



BELTLINE BLOCK



# OPPORTUNITY IS JUST AROUND THE BLOCK.

Campus Style Office Opportunity For Lease

110 12<sup>th</sup> Avenue SW & 1110 1<sup>st</sup> 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

	<b>T1</b>	<b>T2</b>
<b>Building Size</b>	125,994 SF*	163,965 SF*
<b>Average Floorplate</b>	14,000 SF	42,000 SF
<b>Operating Costs (2023 Estimate)</b>	CAM: \$14.60 PSF Tax: \$3.16 PSF Total: \$17.76 PSF	CAM: \$14.53 PSF Tax: \$3.16 PSF Total: \$17.69 PSF
<b>Floors</b>	10	6
<b>Year Built</b>	1965	1983
<b>Parking</b>	1 Stall per 1,075 SF	1 Stall per 1,075 SF
<b>On-Site Security</b>	24/7	
<b>Building Hours</b>	6:00am to 5:00pm // Monday to Friday	
<b>HVAC Hours</b>	6:00am to 6:00pm // Monday to Friday	
<b>Fibre Provider</b>	Telus and Shaw	
<b>Existing Building Amenities</b>	<ul style="list-style-type: none"> <li>• Pet Friendly</li> <li>• Fitness Centre with Change Rooms and Showers</li> <li>• Auditorium and Conference Facilities</li> <li>• Food Service Area/Cafe with Outdoor Patio</li> </ul> <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) <a href="#">Click Here for Virtual Tour</a>	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) <a href="#">Click Here for Virtual Tour</a>			
8	Suite 800	Suite 850		
7	Suite 700 14,021 SF <a href="#">Click Here for Virtual Tour</a>			
6	Suite 600 14,021 SF (Furnished) <a href="#">Click Here for Virtual Tour</a>			
5	Suite 500 6,586 SF <a href="#">Click Here for Virtual Tour</a>	Suite 510 4,372 SF <a href="#">Click Here for Virtual Tour</a>	Suite 520 3,060 SF <a href="#">Click Here for Virtual Tour</a>	Contiguous up to 14,018 SF
4	Suite 410 14,021 SF			
3	Suite 300		Suite 350 6,580 SF <a href="#">Click Here for Virtual Tour</a>	
2	Suite 200 3,590 SF <a href="#">Click Here for Virtual Tour</a>	Suite 201A 714 SF	Suite 201B 401 SF	Contiguous up to 12,960 SF
		Suite 204 4,396 SF <a href="#">Click Here for Virtual Tour</a>	Suite 208 3,859 SF <a href="#">Click Here for Virtual Tour</a>	
1	Suite 102 911 SF	Suite 104 6,167 SF <a href="#">Click Here for Virtual Tour</a>		

