

Beltline Office | Calgary, Alberta

Exclusive Listing Updates

February 2024

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Get more information.

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Building Name / Address	Contact	Net Rental Rates PSF	Op. Costs & Taxes	Available Area	Square Feet	Occupancy	Link
 <p>Headlease Centre 15 1509 Centre Street SW</p>	<p>Alexi Olcheski Tinyan Leung Sean Clark Diego Terrazas</p>	Market	\$18.85	<p>Suite 100 Suite 101 Suite 400</p>	<p>9,082 LEASED 6,601</p>	<p>February 1, 2024 1 : 546 Parking Ratio (U/G) First time on Market in 25-Years</p>	
 <p>Sublease Centre 15 1509 Centre Street SW</p>	<p>Alexi Olcheski Tinyan Leung Sean Clark Diego Terrazas</p>	Market	\$18.85	Suite 660	6,454	<p>30 Days Sublease Expiry: September 30, 2029</p>	
 <p>Headlease The Devenish 908 - 17 Avenue SW</p>	Eric DeMaere	Market	\$19.27	<p>Suite 207 Suite 201B Suite 308</p>	<p>LEASED LEASED LEASED</p>	<p>Immediately Move in ready character space</p>	
 <p>Sub-Sublease Citadel West 540 - 12 Avenue SW</p>	<p>Alexi Olcheski Sean Clark</p>	\$20.00 (Gross)	Included	Suite 500	6,000	<p>30-Days Notice Sub-Sublease Expiry: August 30, 2028 Fully Furnished!</p>	

Building Name / Address	Contact	Net Rental Rates PSF	Op. Costs & Taxes	Available Area	Square Feet	Occupancy	Link
 <p>Headlease Mission Square 2424 - 4 Street SW</p>	<p>Alexi Olcheski Tinyan Leung Sean Clark Diego Terrazas</p>	Market	\$16.47	<p>Suite 540 Suite 730 Suite 1030B</p>	<p>C/L C/L C/L</p>	Immediately	
 <p>Headlease Mount Royal Village 880 - 16th Avenue SW</p>	Eric DeMaere	Market	\$20.04	<p>Suite 300 Suite 205 Suite 400</p>	<p>*3,872 sf 1,651 sf 3,181 sf</p>	* Show Suite	
 <p>Headlease Mount Royal West 906 - 16th Avenue SW</p>	<p>Eric DeMaere Allan Zivot</p>	Market	\$16.17	Suite 350	± 6,500*	<p>Immediately *Demisable to 1,568 sf</p>	
 <p>Headlease Shelbourne Place 1019 - 17th Avenue SW</p>	<p>Alexi Olcheski Tinyan Leung Sean Clark Diego Terrazas</p>	\$25.00 (Gross)	Included	Suite 200	3,329	<p>January 1, 2024 Fully Furnished!</p>	

Building Name / Address	Contact	Net Rental Rates PSF	Op. Costs & Taxes	Available Area	Square Feet	Occupancy	Link
 <p>Headlease Louise Block 1018 Macleod Trail SE</p>	<p>Alexi Olcheski Tinyan Leung Sean Clark Diego Terrazas</p>	Market	~\$10.00	<p>Suite 230 Suite 220 Suite 40</p>	<p>1,889 2,247 2,805</p>	Immediately	
 <p>Headlease Shelbourne Place 1013 - 17th Avenue SW</p>	<p>Alexi Olcheski Tinyan Leung Sean Clark Diego Terrazas</p>	Market	\$19.81	Suite 200	± 11,252	Immediately	
 <p>Headlease Lorraine Block 620 - 12th Avenue SW</p>	<p>Loveleen Bhatti Roseleen Bhatti William Shenstone</p>	Market	\$15.71 (2023)	<p>Suite 201 Suite 203 Suite 302 Suite 400</p>	<p>3,214 NEW 2,004 C/L 1,692 C/L 4,090 - 6,858</p>	Immediately	
 <p>New Listing! Sublease 1122 -4 Street SW</p>	<p>Anna Sorensen Eric DeMaere</p>	Market	\$15.71 (2023)	Suite 1410	3,366 C/L	<p>Immediately Furniture available Term: October 30, 2026</p>	

