Beltline Office Space For Lease

5/5

550 11th Avenue SW Calgary, Alberta



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Accelerating success.

Property Overview

Suite 250: 1,920 SF Exclusive Tena

Exclusive Tenant Patio Contiguous up to 4,192 SF

Suite 275: 2,272 SF Suite 400: 10,245 SF

Suite 603: 1,932 SF

Available Space Suite 604: 1,128 SF Suite 611: 1,751 SF Contiguous up to 4,811 SF

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Suite 607: 3,946 SF Available January 1, 2024

Suite 850: 2,723 SF Suite 1105: 1,663 SF

Virtual Tours Please See Floor Plan Pages 3-7 for Virtual Tours

Net Rent Market Rates

Operating Costs (2023 Estimate)

CAM: \$16.79 PSF/Annum <u>Tax: \$1.80 PSF/Annum</u> Total: \$18.59 PSF/Annum

Term 3-10 Years

Parking 1 Stall Per 2,046 SF

\$395/Stall/Month // Underground

Building Size 98,249 SF

Year Built 1983

Floors 11

Building Hours 7:00am to 5:00pm // Monday to Friday

Fibre Provider Shaw and Telus



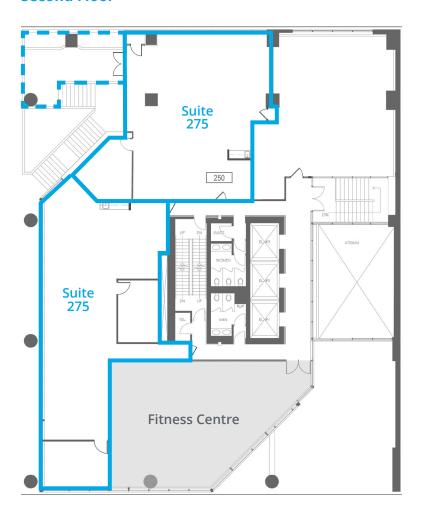
Key Highlights

- Renovations completed in 2016 include an exterior facelift, lobby upgrades, elevator modernization, new fitness facility, and tenant patio
- · Located on a high-traffic intersection in the Beltline community
- The Curryer Pakistani Kitchen and Renaissance Cafe located on main floor of building
- Fitness amenities, Safeway, Craft Beer Market, and National on 10th within a 10-minute walk
- Exposure to 20,000 vehicles per day along 11th Avenue SW



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Second Floor





Click Here for Virtual Tour

- 1 Exterior Office
- Open Area
- Kitchenette
- Exclusive Tenant Patio

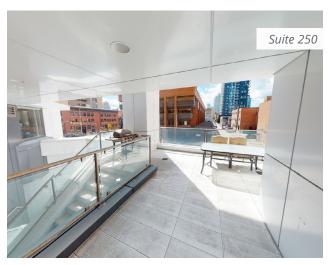
Suite 275 | 2,272 SF

- 1 Interior Office
- Meeting Room
- · Open Area
- Kitchenette

Contiguous up to 4,192 SF

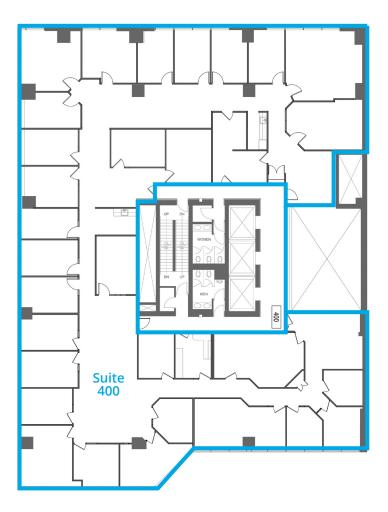






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Fourth Floor





Click Here for Virtual Tour

- 20 Exterior Offices
- 5 Interior Offices
- 2 Boardrooms
- 4 Meeting Rooms
- Kitchen
- 2 Kitchenettes
- Storage