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



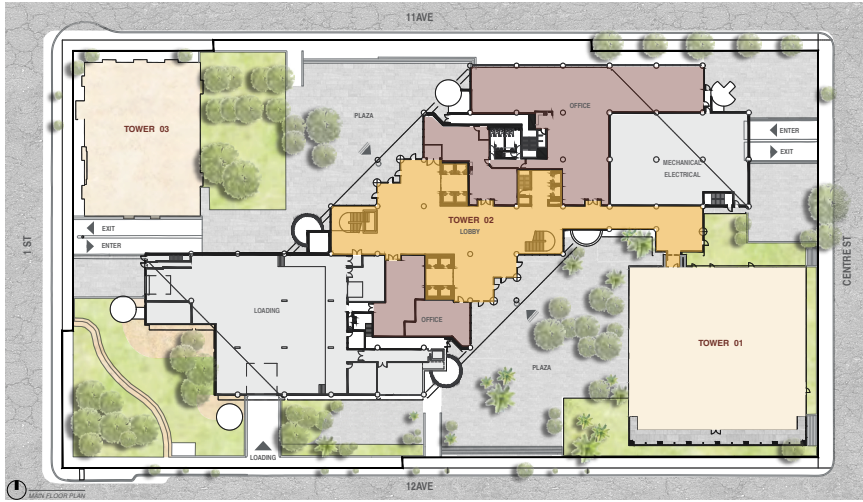
T1

Main Floor Cafe



# T2

## Main Floor Plan

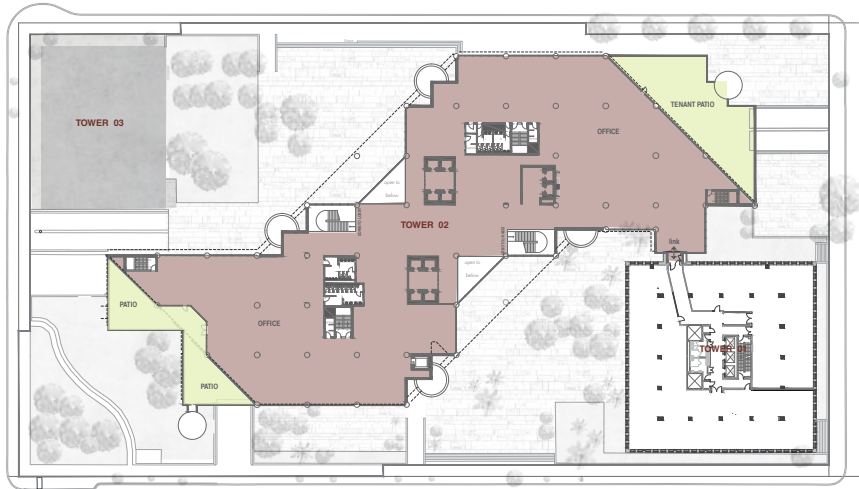


# T2

## Fifth Floor Plan Fitness Centre



## Second Floor Plan



## Sixth Floor Plan Tenant Lounge & Conference Centre



T2

Main Floor Lobby



T2

Fifth Floor Fitness Centre

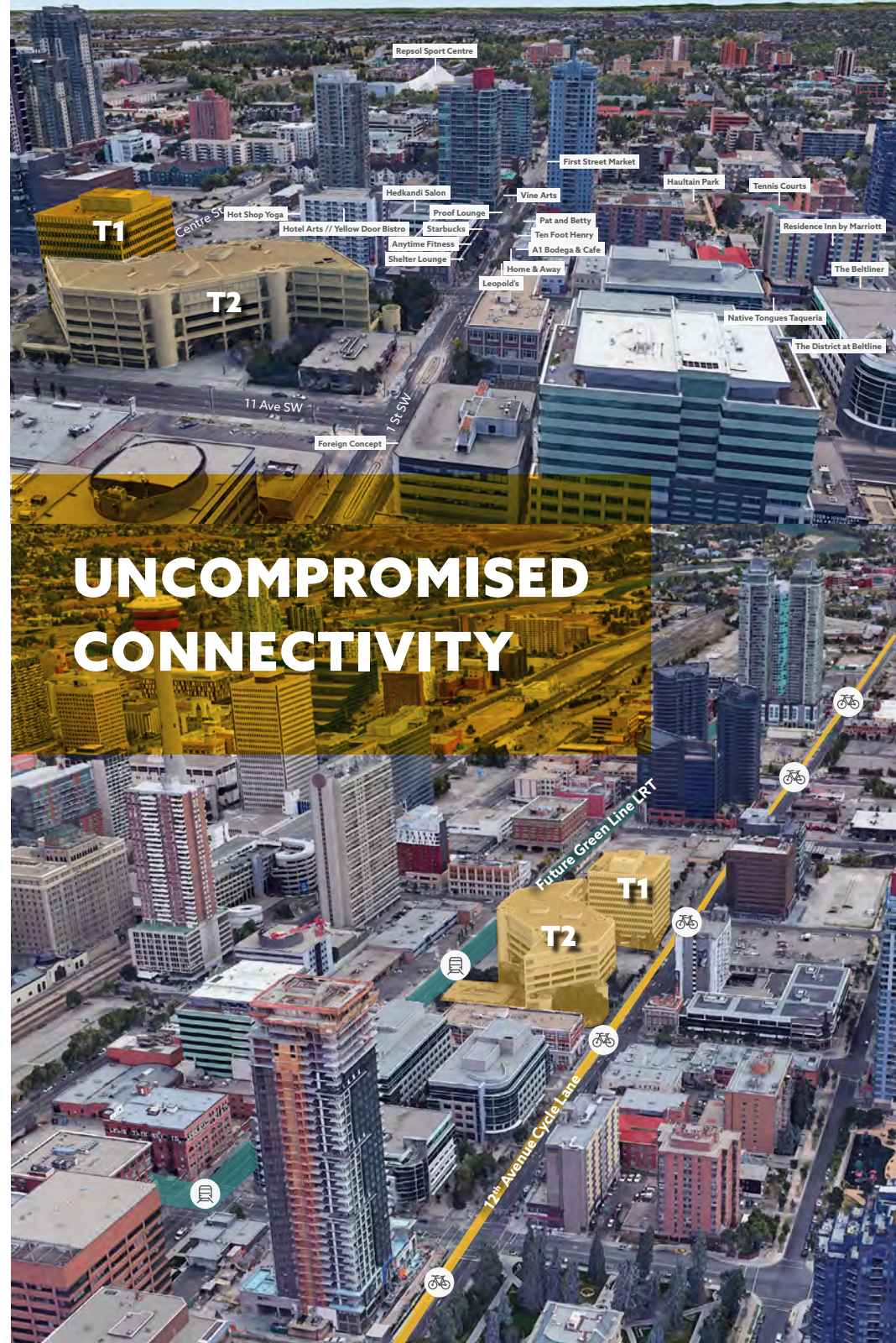
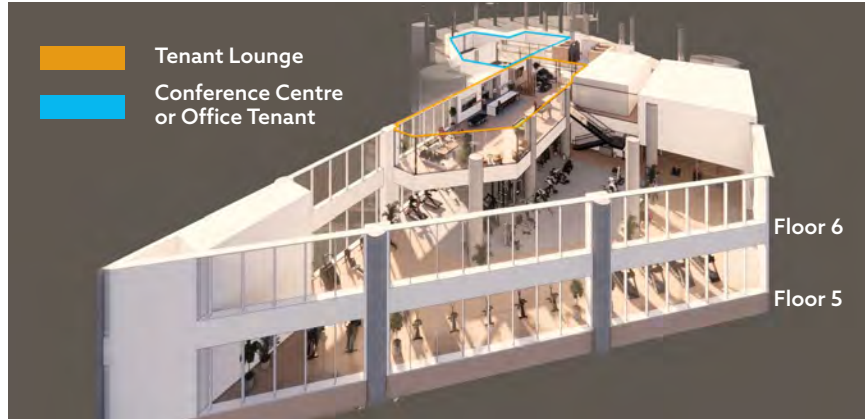


