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Colliers International

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Sunrise Square

602 11th Avenue SW | Calgary, AB

OFFICE SPACE FOR LEASE



Accelerating success.

Property Details

Available Suites	Suite 230	1,300 SF	Available Immediately	} Contiguous up to 4,935 SF
	Suite 303	1,540 SF	Available Immediately	
	Suite 302	2,559 SF	Available Immediately	
	Suite 310	2,376 SF	Available Immediately	
	Suite 406	1,500 SF	Available Immediately	} Contiguous up to 5,202 SF
	Suite 416	2,828 SF	Available August 31, 2020	
	Suite 420	2,374 SF	Available Immediately	

Lease Rate Market Rates

Additional Rent \$15.56 PSF (2020 Estimate)

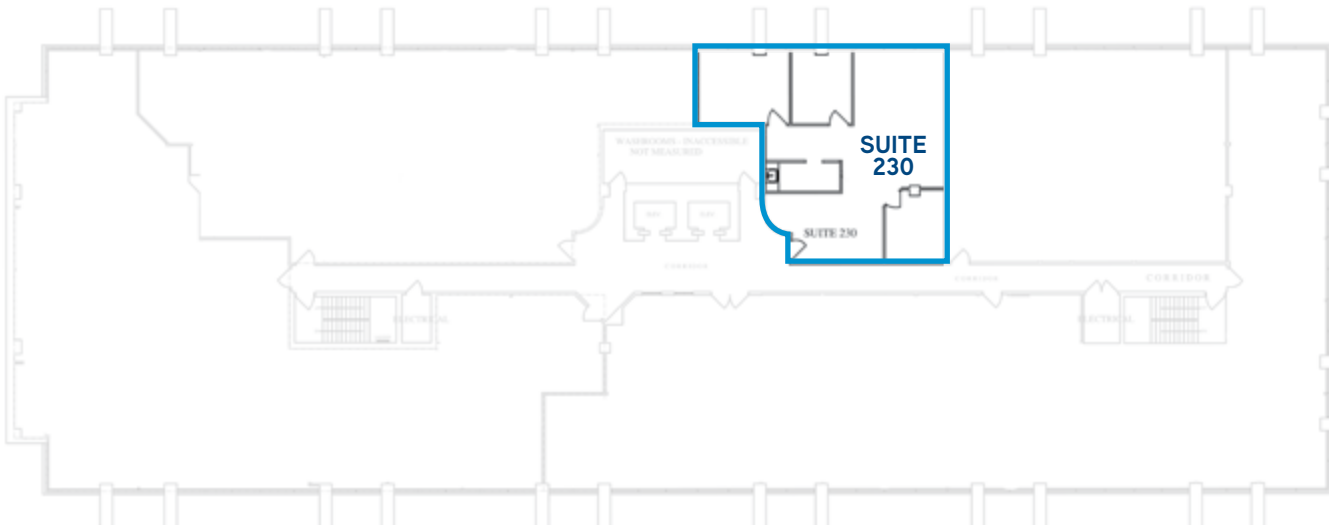
Parking Ratio 1 Stall Per 600 SF (Reserved Underground)
\$300 Per Month Per Stall

- Features**
- High Profile Beltline Location
 - Excellent Access to Downtown Core via 5th Street Underpass
 - Common Area Boardroom
 - Renovated Lobby and Common Areas

