



BELTLINE BLOCK



OPPORTUNITY IS JUST AROUND THE BLOCK.

Campus Style Office Opportunity For Lease

110 12th Avenue SW & 1110 1st Street SW
Calgary, Alberta





Welcome to Beltline Block. Take this opportunity to be one of the first in the iconic Beltline location being reimagined. Own the Block.

Property Details

| | T1 | T2 |
|--|---|---|
| Building Size | 125,994 SF* | 163,965 SF* |
| Average Floorplate | 14,000 SF | 42,000 SF |
| Operating Costs (2023 Estimate) | CAM: \$14.60 PSF Tax: \$3.16 PSF Total: \$17.76 PSF | CAM: \$14.53 PSF Tax: \$3.16 PSF Total: \$17.69 PSF |
| Floors | 10 | 6 |
| Year Built | 1965 | 1983 |
| Parking | 1 Stall per 1,075 SF | 1 Stall per 1,075 SF |
| On-Site Security | 24/7 | |
| Building Hours | 6:00am to 5:00pm // Monday to Friday | |
| HVAC Hours | 6:00am to 6:00pm // Monday to Friday | |
| Fibre Provider | Telus and Shaw | |
| Existing Building Amenities | <ul style="list-style-type: none"> • Pet Friendly • Fitness Centre with Change Rooms and Showers • Auditorium and Conference Facilities • Food Service Area/Cafe with Outdoor Patio <p><i>All Building Amenities and Common Areas will be Undergoing Redevelopment and Renovation</i></p> | |

*Subject to final measurement and demise.

T1

Leasing Availabilities
Up to 104,592 SF Available

T2


Leasing Availabilities
Up to 163,964 SF Available

| | | | | |
|----|---|--|--|----------------------------|
| 10 | Suite 1010 1,731 SF | Suite 1020 4,164 SF (Furnished // Contiguous with Suite 900 for 18,185 SF) Click Here for Virtual Tour | Suite 1030 1,977 SF | Contiguous up to 7,872 SF |
| 9 | Suite 900 14,021 SF (Partially Furnished // Contiguous with Suite 1020 for 18,185 SF) Click Here for Virtual Tour | | | |
| 8 | Suite 800 | Suite 850 | | |
| 7 | Suite 700 14,021 SF Click Here for Virtual Tour | | | |
| 6 | Suite 600 14,021 SF (Furnished) Click Here for Virtual Tour | | | |
| 5 | Suite 500 6,586 SF Click Here for Virtual Tour | Suite 510 4,372 SF Click Here for Virtual Tour | Suite 520 3,060 SF Click Here for Virtual Tour | Contiguous up to 14,018 SF |
| 4 | Suite 410 14,021 SF | | | |
| 3 | Suite 300 | | Suite 350 6,580 SF Click Here for Virtual Tour | |
| 2 | Suite 200 3,590 SF Click Here for Virtual Tour | Suite 201A 714 SF | Suite 201B 401 SF | Contiguous up to 12,960 SF |
| | | Suite 204 4,396 SF Click Here for Virtual Tour | Suite 208 3,859 SF Click Here for Virtual Tour | |
| 1 | Suite 102 911 SF | Suite 104 6,167 SF Click Here for Virtual Tour | | |

| | | | |
|---|------------------------|-----------------------|----------------------------|
| 6 | Suite 601 5,333 SF | Suite 602 3,883 SF | Contiguous up to 9,216 SF |
| 5 | Suite 501 5,418 SF | Suite 502 8,985 SF | Contiguous up to 14,403 SF |
| 4 | Suite 400 43,911 SF | | |
| 3 | Suite 300 43,911 SF | | |
| 2 | Suite 200 38,843 SF | | |
| 1 | Suite 101 10,962 SF | Suite 103 2,718 SF | |



**EVERYTHING
YOU NEED
WITHIN A BLOCK**



Beltline Block is located in the hub of Calgary's business corridor, near the City's best restaurants, business hotels, boutique wine shops and cocktail bars. The ideal business address perfectly positioned to enjoy the best the Beltline has to offer.

Located in the heart of the Beltline, connected to communities across Calgary. Beltline Block is surrounded by LRT stops within 500m, bus stops within 150m, and bike lanes adjacent to the property.



**DISCOVER THE
TRANSFORMATION
PROPOSED UPGRADES**

*This package contains conceptual plans and renderings for proposed upgrades and amenities in the project, and are subject to final approval by the landlord. Not all amenities, plans, locations and finishes will be constructed and can be revised or cancelled by the landlord in their sole discretion.