Fifth Floor Fitness Centre



# T2

## Sixth Floor Tenant Lounge & Conference Centre







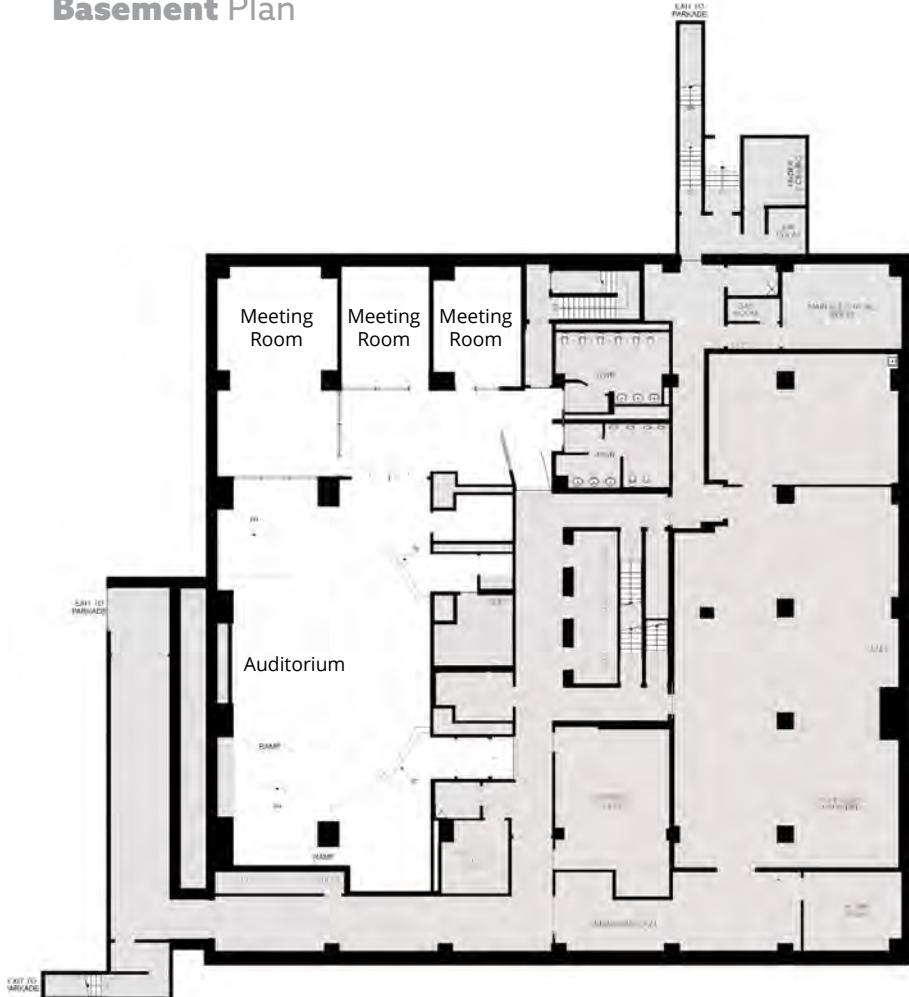
# AS BUILT FLOOR PLANS

T1 & T2

# T1



## Basement Plan



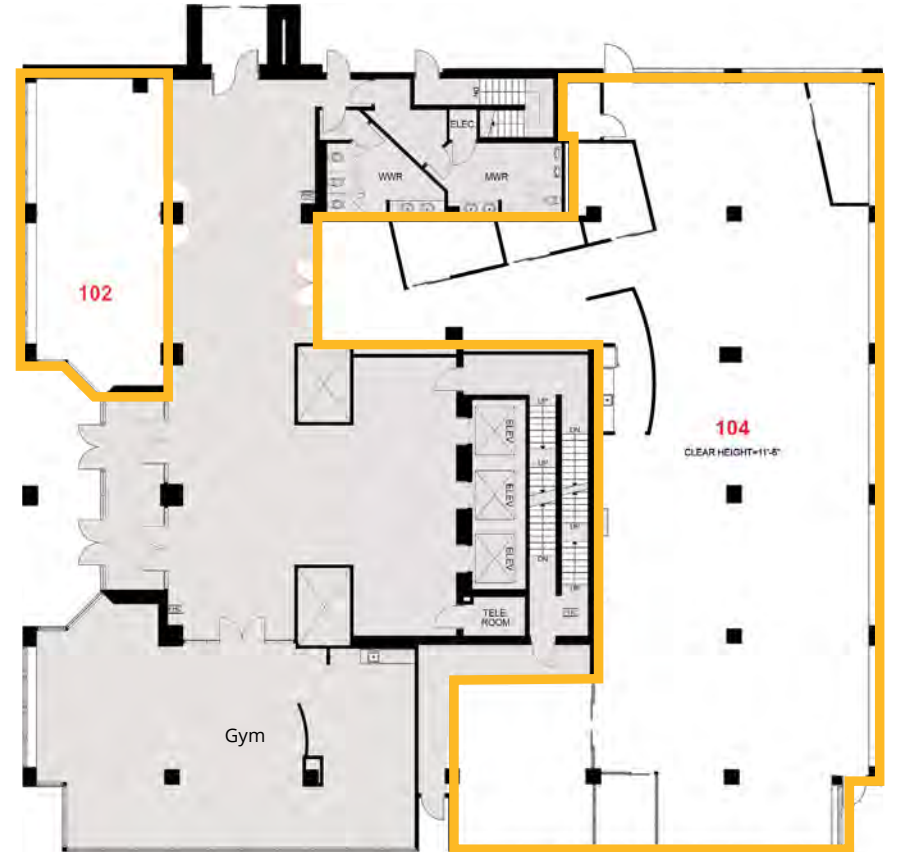
### Tenant Amenities

- 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