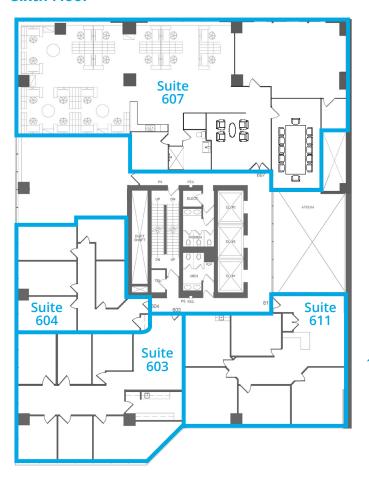






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Sixth Floor



Suite 603 | 1,932 SF

Click Here for Virtual Tour

- 3 Exterior Offices
- 3 Interior Offices
- Boardroom
- Kitchen
- Reception

Suite 611 | 1,751 SF

Click Here for Virtual Tour

- 2 Exterior Offices
- 1 Interior Office
- Meeting Room
- Kitchen
- Reception

Suite 604 | 1,128 SF

Click Here for Virtual Tour

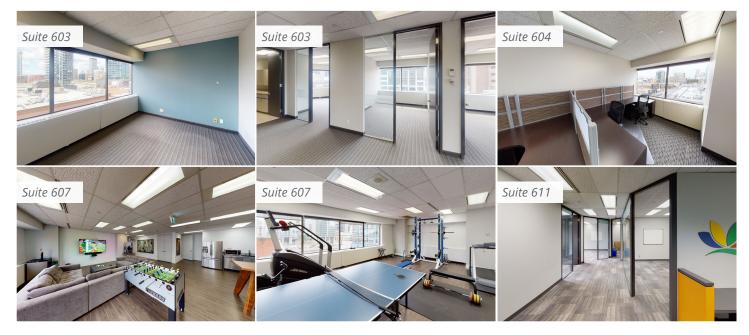
- 3 Exterior Offices
- Meeting Room
- Kitchen

Suite 607 | 3,946 SF

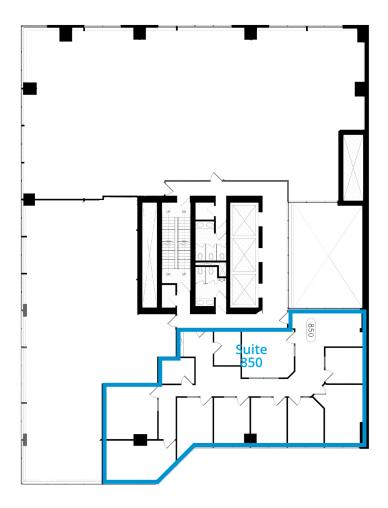
Click Here for Virtual Tour Available January 1, 2024

- 2 Boardrooms
- Open Area
- · Washroom with Shower
- Kitchen
- Reception

Contiguous up to 4,811 SF



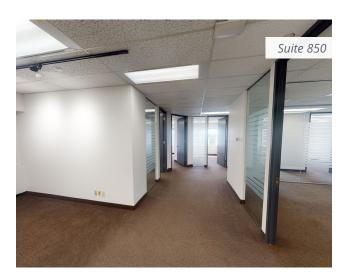
Eighth Floor

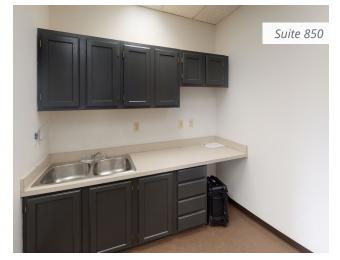


Suite 850 | 2,723 SF

Click Here for Virtual Tour

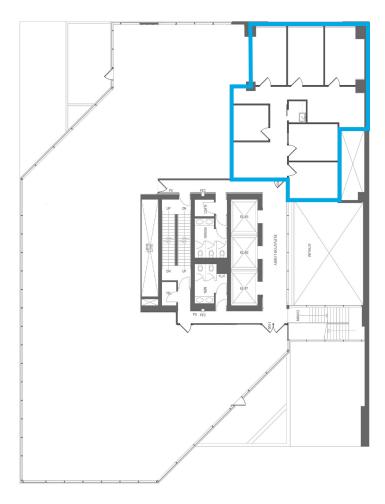
- 7 Exterior Offices
- 2 Meeting Rooms
- Kitchen
- Storage







Eleventh Floor



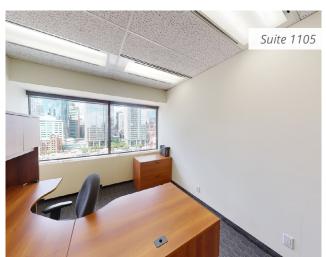
Suite 1105 | 1,663 SF

Click Here for Virtual Tour

- 3 Exterior Offices
- 3 Interior Offices
- Kitchenette









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