T1

Main Floor Plan



Main Floor Lobby



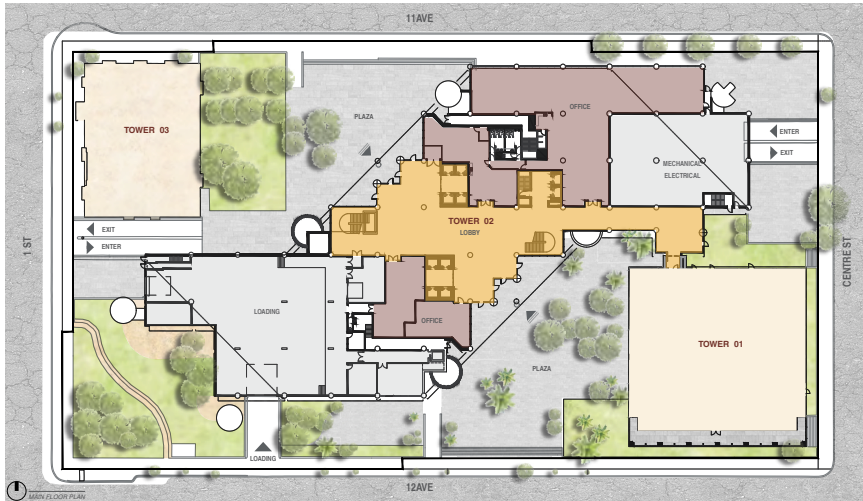
T1

Main Floor Cafe



T2

Main Floor Plan

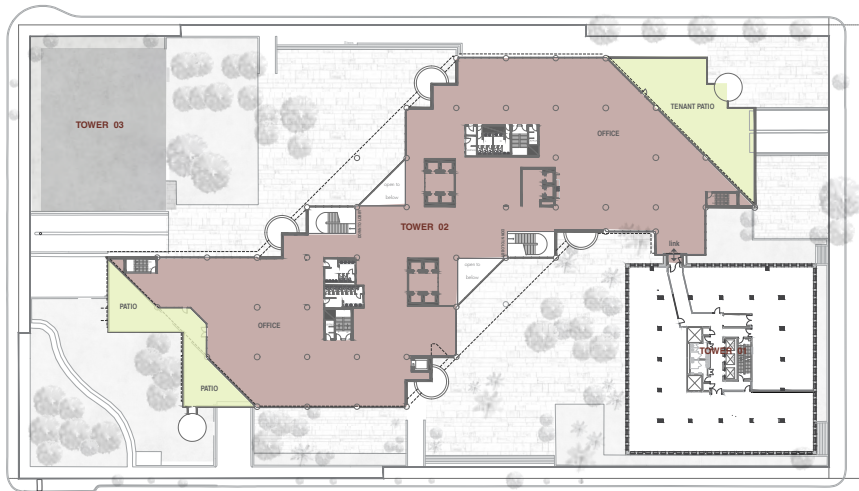


T2

Fifth Floor Plan Fitness Centre



Second Floor Plan



Sixth Floor Plan Tenant Lounge & Conference Centre



T2

Main Floor Lobby



T2

Fifth Floor Fitness Centre

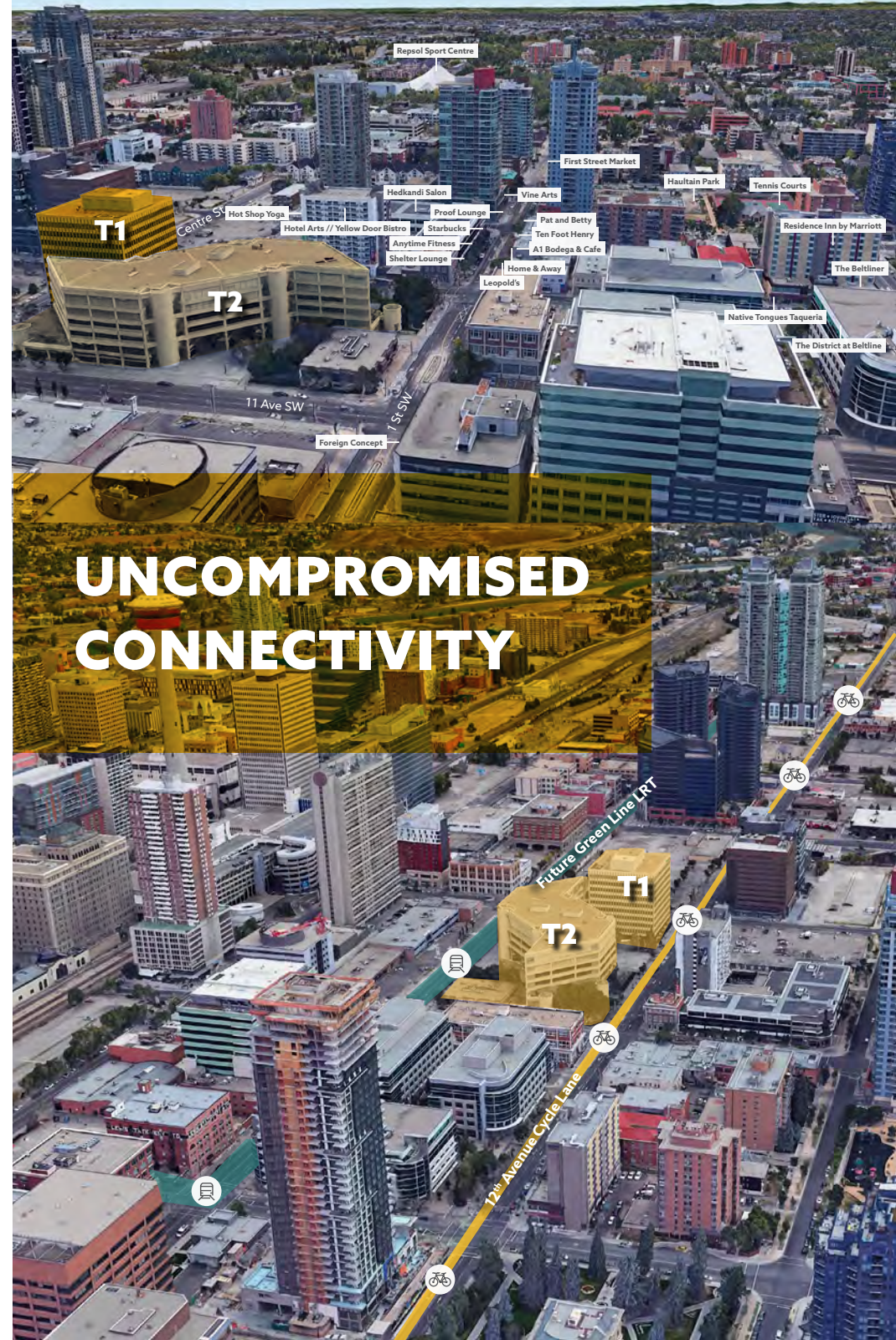
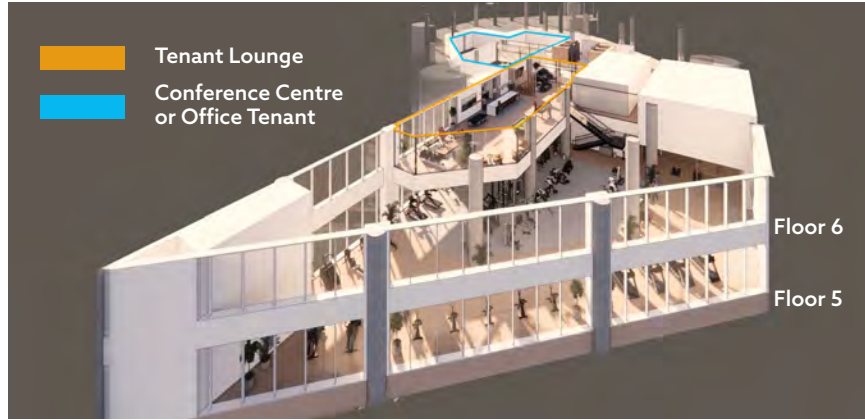