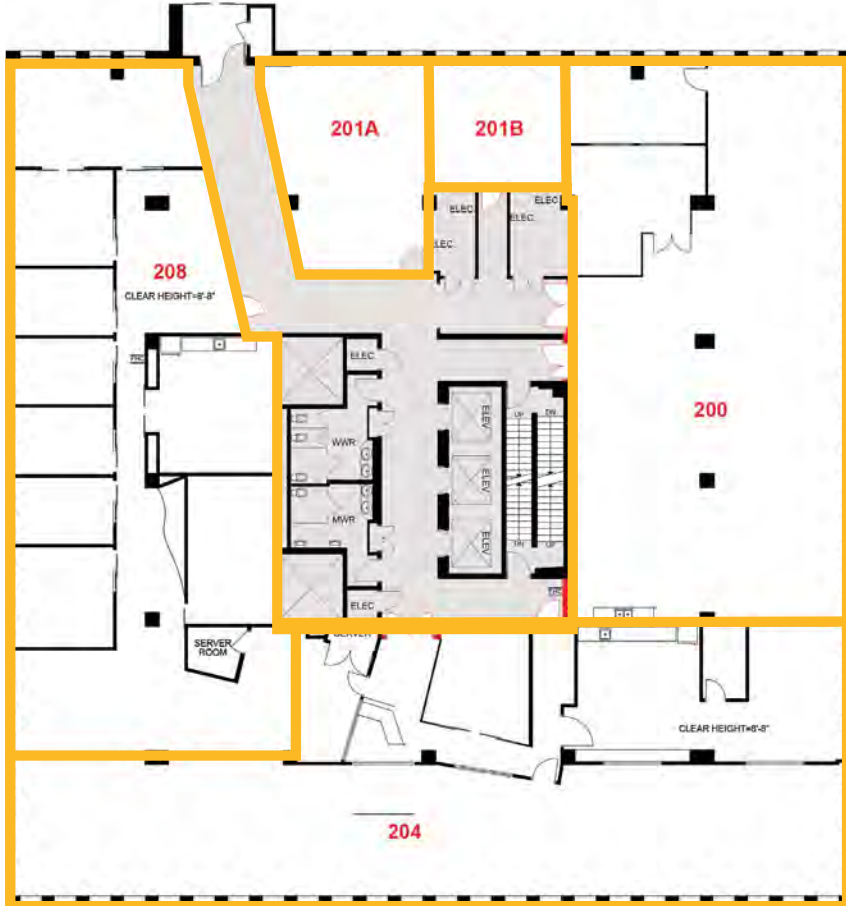
[Click Here](#)   
or Scan Below  
for Virtual Tour



# 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

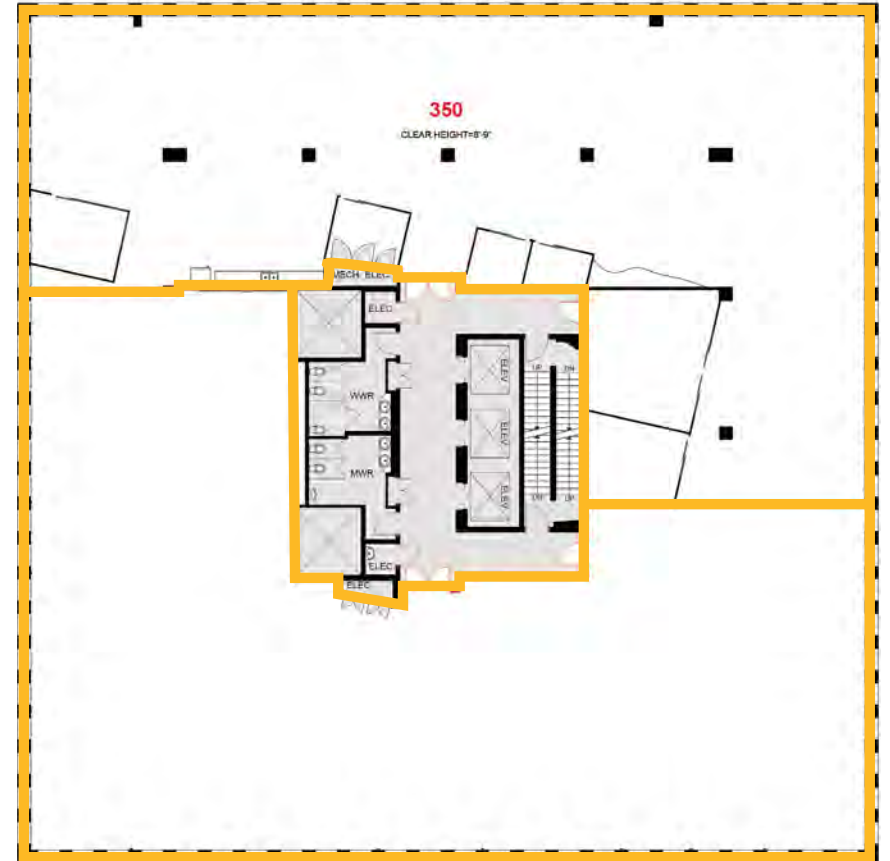
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or Scan Below  
for Virtual Tour



