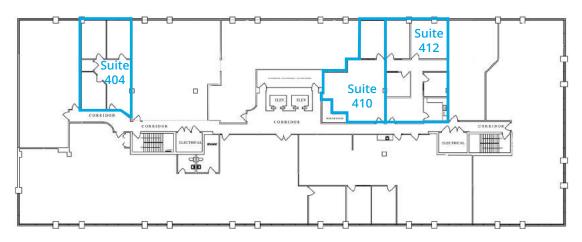




## Floor Plans



#### **Fourth Floor**



Suite 404 | 837 SF

#### Click Here for Virtual Tour

- 3 Offices
- Reception

#### Suite 410 | 759 SF

#### Click Here for Virtual Tour

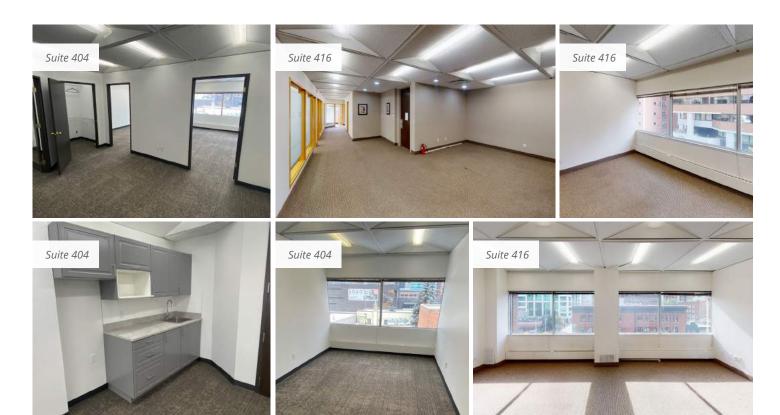
- 1 Office
- Open Area

#### Suite 412 | 1,153 SF

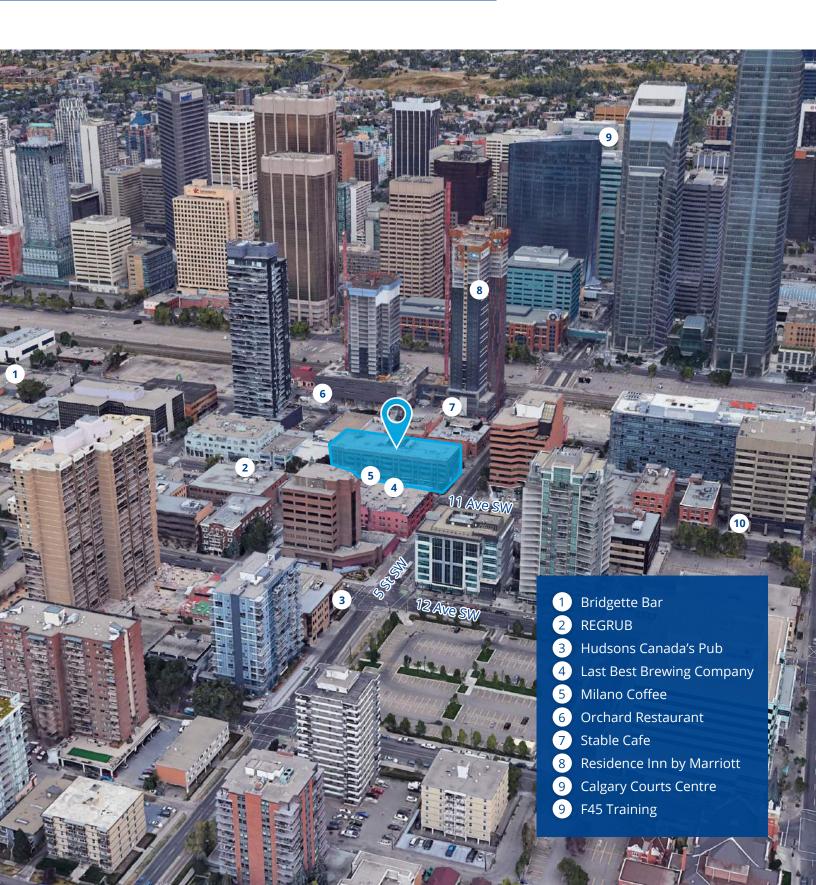
#### Click Here for Virtual Tour

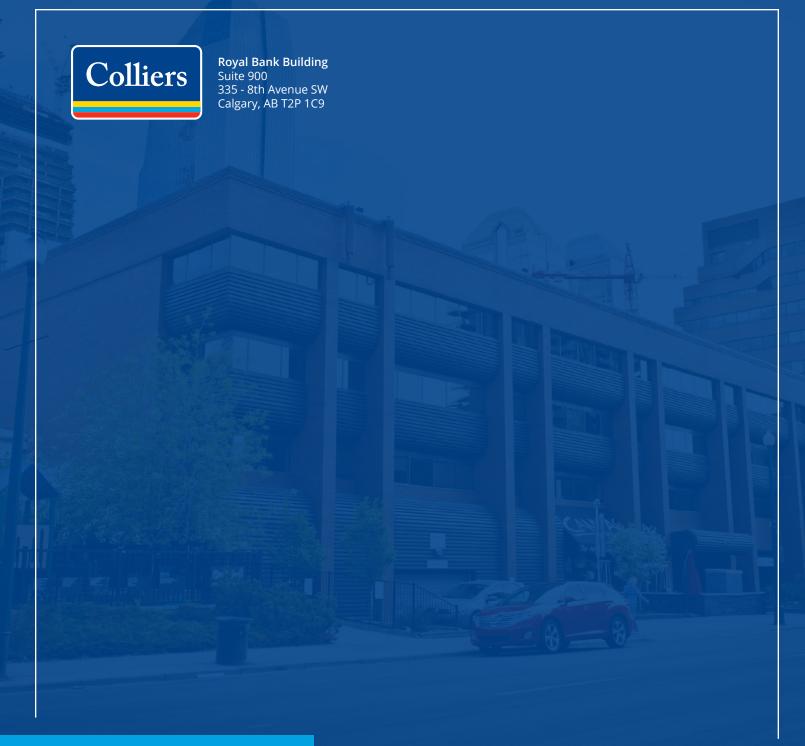
- 4 Offices
- Kitchen
- Reception

Contiguous for 1,912 SF



## Surrounding Amenities





602 11th Avenue SW | Calgary, AB

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