Fifth Floor Fitness Centre



T2

Sixth Floor Tenant Lounge & Conference Centre



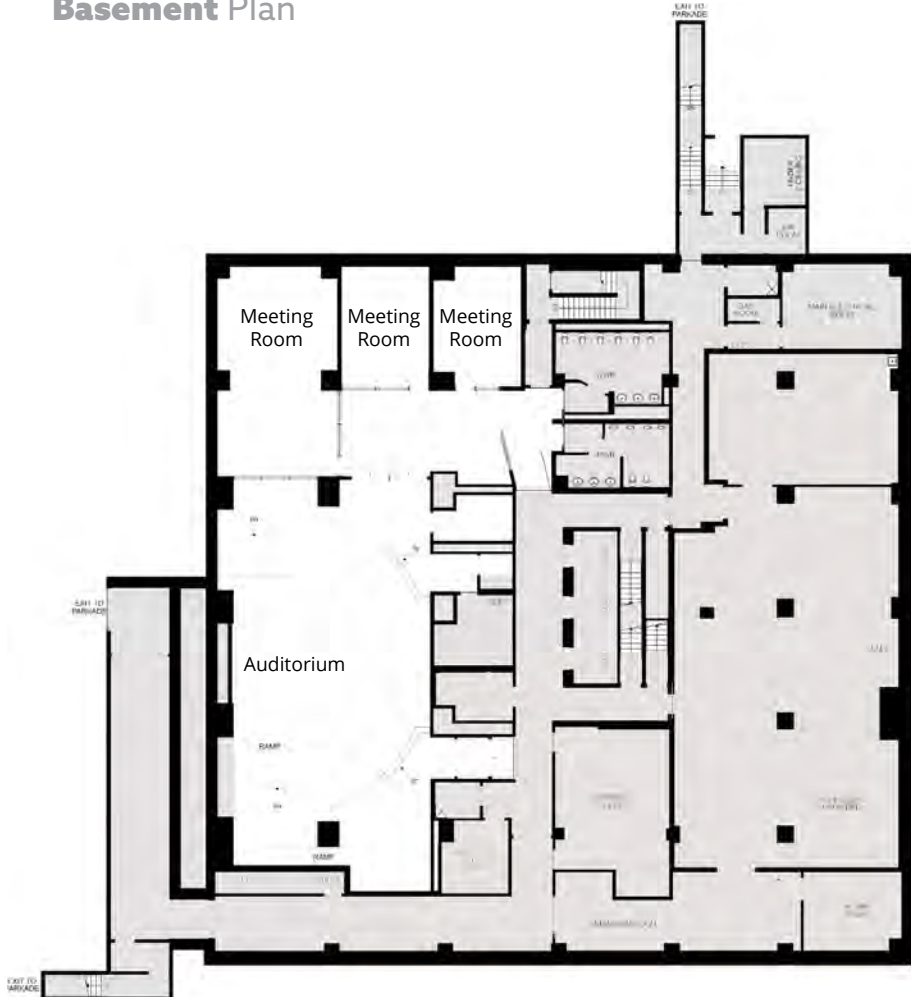


AS BUILT FLOOR PLANS

T1 & T2

T1

Basement Plan

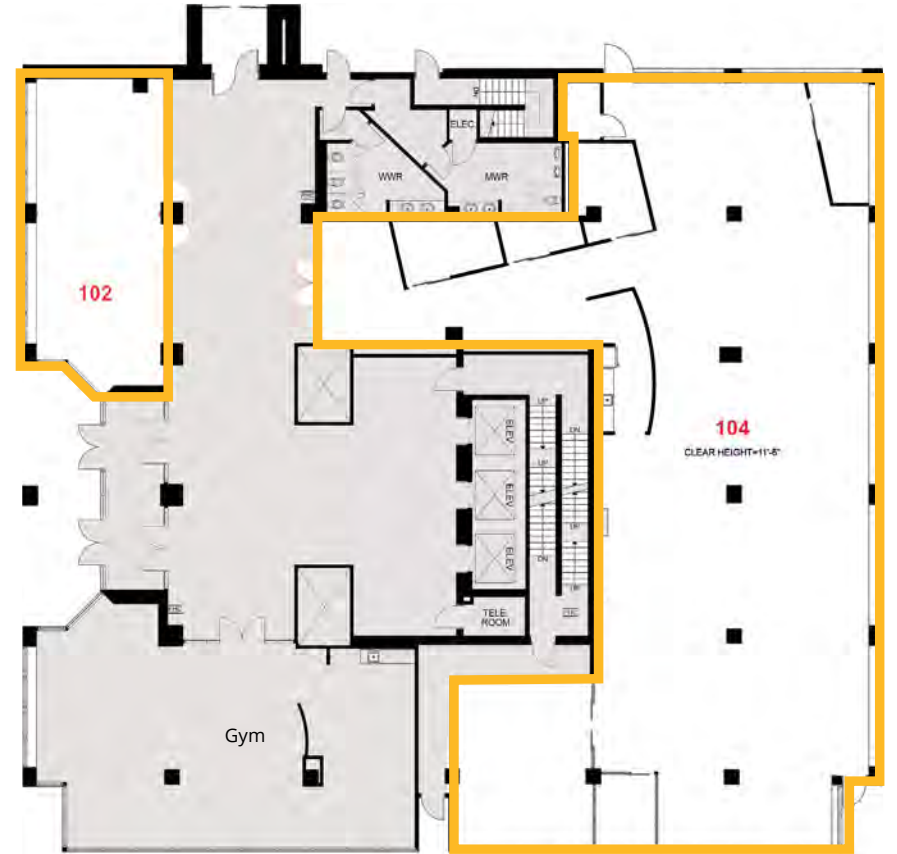


Tenant Amenities

- 3 Meeting Rooms
- Auditorium

T1

Main Floor Plan
7,079 SF



Tenant Amenities

- Gym
- Suite 102 | 911 SF
- Open Area

Suite 104 | 6,167 SF

- 5 Offices
- Boardroom
- Open Area
- Kitchen