# 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

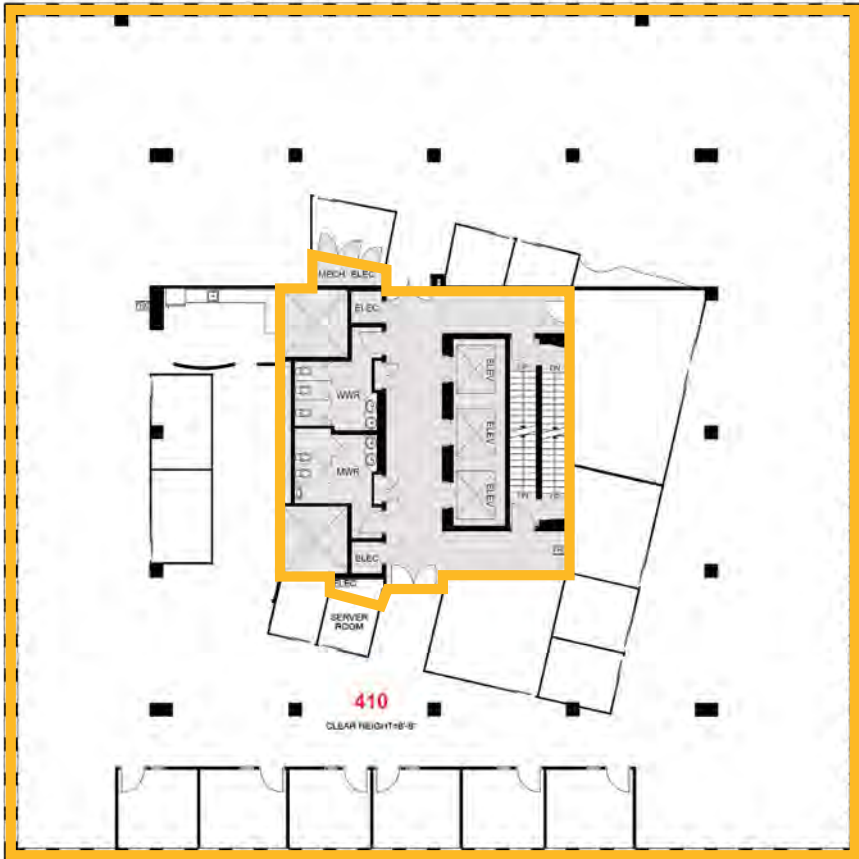
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# T1



## 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

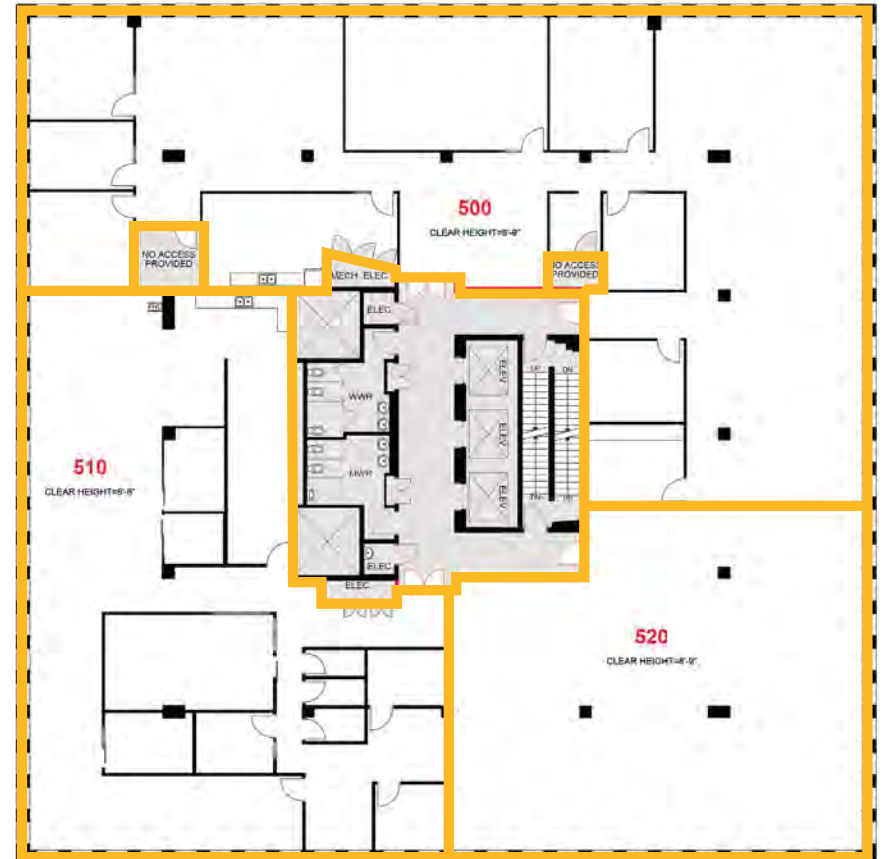
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for Virtual Tour



# 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

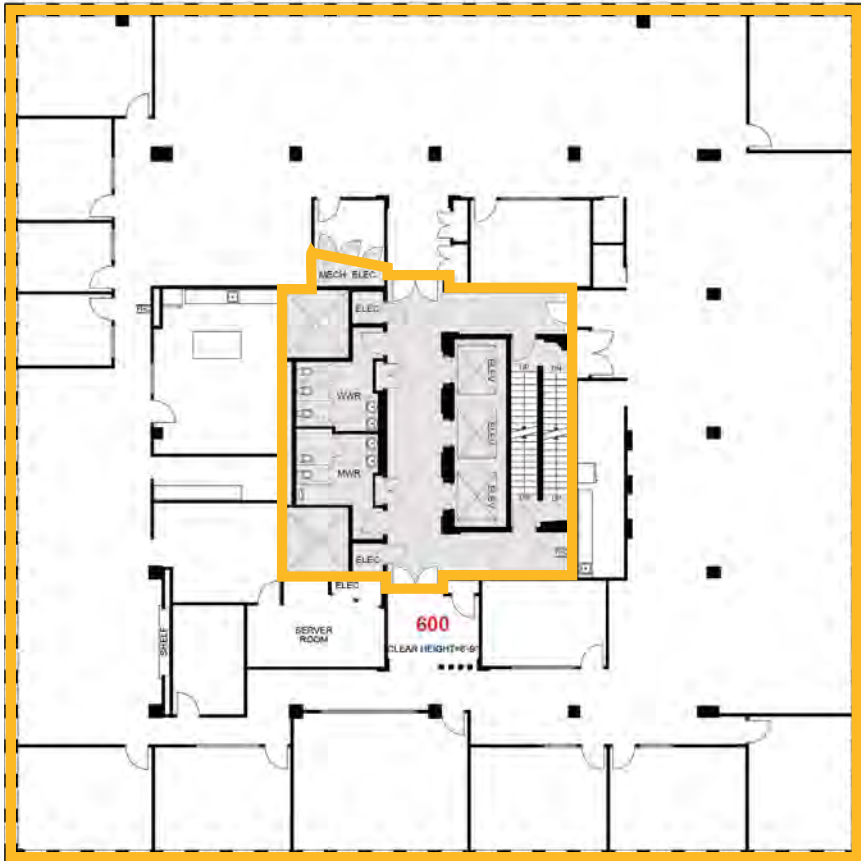
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for Virtual Tour



