

**AVISON
YOUNG**



Character Office Space for Lease

Lorraine Block

620 - 12th Avenue SW, Calgary AB

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Available	Suite 102
Rentable area	2,997 sf
Floor	1
Occupancy	May 1, 2025
Rates	Market
Additional Rent	\$14.46 (2025 Estimate) + Management fees
Term	Flexible
Parking	\$325/stall/month



The beltline's premier "A" class character office building.



Great beltline location close to amenities, 3 minute walk to the +15 system and the downtown core.



Beautiful brick heritage building with large windows.

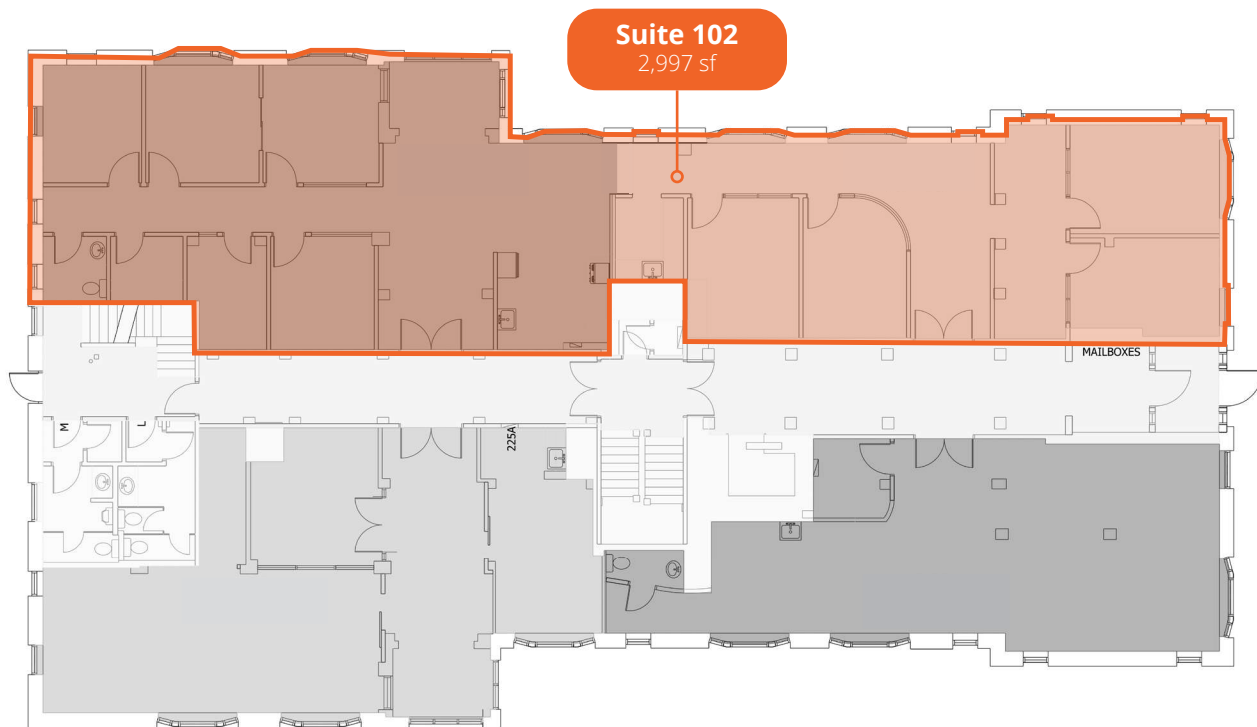


620, 12 Avenue SW, Calgary, AB

Suite 102

2,997 sf

Existing Buildout, 8 Offices, Meeting Rooms, Kitchen, Storage Room, Printer Room, Private Bathroom, Reception



Gallery | Exposed Brick, Natural Light, High End Improvements





For more information on this opportunity, please call or visit us online.

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Visit us online
avisonyoung.com

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