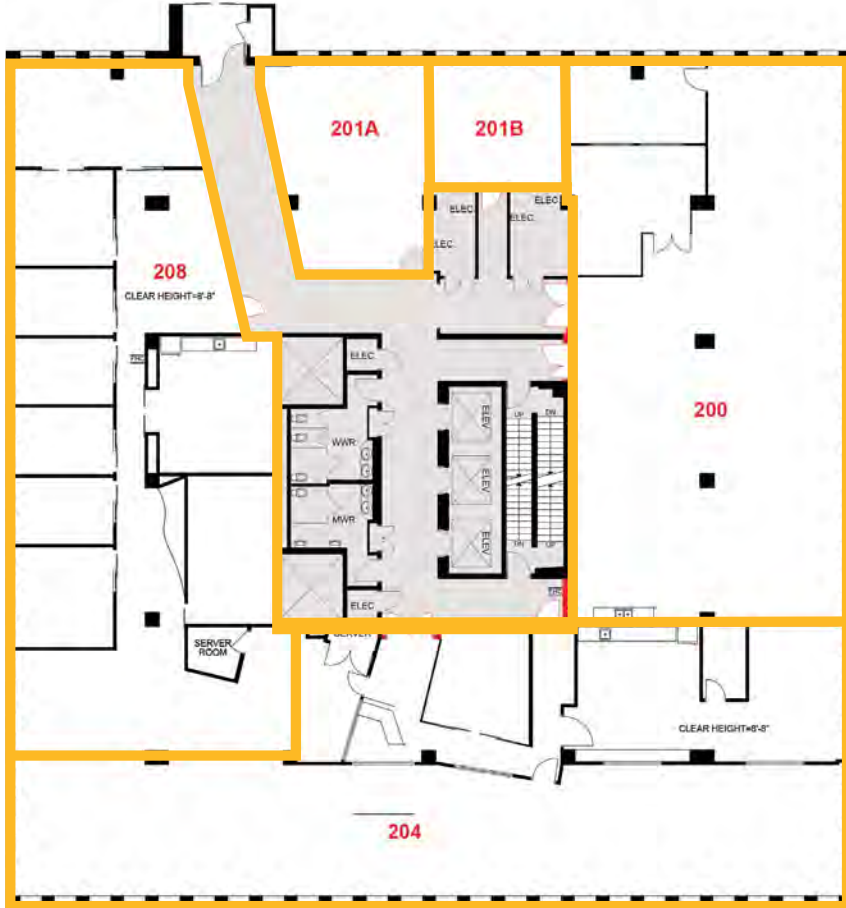
Click Here  or Scan Below for Virtual Tour



T1



Second Floor Plan 12,960 SF



Suite 200 | 3,590 SF
2 Offices
Open Area
Kitchen

[Click Here](#) 
or Scan Below
for Virtual Tour



Suite 201A | 714 SF
Open Area

Suite 201B | 401 SF
Open Area

Suite 204 | 4,396 SF
Open Area
Kitchen
Server Room
Storage
Reception

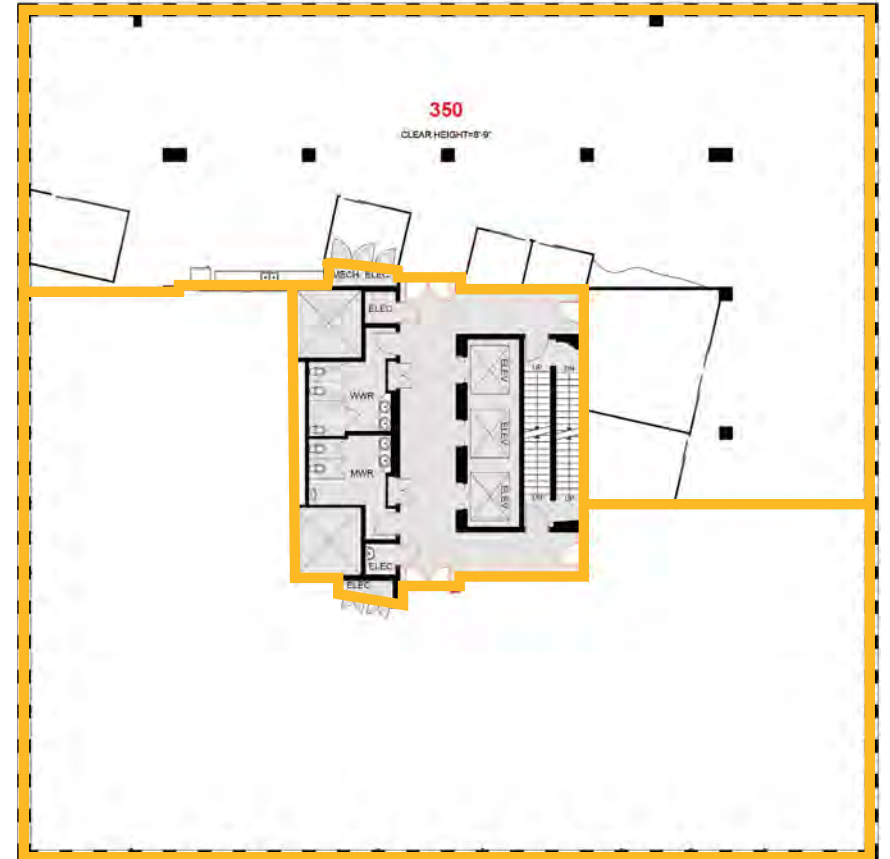
[Click Here](#) 
or Scan Below
for Virtual Tour