# 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

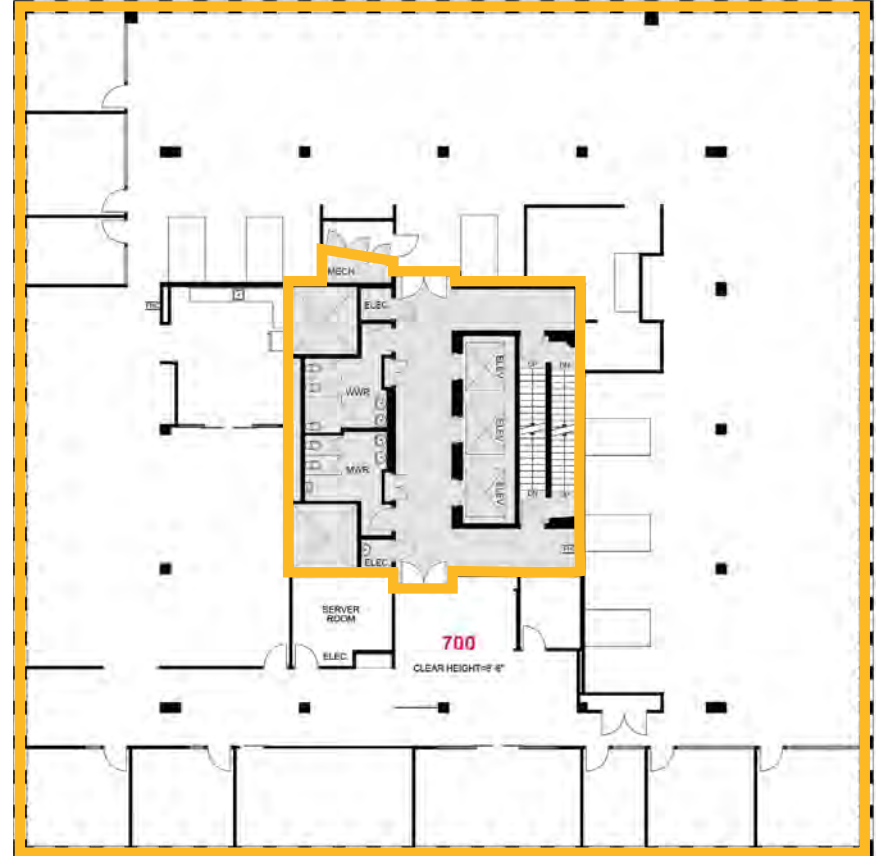
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for Virtual Tour



# 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

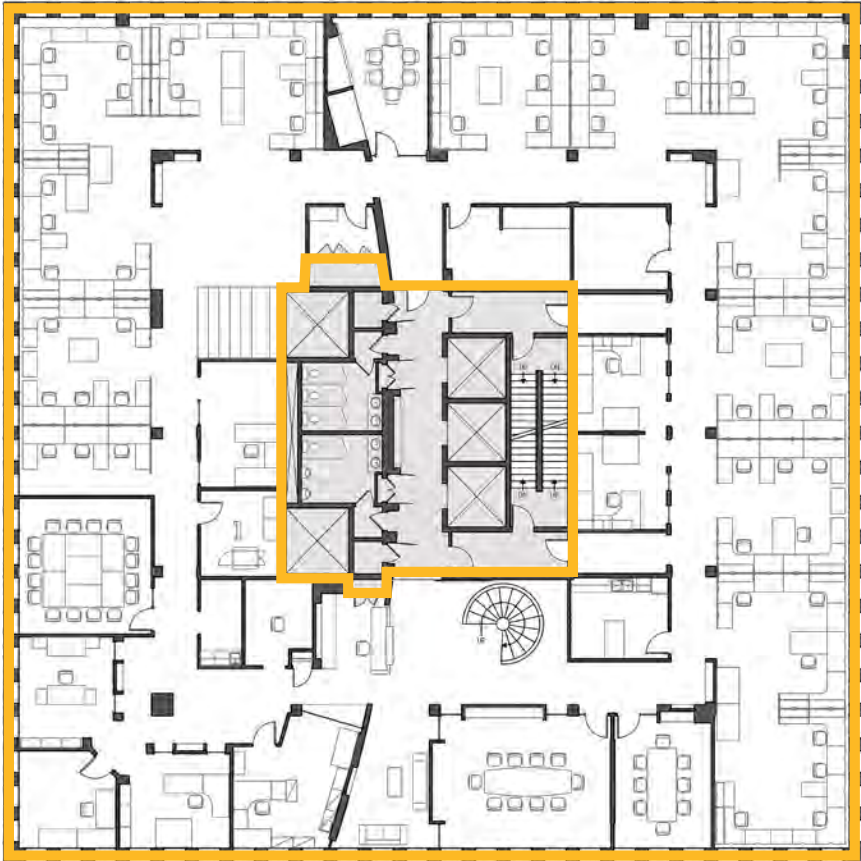
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# T1