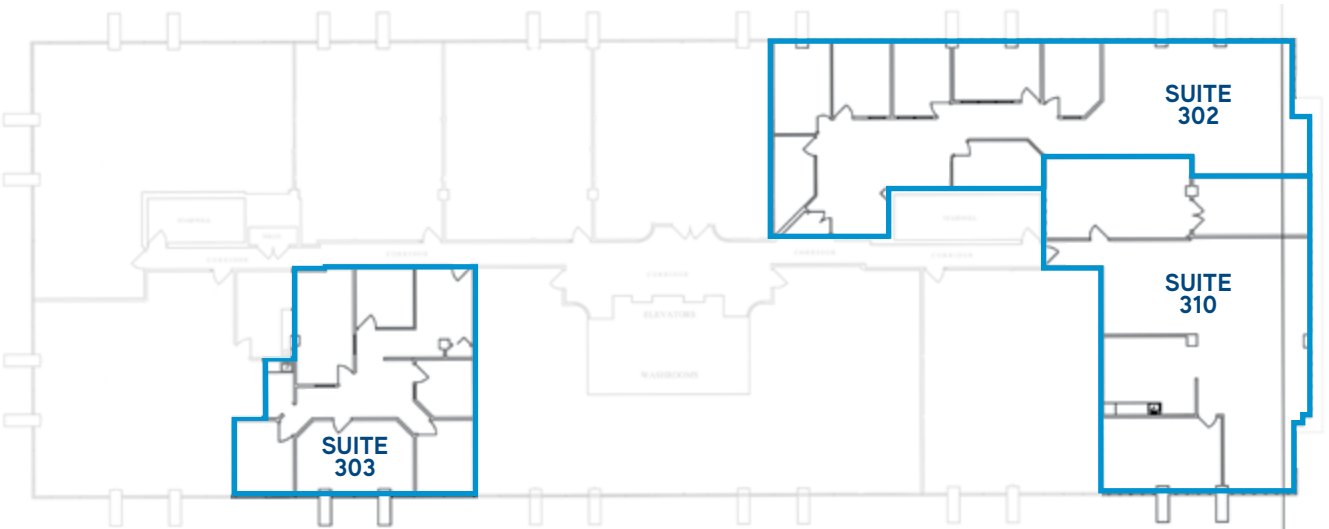


FLOOR PLANS

2ND FLOOR



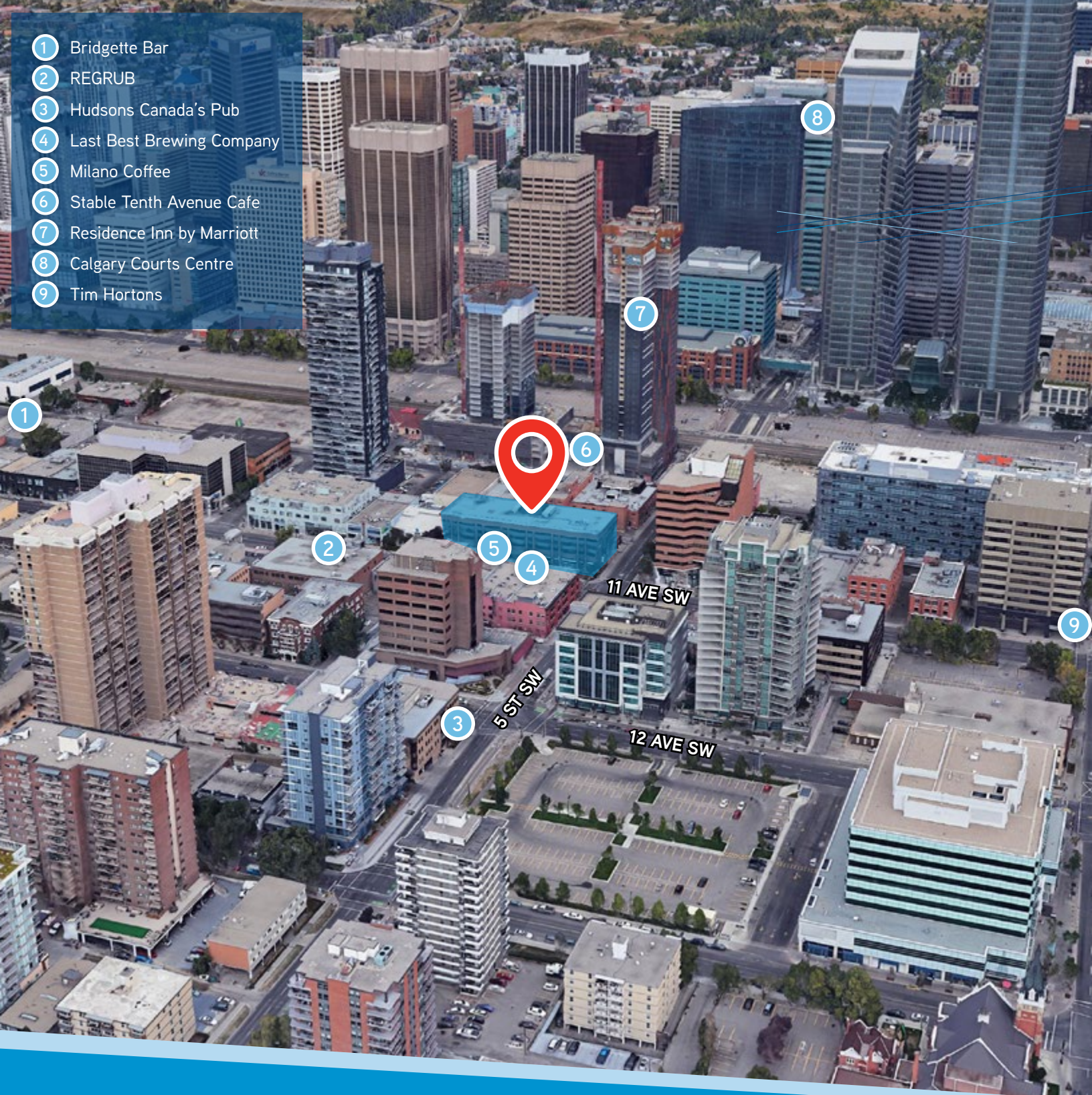
3RD FLOOR



4TH FLOOR



- ① Bridgette Bar
- ② REGRUB
- ③ Hudsons Canada's Pub
- ④ Last Best Brewing Company
- ⑤ Milano Coffee
- ⑥ Stable Tenth Avenue Cafe
- ⑦ Residence Inn by Marriott
- ⑧ Calgary Courts Centre
- ⑨ Tim Hortons



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