T1



Third Floor Plan 6,580 SF



Suite 208 | 3,859 SF
6 Offices
2 Boardrooms
Open Area
Kitchen
Server Room

[Click Here](#) 
or Scan Below
for Virtual Tour



Suite 350 | 6,580 SF
2 Offices
Boardroom
2 Phone Rooms
Open Area
Kitchen
Storage

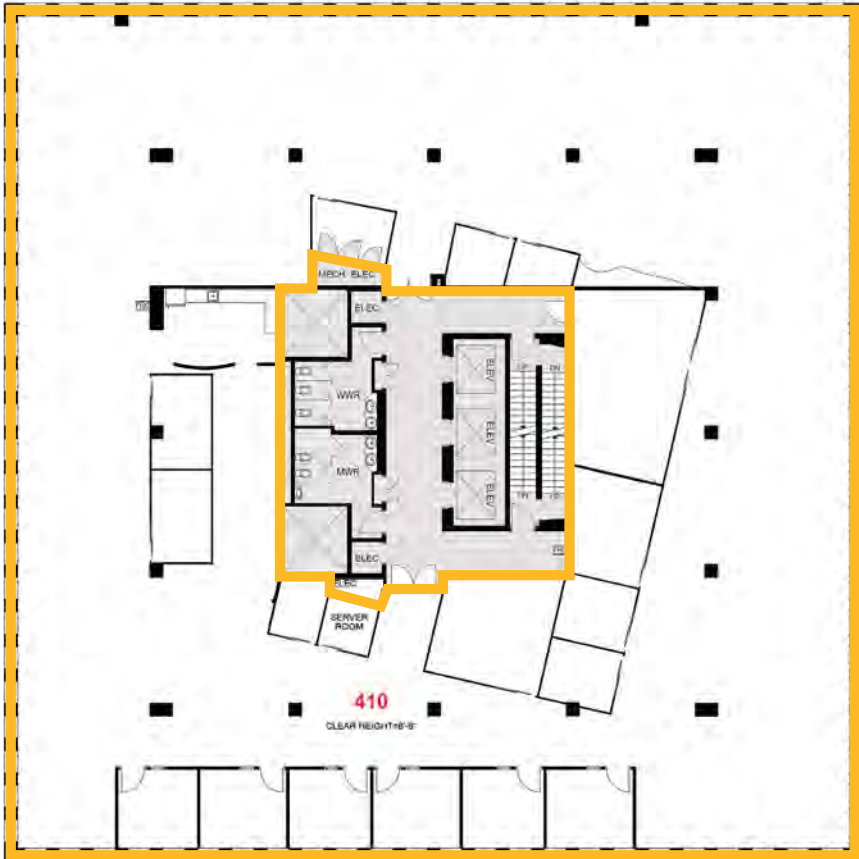
[Click Here](#) 
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for Virtual Tour



T1



Fourth Floor Plan 14,021 SF



Suite 410 | 14,021 SF

- 11 Offices
- Boardroom
- Meeting Room
- 3 Phone Rooms
- Open Area
- Kitchen
- Server Room

Suite 500 | 6,586 SF

- 6 Offices
- Boardroom
- Meeting Room
- Open Area
- Kitchen
- Storage
- Reception

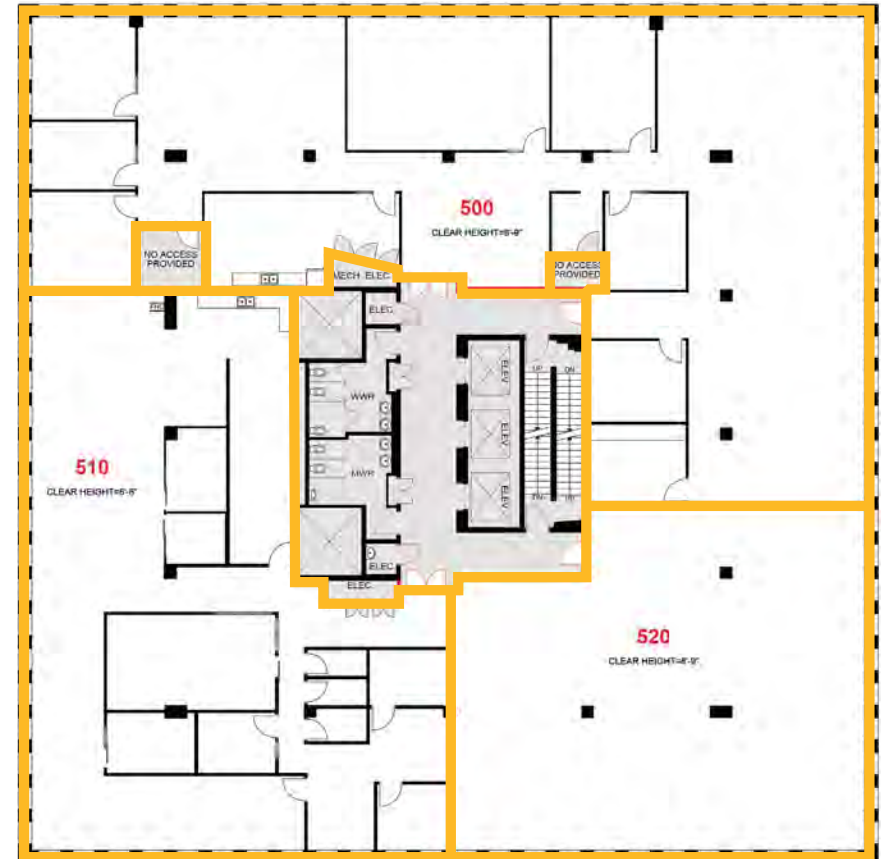
[Click Here](#) 
or Scan Below
for Virtual Tour