## 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*

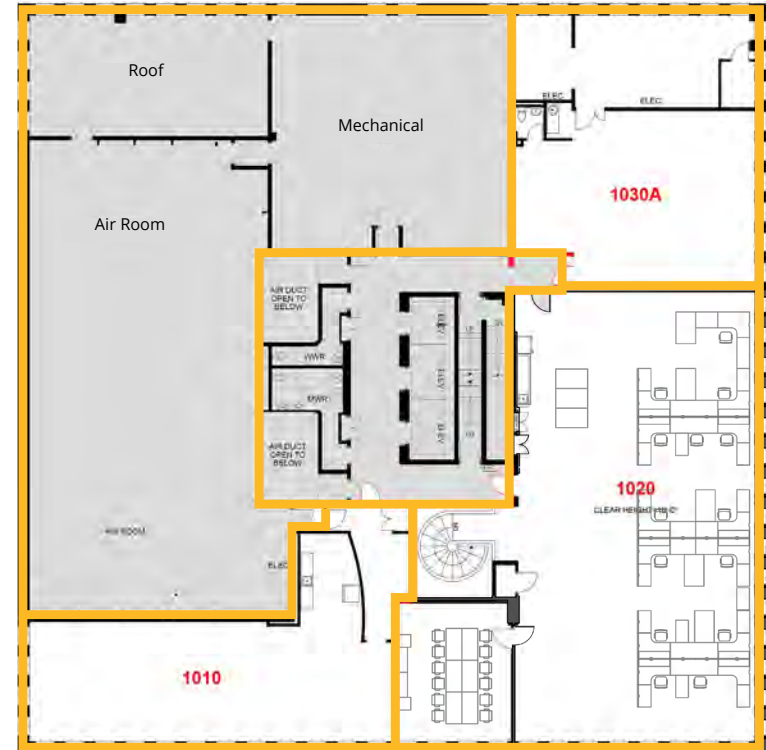
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# T1