Building Name / Address

Contact

Net Rental Rates
PSF

Op. Costs &
Taxes

Available
Area

Square Feet

Occupancy

Link

Headlease

Aurora Building
524 - 17th Avenue SW

Loveleen Bhatti
Roseleen Bhatti
William Shenstone

Market

\$20.03
(2022)

Suite 302
Suite 303

1,023
LEASED

Immediately



New Listing!
Sublease

333 - 24 Avenue SW

Adam Hayes
Willem Thoma

Market Sublease

\$19.15 +
Management
fee

Suite 330

2,260

Immediately



Headlease

1230 - 10 Avenue SW

Alexi Olcheski
Tinyan Leung
Sean Clark
Diego Terrazas

Market

\$16.20







Main Floor
Lower Level
Warehouse
Total

4,354 sf
1,473 sf
5,607 sf
11,434 sf

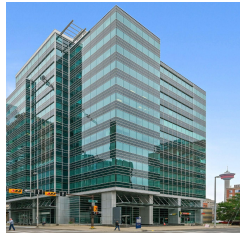
Immediately



Building Name / Address	Contact	Net Rental Rates PSF	Op. Costs & Taxes	Available Area	Square Feet	Occupancy	Link
 <p data-bbox="299 412 488 459">Sublease 903 - 10th Avenue SW</p>	Eric DeMaere Anna Sorensen	Market	\$19.68	Suite 203	4,423	Immediately Turnkey Medical Space	
 <p data-bbox="299 634 488 681">Headlease 534 - 17th Avenue SW</p>	Eric DeMaere Anna Sorensen	Aggressive Rates	\$18.97	Suite 300 Suite 301 Suite 400	4,107 1,533 6,702	Immediately Suite 400 Fully Furnished & currently occupied by income generating co-working group.	
 <p data-bbox="299 841 488 918">New Listing Headlease 505 21st Avenue SW</p>	Loveleen Bhatti Roseleen Bhatti William Shenstone	Market	\$18.47	Basement, Main and 2nd floor	4,802	Immediately	

Building Name / Address	Contact	Sale Price	Price PSF	Available Area	Square Feet	Occupancy	Link
 <p>For Sale 225 - 11th Avenue SE</p>	Alexi Olcheski Sean Clark Diego Terrazas	\$1,995,000	\$134.05	Suite 200 Suite 201 Suite 210 <u>Suite 300</u> Total	1,618 2,320 880 <u>10,065</u> 14,883	100% Leased Investment Opportunity	
 <p>For Sale Scotia Block 1429 - 17th Avenue SW</p>	Alexi Olcheski Sean Clark Diego Terrazas	\$2,650,000	\$294.44	Upper Level Main Level <u>Lower Level</u> Total	4,293 4,293 <u>1,497</u> 10,056	Immediately Located on Calgary's "Red-Mile"	
 <p>New Listing For Sale 1407 - 2 Street SW</p>	Allan Zivot Connor Khademazad	\$1,249,000.00	\$368.55	Main Level Second Level Third Level <u>Lower Level</u> Total	927 986 577 <u>899</u> 3,389	60 - 90 day notice Vacant upon closing	

Building Name / Address Contact Sale Price Price PSF Available Area Square Feet Occupancy Link



For Sale & Lease
396 - 11 Avenue SW
*Demising Options available

Steven Goertz
Walsh Mannas
Kevin Morgans
Ryan Swelin
Nathan Drury
Jacob Robinson

Sale & Lease:
Contact Agent

-

Suite 1020
7th floor *
Suite 610
Suite 605
Suite 600
5th floor *
4th floor *
3rd floor *
2nd floor *

SOLD
11,426 sf
3,670 sf
2,466 sf
SOLD
11,426 sf
11,426 sf
11,426 sf
8,141 sf

Immediately



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