T1



Fifth Floor Plan 14,018 SF



Suite 510 | 4,372 SF

- 6 Offices
- Boardroom
- Meeting Room
- 3 Phone Rooms
- Open Area
- Kitchen

[Click Here](#) 
or Scan Below
for Virtual Tour



Suite 520 | 3,060 SF

- Open Area

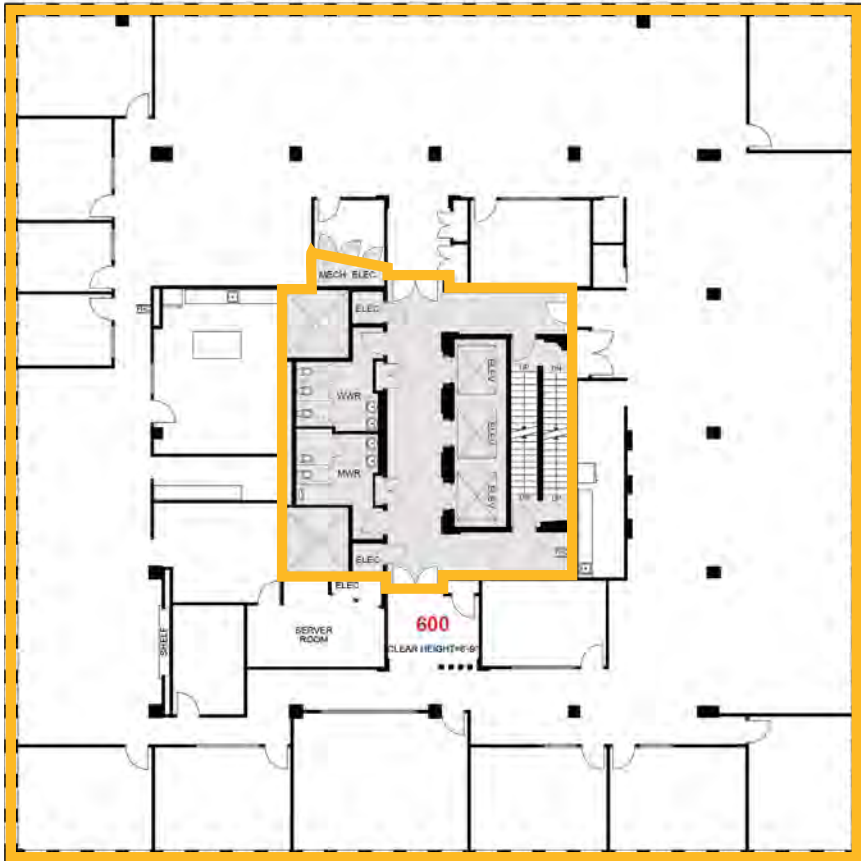
[Click Here](#) 
or Scan Below
for Virtual Tour



T1



Sixth Floor Plan 14,021 SF



Suite 600 | 14,021 SF (Furnished)

- 13 Offices
- Boardroom
- 2 Phone Rooms
- Open Area
- 2 Kitchens
- Server Room
- Copy/Print Area
- Storage

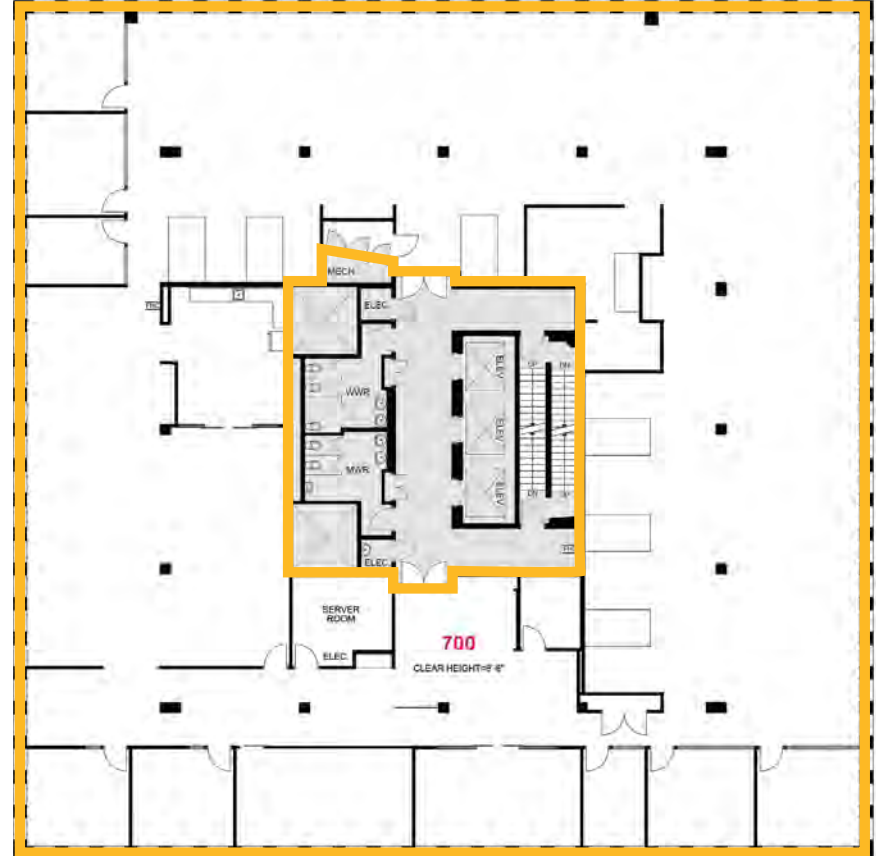
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or Scan Below
for Virtual Tour



T1



Seventh Floor Plan 14,021 SF



Suite 700 | 14,021 SF

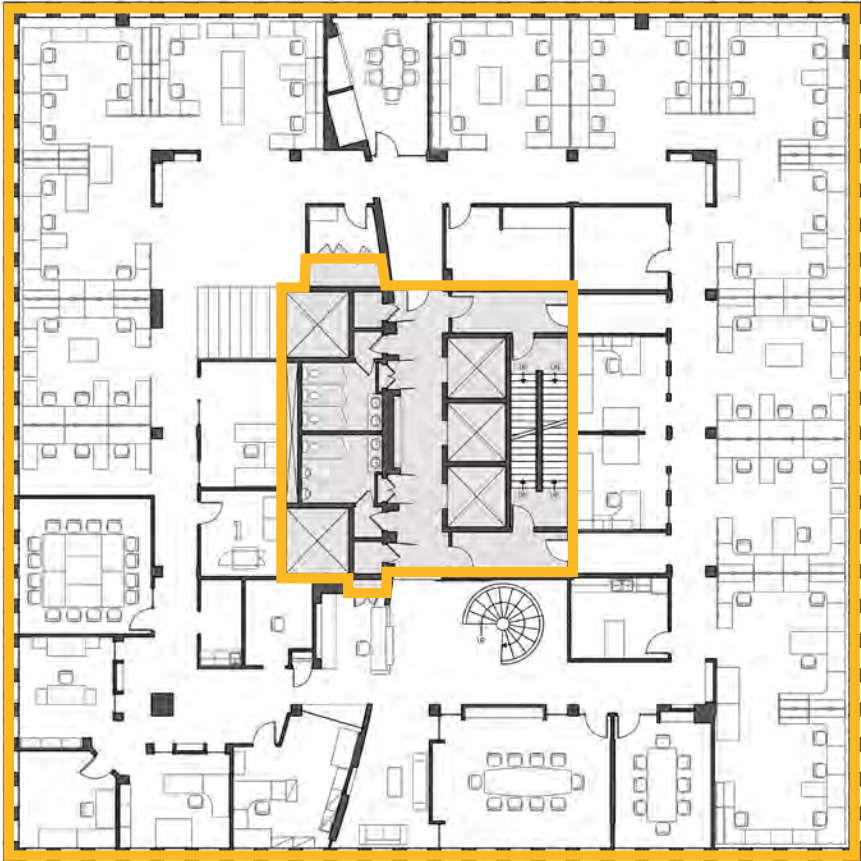
- 8 Offices
- 2 Boardrooms
- Open Area
- Kitchen
- Copy/Print Room
- Server Room
- Reception

