

Beltline Office Space

Move-In Ready Show Suite Available



FOR LEASE

550 11th Ave SW | Calgary, AB

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Property Overview

Available Space

Suite 100: 1,073 SF
Exclusive Exterior Entrance

Suite 400: 10,135 SF
New Test Fit Layouts

Contiguous to 4,225 SF

Suite 250: 1,915 SF
Exclusive Tenant Patio

Suite 604: 1,146 SF
Show Suite

Suite 275: 2,310 SF

Suite 607: 4,160 SF
Suite 850: 2,723 SF

Virtual Tours

Please See Floor Plan Pages for Virtual Tours

Net Rent

Market Rates

Operating Costs (2025 Estimate)

CAM: \$19.93 PSF/Annum
Tax: \$1.10 PSF/Annum
Total: \$21.03 PSF/Annum

Term

3-10 Years

Parking

1 Stall Per 2,046 SF | \$395/Stall/Month // Underground

Building Size

98,249 SF

Year Built

1983

Floors

11

Building Hours

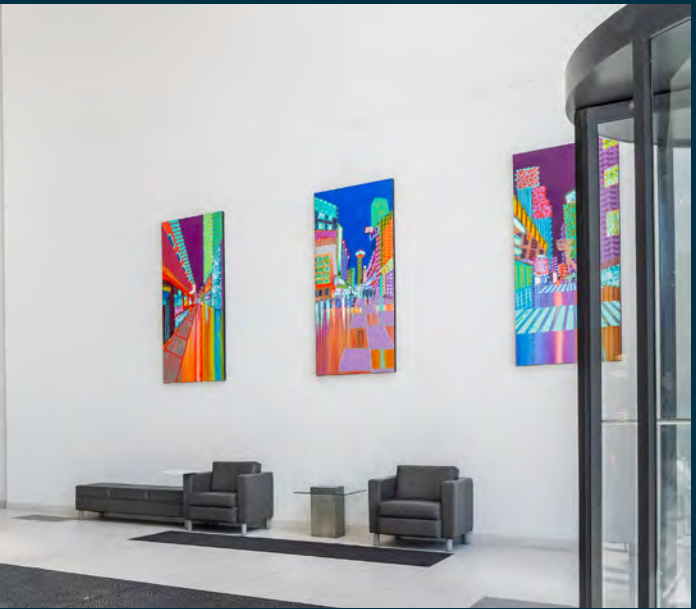
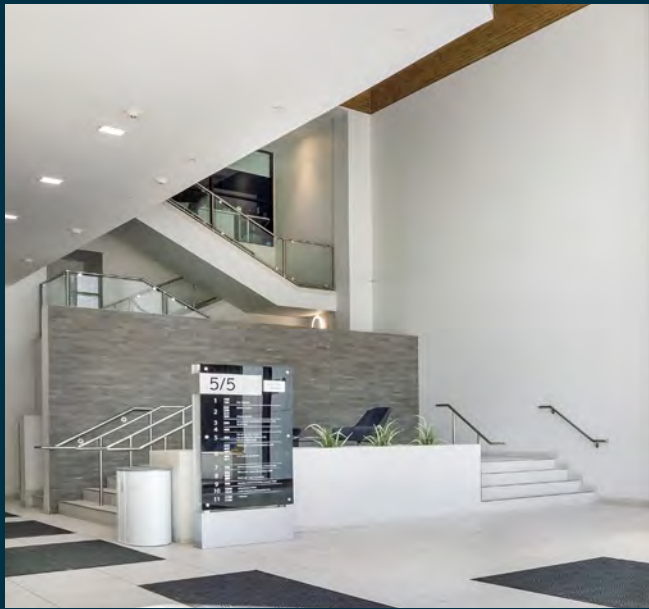
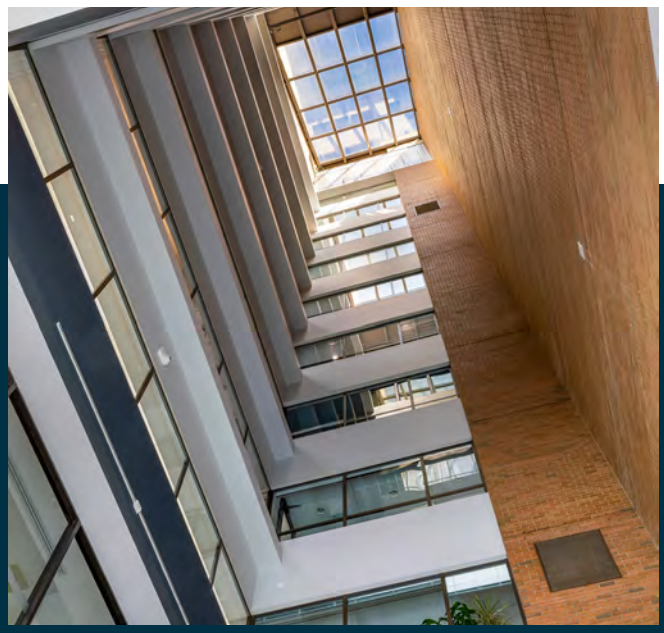
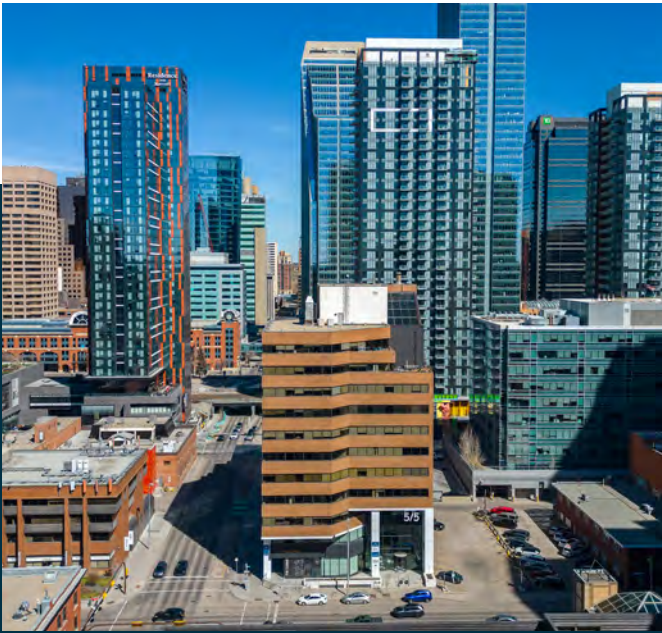
7:00am to 5:00pm // Monday to Friday

