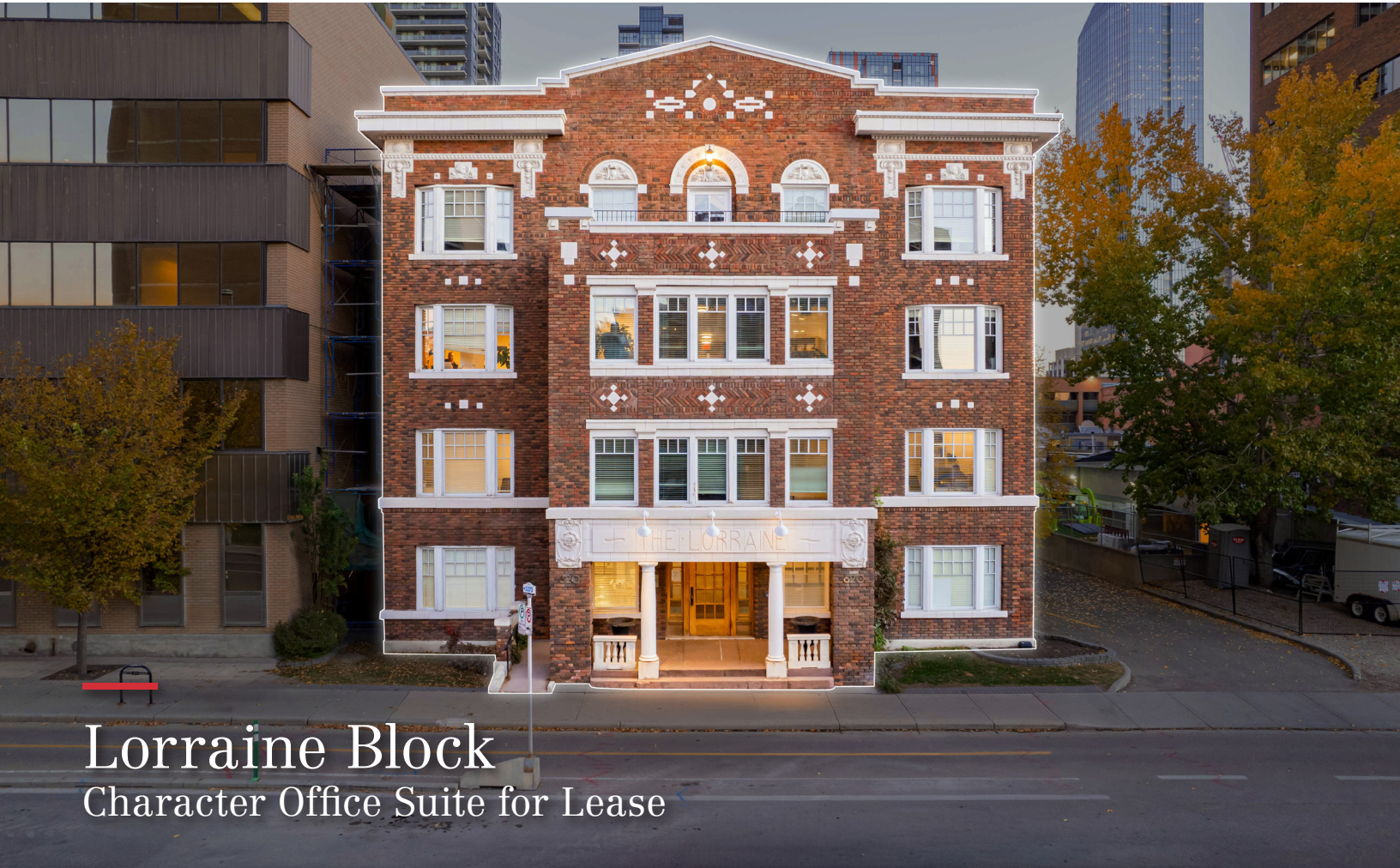




Lorraine Block

Character Office Suite for Lease

PROPERTY HIGHLIGHTS

- » Calgary Beltline's premier "A" class character office building.
- » Great central location close to amenities, 3-minute walk to the +15 system and the downtown core.
- » Beautiful brick heritage building with large windows.
- » Exposed brick, natural light, and high-end improvements.