## 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

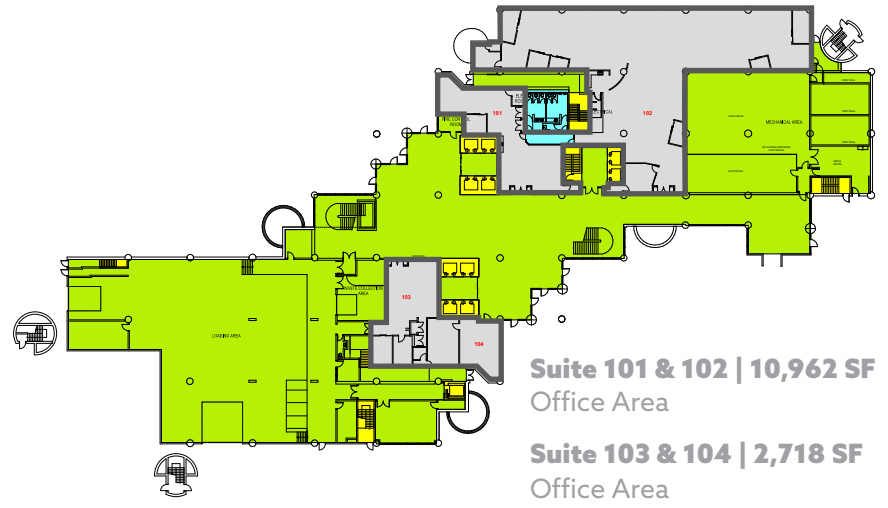




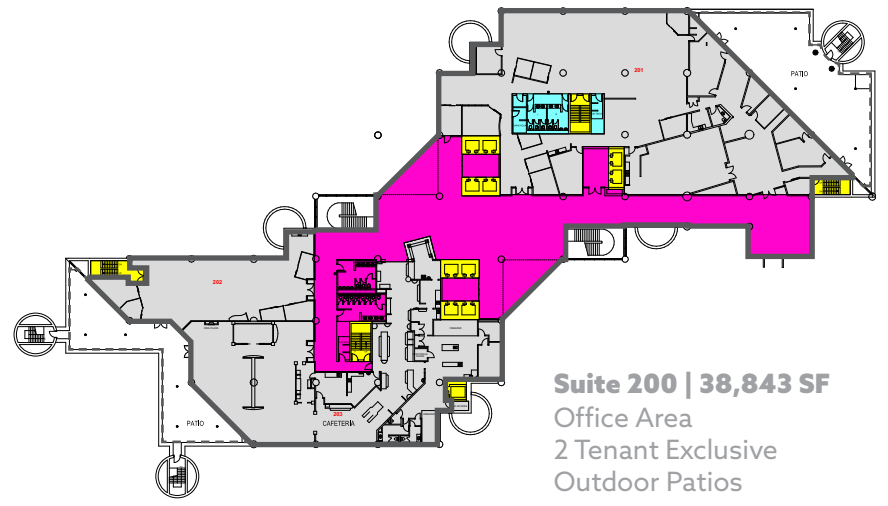
# T2



## Main Floor Plan 13,680 SF

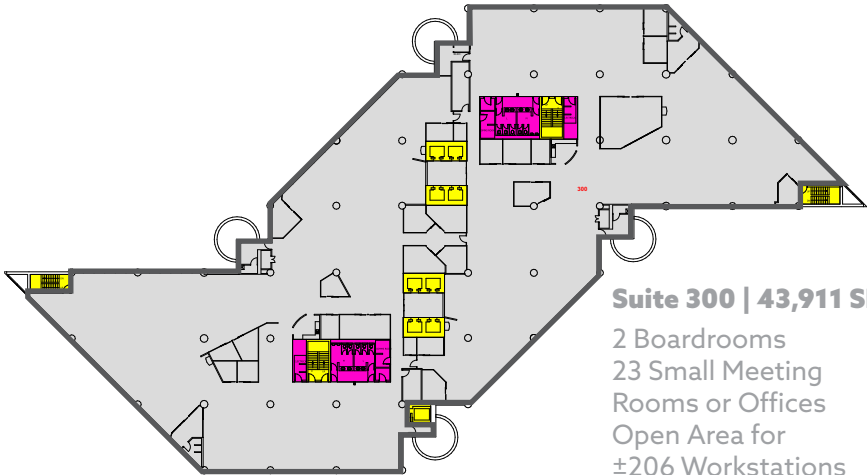


## Second Floor Plan 38,843 SF



# T2

## Third Floor Plan 43,911 SF

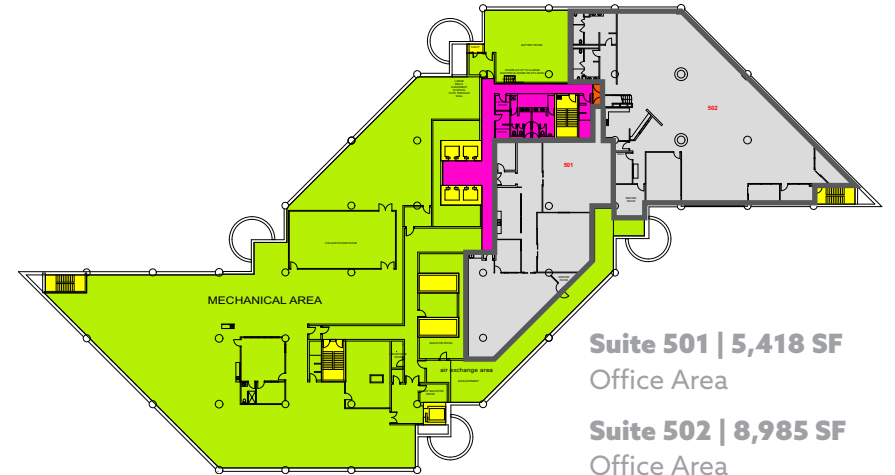


### Suite 300 | 43,911 SF

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

# T2

## Fifth Floor Plan 14,403 SF



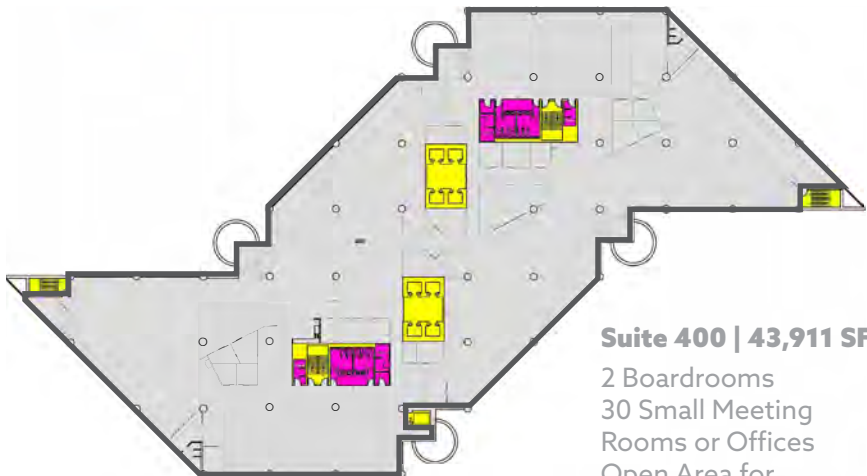
### Suite 501 | 5,418 SF

Office Area

### Suite 502 | 8,985 SF

Office Area

## Fourth Floor Plan 43,911 SF

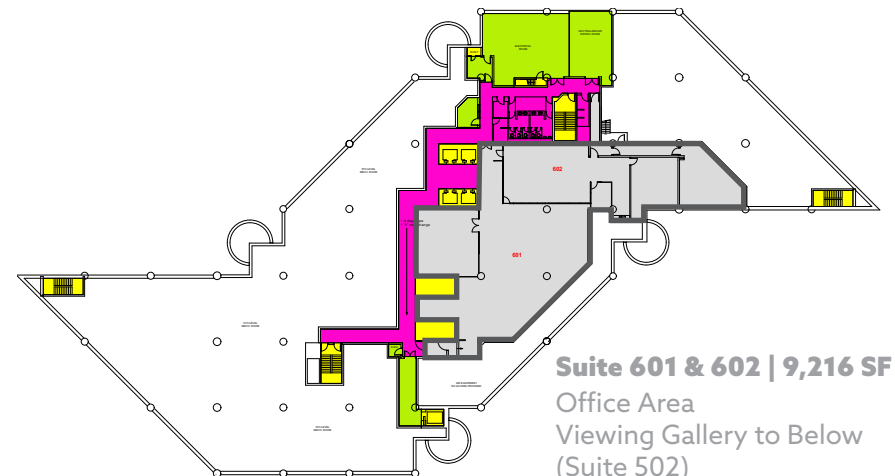


### Suite 400 | 43,911 SF

- 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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