Fibre Provider

Shaw and Telus

Key Highlights

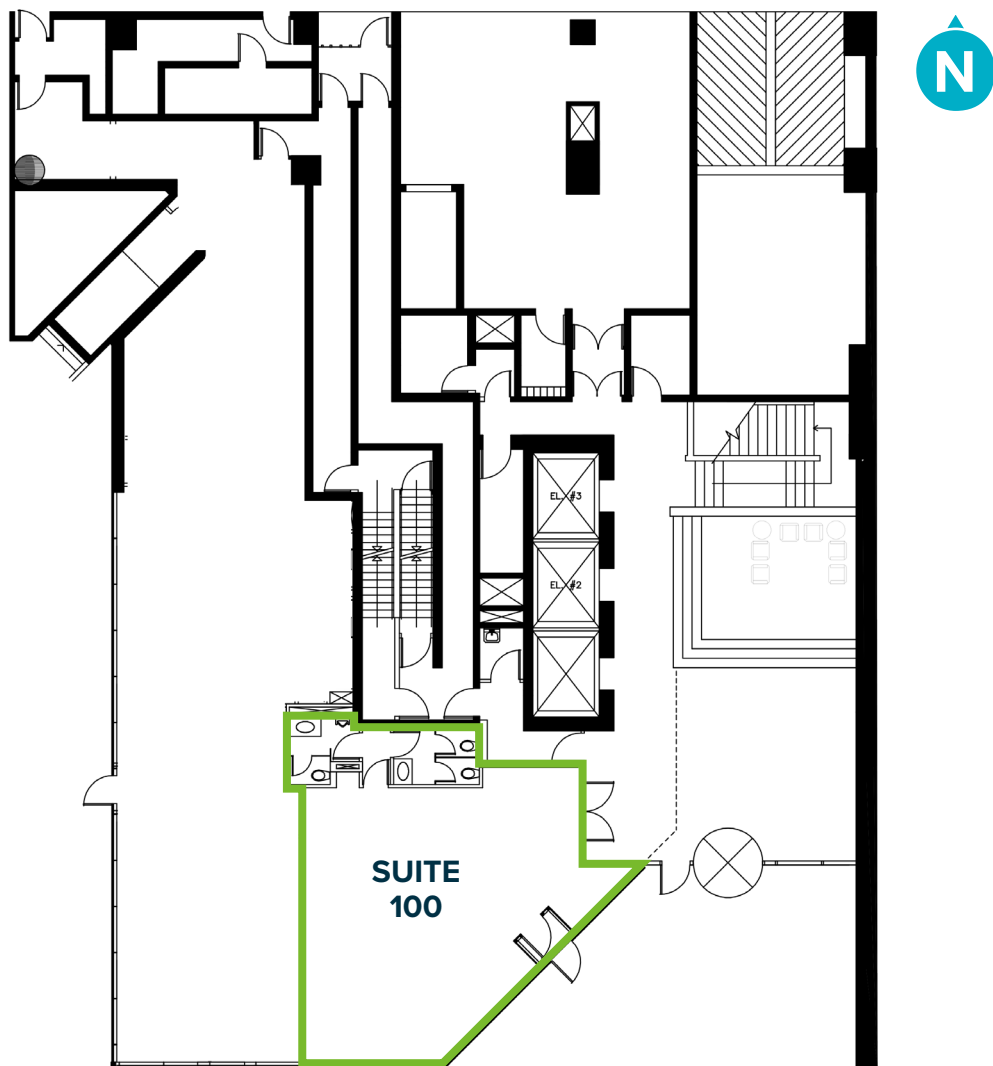
- Renovations completed in 2016 include an exterior face-lift, lobby upgrades, elevator modernization, and new fitness facility.
- Located on a high-traffic intersection in the Beltline community.
- Safeway, Craft Beer Market, National on 10th, and several fitness amenities within a 10-minute walk.
- Exposure to 20,000 vehicles per day along 11th Avenue SW.



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Floor Plans

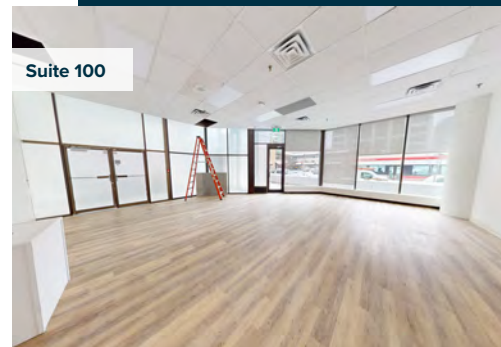
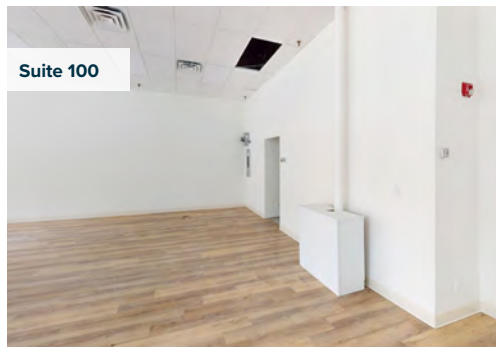
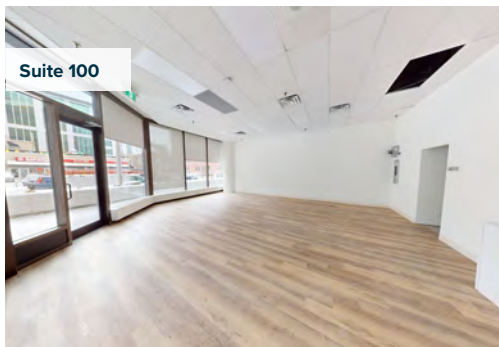
MAIN FLOOR