[Click Here](#) 
or Scan Below
for Virtual Tour



T1

Ninth Floor Plan 14,021 SF



Suite 900 | 14,021 SF (Partially Furnished)

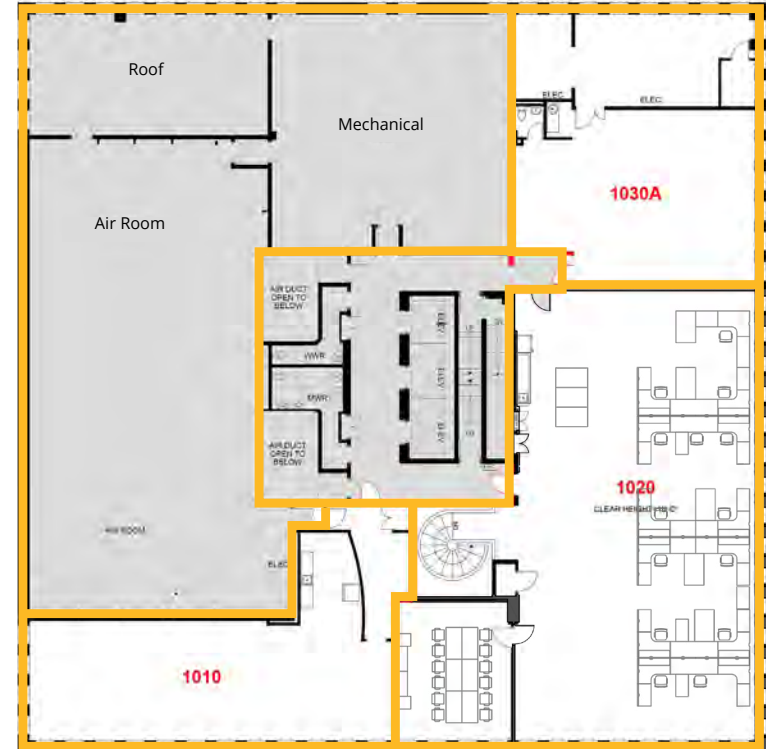
- 10 Offices
- 2 Boardrooms
- 2 Meeting Rooms
- Open Area for 58 Workstations
- Kitchen
- Kitchenette
- Reception
- Internal Staircase to Suite 1020*
- Contiguous to 18,185 SF*

[Click Here](#) 
 or Scan Below
 for Virtual Tour



T1

Tenth Floor Plan 7,871 SF



Suite 1010 | 1,731 SF

- Open Area
- Kitchen

Suite 1030A | 1,977 SF

- Open Area
- Boardroom
- Kitchenette
- Dedicated Washroom

Suite 1020 | 4,164 SF (Furnished)

- Boardroom
- Open Area for 14 Workstations
- Kitchen
- Internal Staircase to Suite 900*
- Contiguous to 18,185 SF*