PROPERTY DETAILS

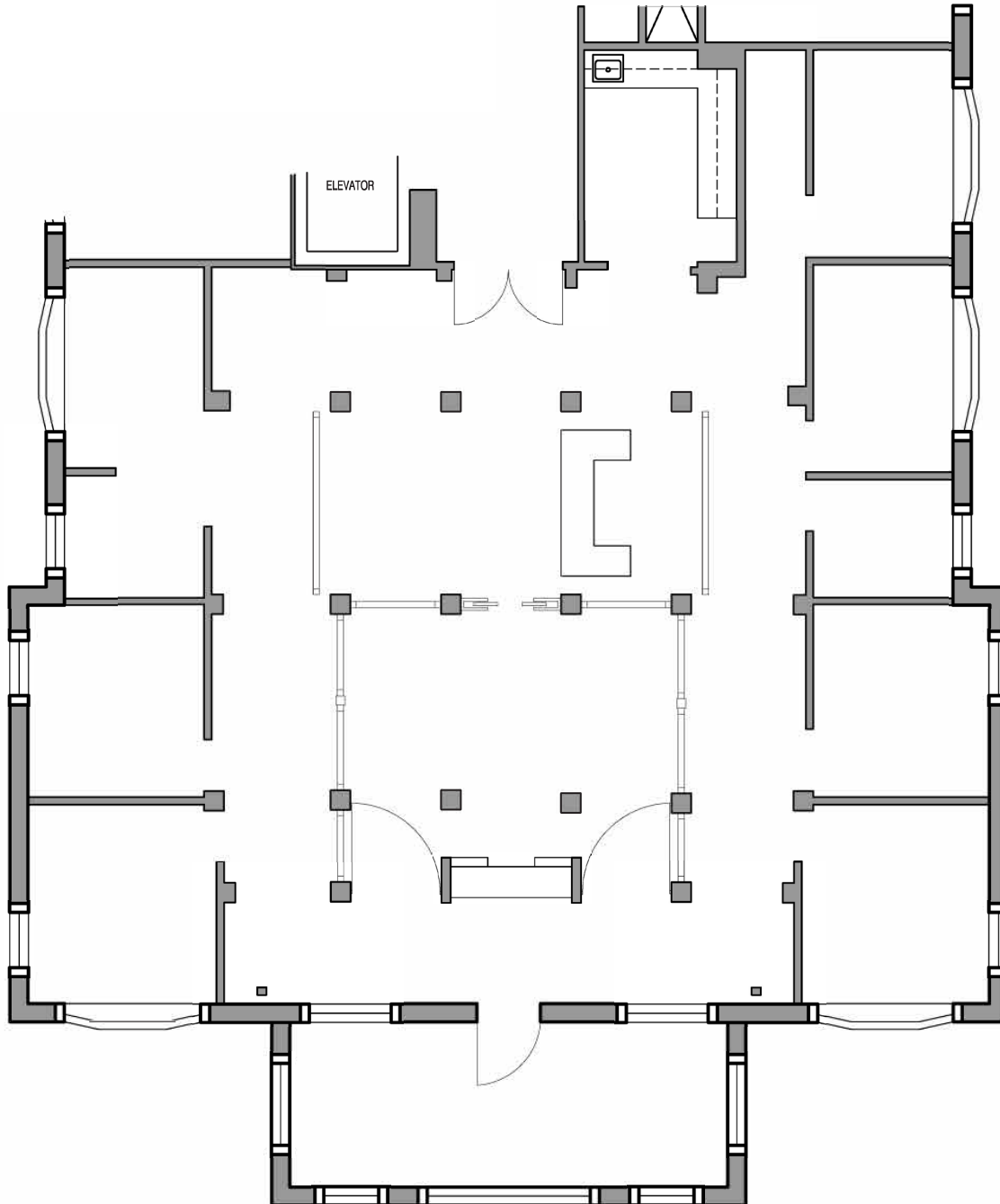
FLOORS	2nd & 3rd
LEASABLE AREA	2nd floor: ±3,214 SF 3rd floor: ±3,398 SF
LEASE RATE	Market
2026 ADDITIONAL RENT	\$17.01
TERM	Flexible
PARKING	\$325 /stall /month
OCCUPANCY	2nd floor: December 1, 2026 3rd floor: Immediate

For more information,
please contact:

Loveleen Bhatti, Executive VP
+1 403 973 4360
lbhatti@naiadvent.com

Roseleen Bhatti, Executive VP
+1 403 605 2294
rbhatti@naiadvent.com

2ND FLOOR - FLOOR PLAN



LAYOUT

- » 7 Offices
- » Boardroom
- » Meeting Room
- » Open Area for Workstations
- » Kitchen
- » Storage Room

For more information,
please contact:

Loveleen Bhatti, Executive VP

+1 403 973 4360

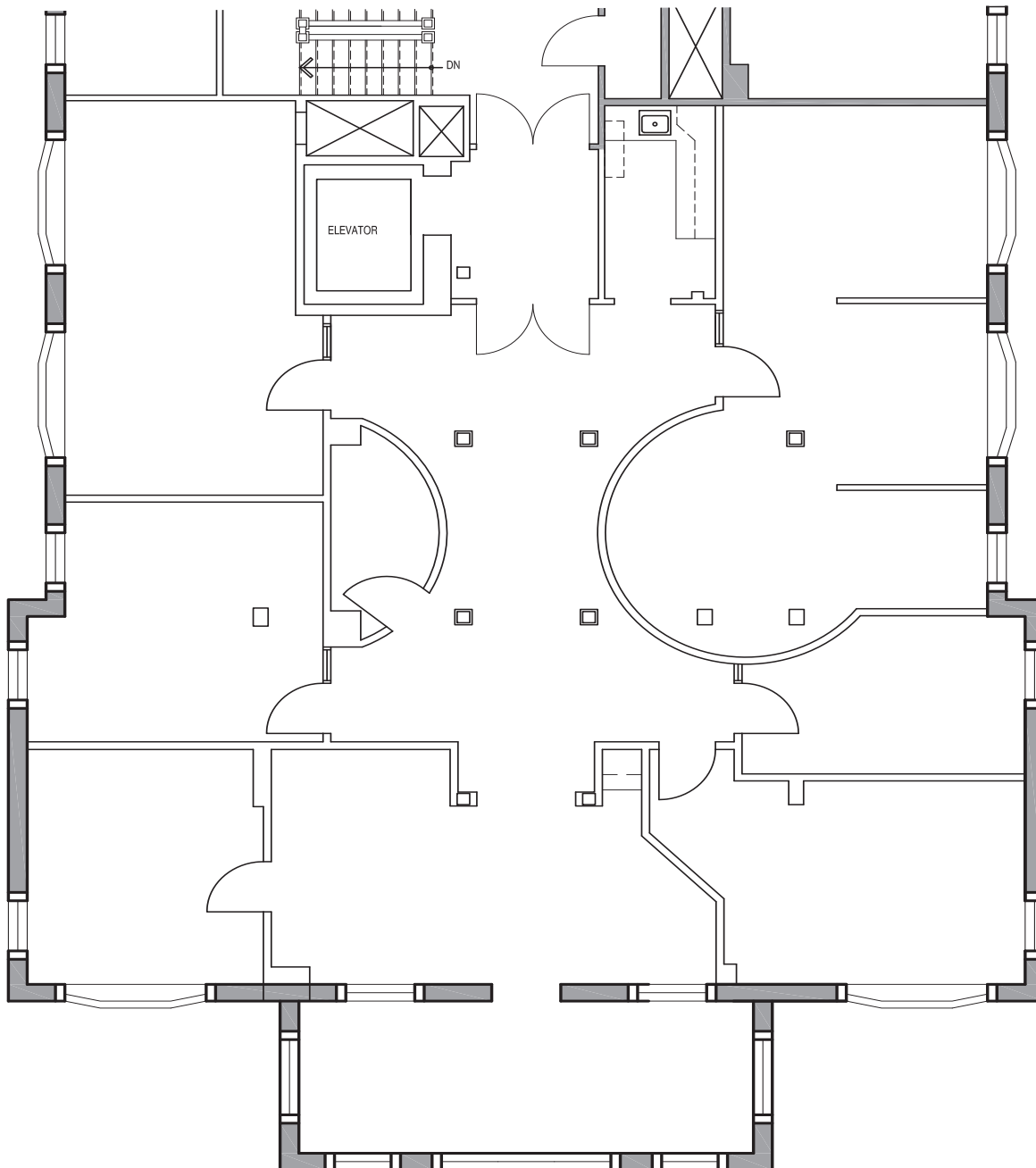
lbhatti@naiadvent.com

Roseleen Bhatti, Executive VP

+1 403 605 2294

rbhatti@naiadvent.com

3RD FLOOR - FLOOR PLAN



LAYOUT

- » 5 Offices
- » Boardroom
- » Meeting Room
- » Open Area for Workstations
- » Kitchen
- » Storage Room

For more information,
please contact:

Loveleen Bhatti, Executive VP

+1 403 973 4360
lbhatti@naiadvent.com

Roseleen Bhatti, Executive VP

+1 403 605 2294
rbhatti@naiadvent.com



For more information,
please contact:

Loveleen Bhatti, Executive VP

+1 403 973 4360

lbhatti@naiadvent.com

Roseleen Bhatti, Executive VP

+1 403 605 2294

rbhatti@naiadvent.com

PROPERTY LOCATION



THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

For more information,
please contact:

Loveleen Bhatti, Executive VP
+1 403 973 4360
lbhatti@naiadvent.com

Roseleen Bhatti, Executive VP
+1 403 605 2294
rbhatti@naiadvent.com