SUITE 100 | 1,073 SF

- Open Area
- Exclusive Exterior Entrance

 Virtual Tour



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FOR LEASE

Floor Plans

SECOND FLOOR



SUITE 250 | 1,915 SF

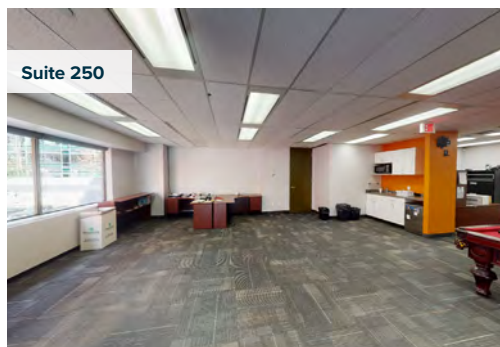
- 1 Exterior Office
- Open Area
- Kitchenette
- Exclusive Tenant Patio



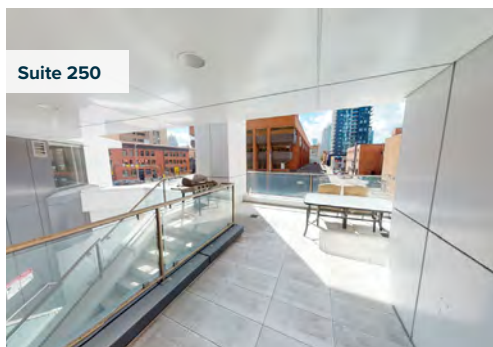
Virtual Tour

SUITE 275 | 2,310 SF

- 1 Interior Offices
- Meeting Room
- Open Area
- Kitchenette



Suite 250



Suite 275



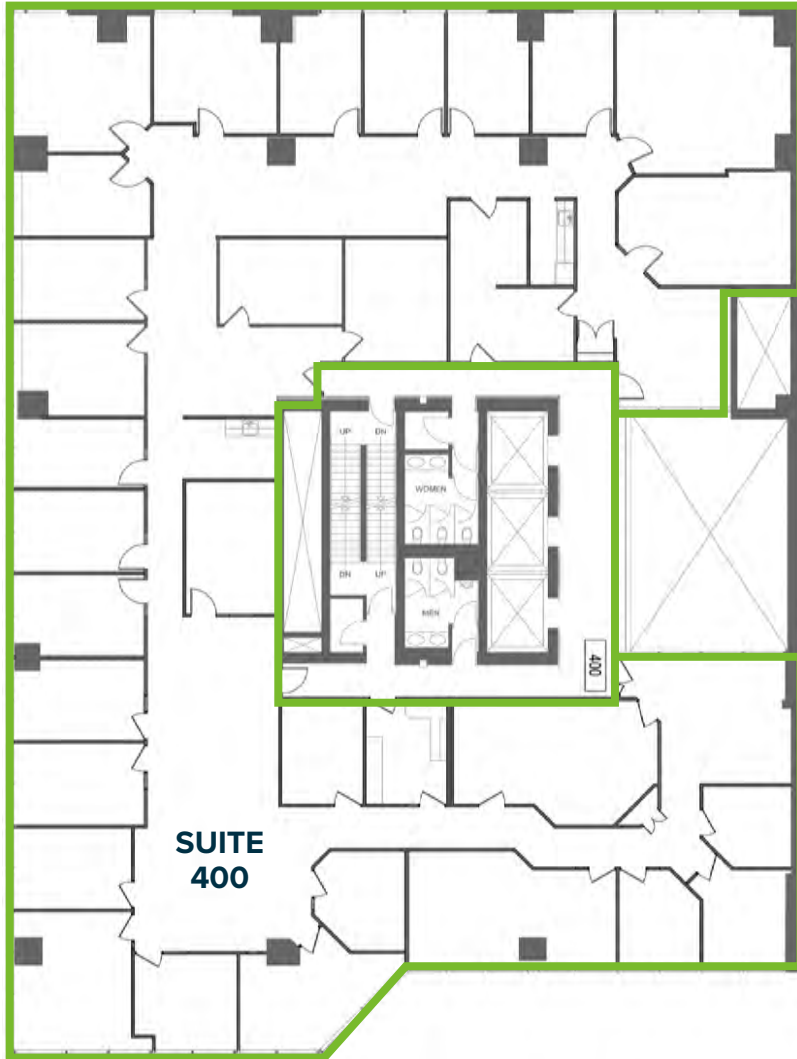
Fitness Centre

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Floor Plans

FOURTH FLOOR

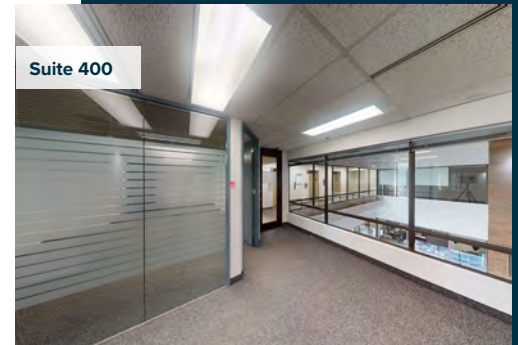