[Click Here](#) 
 or Scan Below
 for Virtual Tour

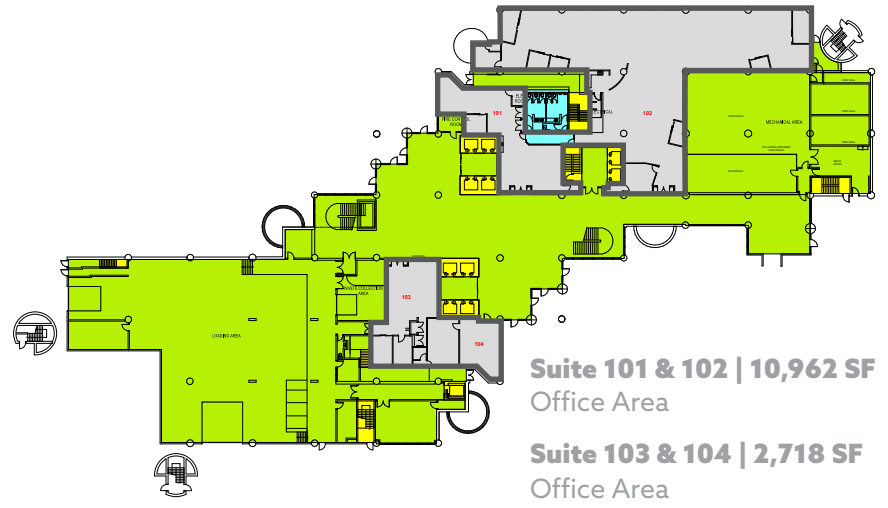




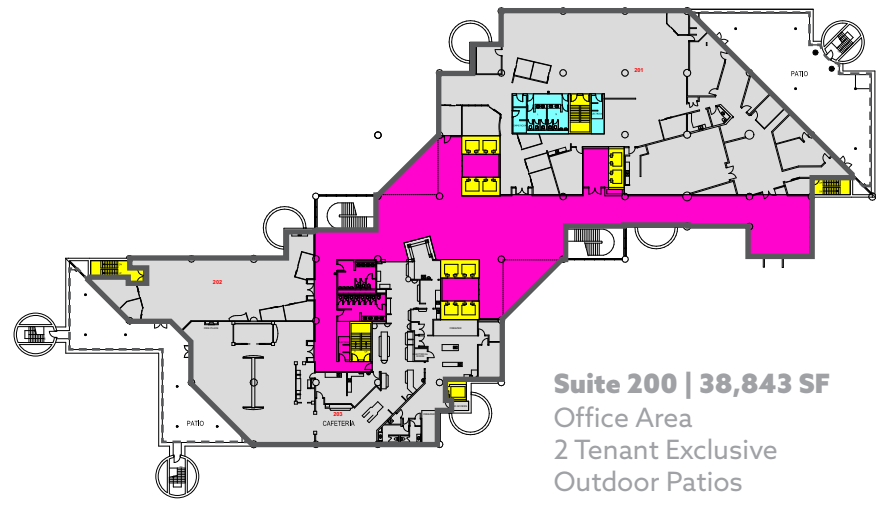
T2



Main Floor Plan 13,680 SF

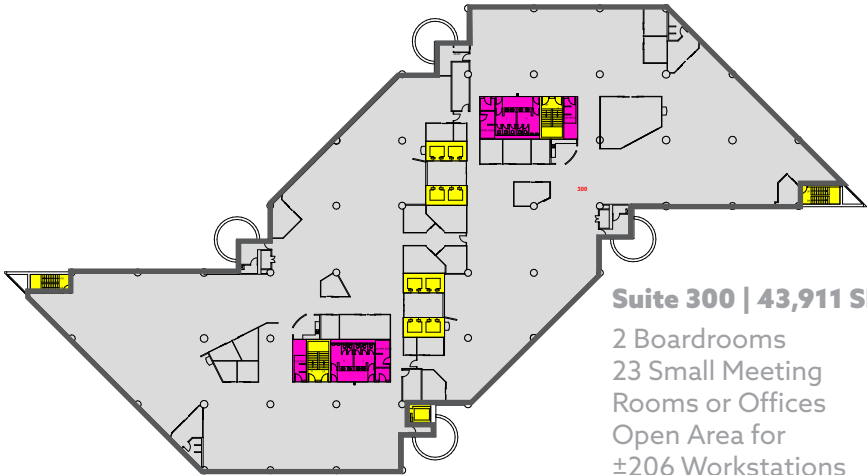


Second Floor Plan 38,843 SF



T2

Third Floor Plan 43,911 SF

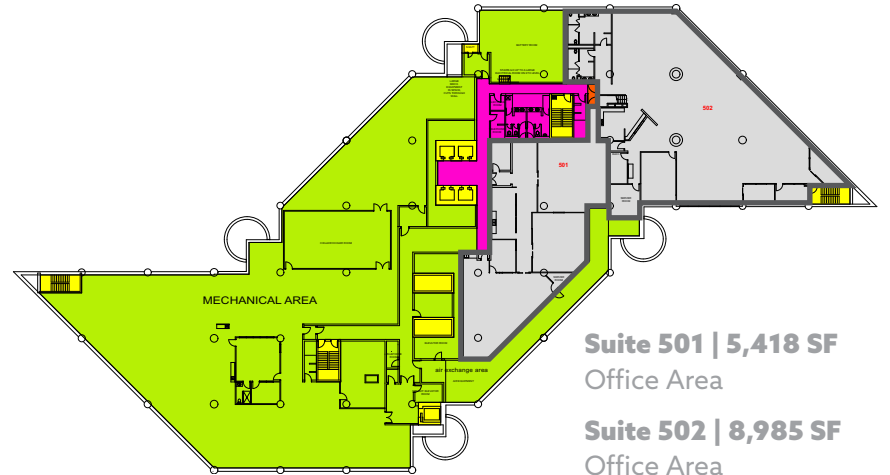


Suite 300 | 43,911 SF

- 2 Boardrooms
- 23 Small Meeting Rooms or Offices
- Open Area for ±206 Workstations
- 2 Kitchens

T2

Fifth Floor Plan 14,403 SF



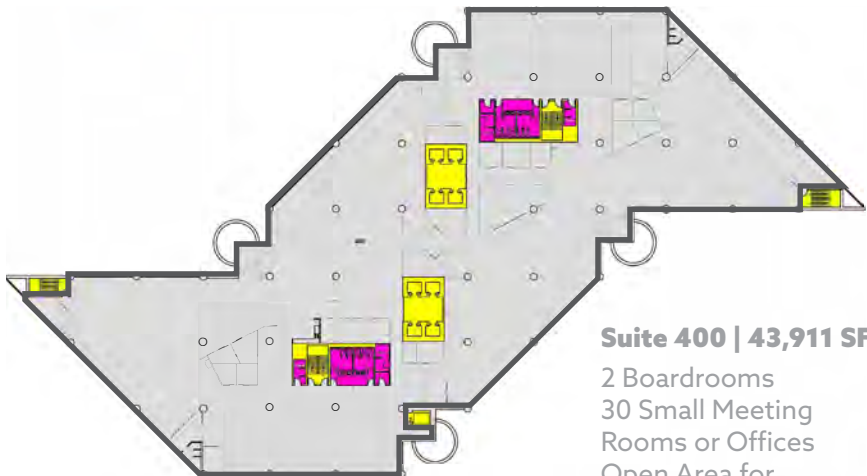
Suite 501 | 5,418 SF

Office Area

Suite 502 | 8,985 SF

Office Area

Fourth Floor Plan 43,911 SF

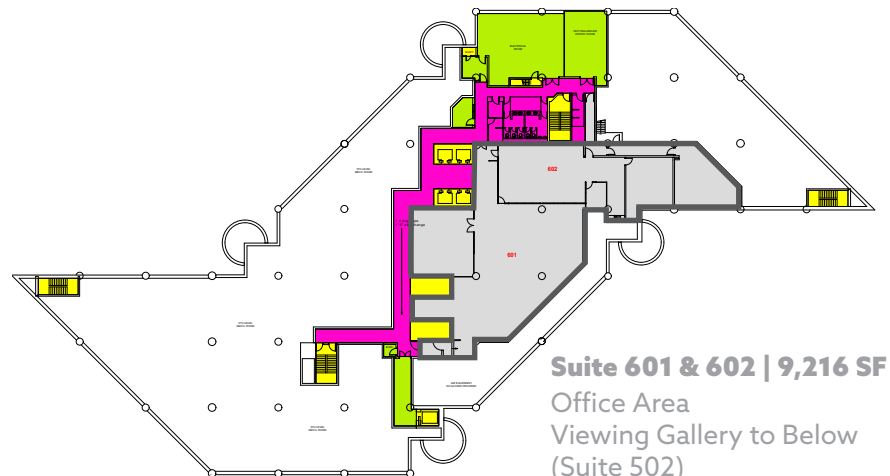


Suite 400 | 43,911 SF

- 2 Boardrooms
- 30 Small Meeting Rooms or Offices
- Open Area for ±196 Workstations
- 2 Kitchens

Sixth Floor Plan 9,216 SF

**Proposed Amenity Floor*



Suite 601 & 602 | 9,216 SF

Office Area
Viewing Gallery to Below (Suite 502)

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