SUITE 400 | 10,135 SF

- 20 Exterior Offices
- 5 Interior Offices
- 2 Boardrooms
- 4 Meeting Rooms
- 1 Kitchen
- 2 Kitchenettes
- Storage



Virtual Tour



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Floor Plans

FOURTH FLOOR



SUITE 400 | 10,135 SF

TEST FIT LAYOUT A

- 9 Exterior Offices
- 28 Workstations
- 2 Boardrooms
- 3 Meeting Rooms
- 1 Kitchen
- Collaboration Areas
- Reception

SUITE 400 | 10,135 SF

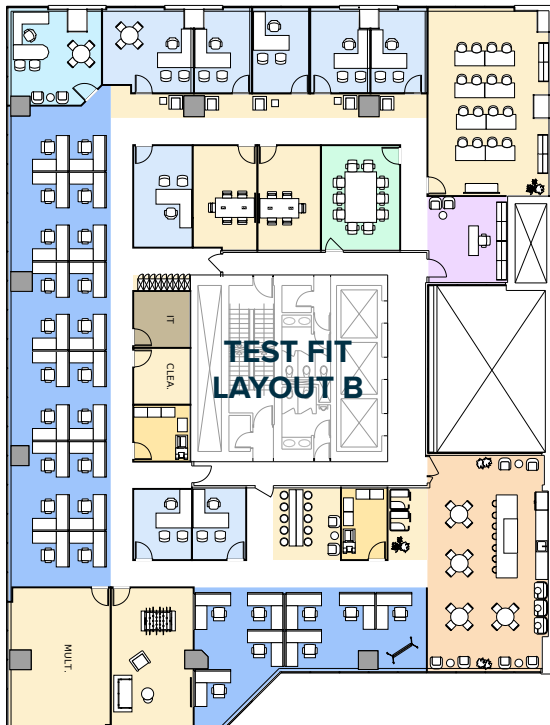
TEST FIT LAYOUT B

- 6 Exterior Offices
- 3 Interior Offices
- 28 Workstations
- 2 Boardrooms
- 3 Meeting Rooms
- 1 Kitchen
- Collaboration Areas
- Reception

SUITE 400 | 10,135 SF

TEST FIT LAYOUT C

- 6 Exterior Offices
- 3 Interior Offices
- 30 Workstations
- 2 Boardrooms
- 3 Meeting Rooms
- 1 Kitchen
- Collaboration Areas
- Reception



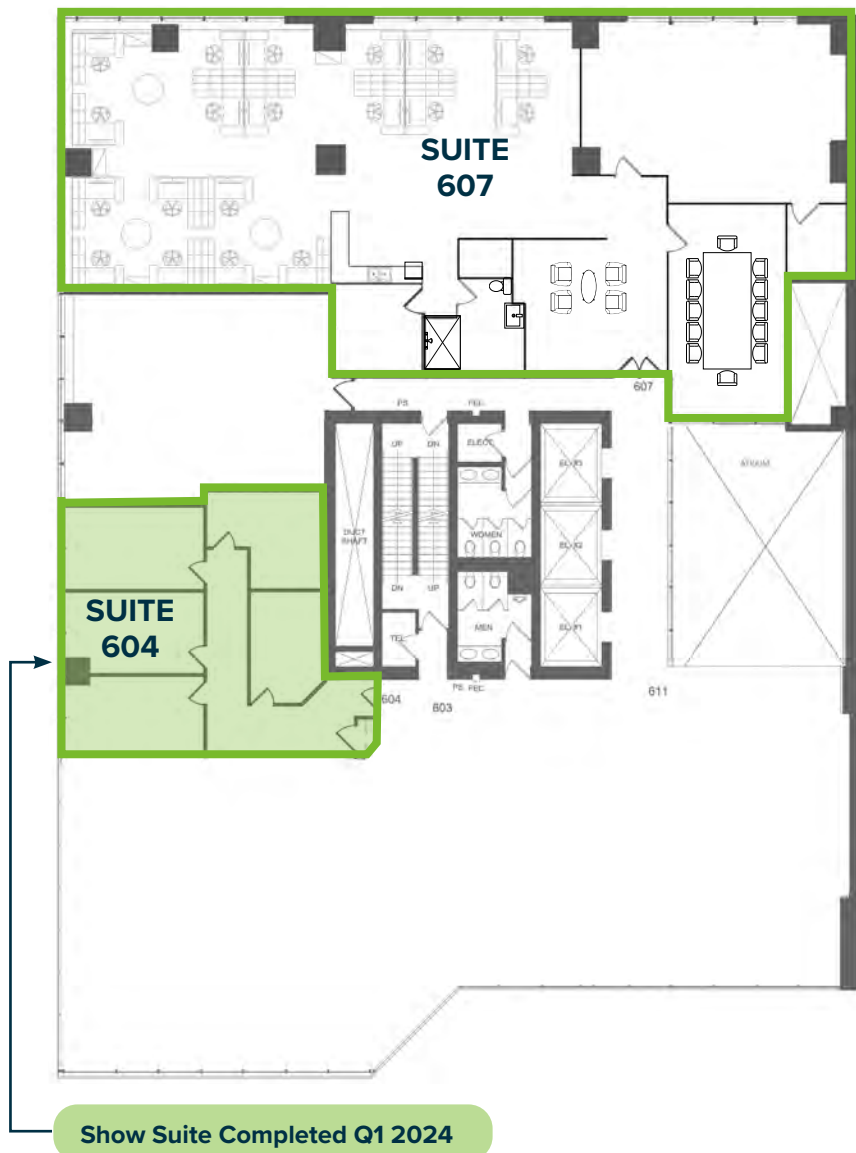
Note: Sample Furniture Plans Shown for Space Planning Purposes Only

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Floor Plans

SIXTH FLOOR



SUITE 604 | 1,146 SF

- 3 Exterior Offices
- Meeting Room
- Kitchen



Scan for
Virtual Tour

SUITE 607 | 4,160 SF

- 2 Boardrooms
- Open Area
- Washroom with Shower
- Kitchen
- Reception



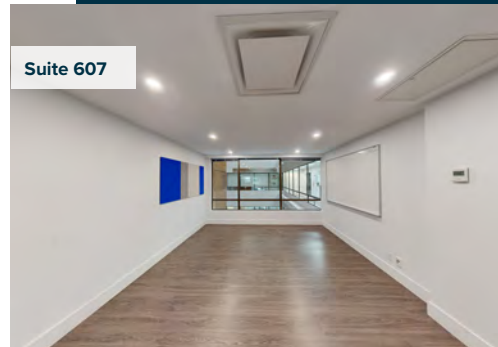
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Virtual Tour



Suite 604



Suite 607



Suite 607

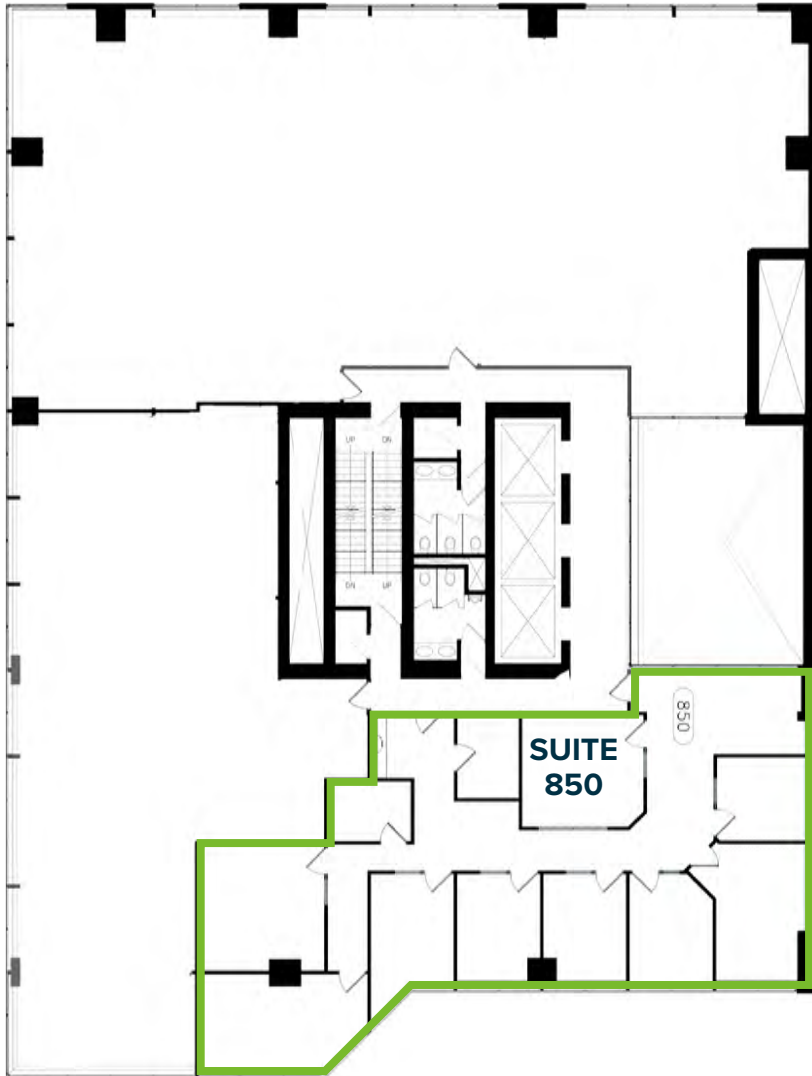
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Floor Plans

545

EIGHTH FLOOR



SUITE 850 | 2,723 SF

- 7 Exterior Offices
- 2 Meeting Rooms
- Kitchen
- Storage

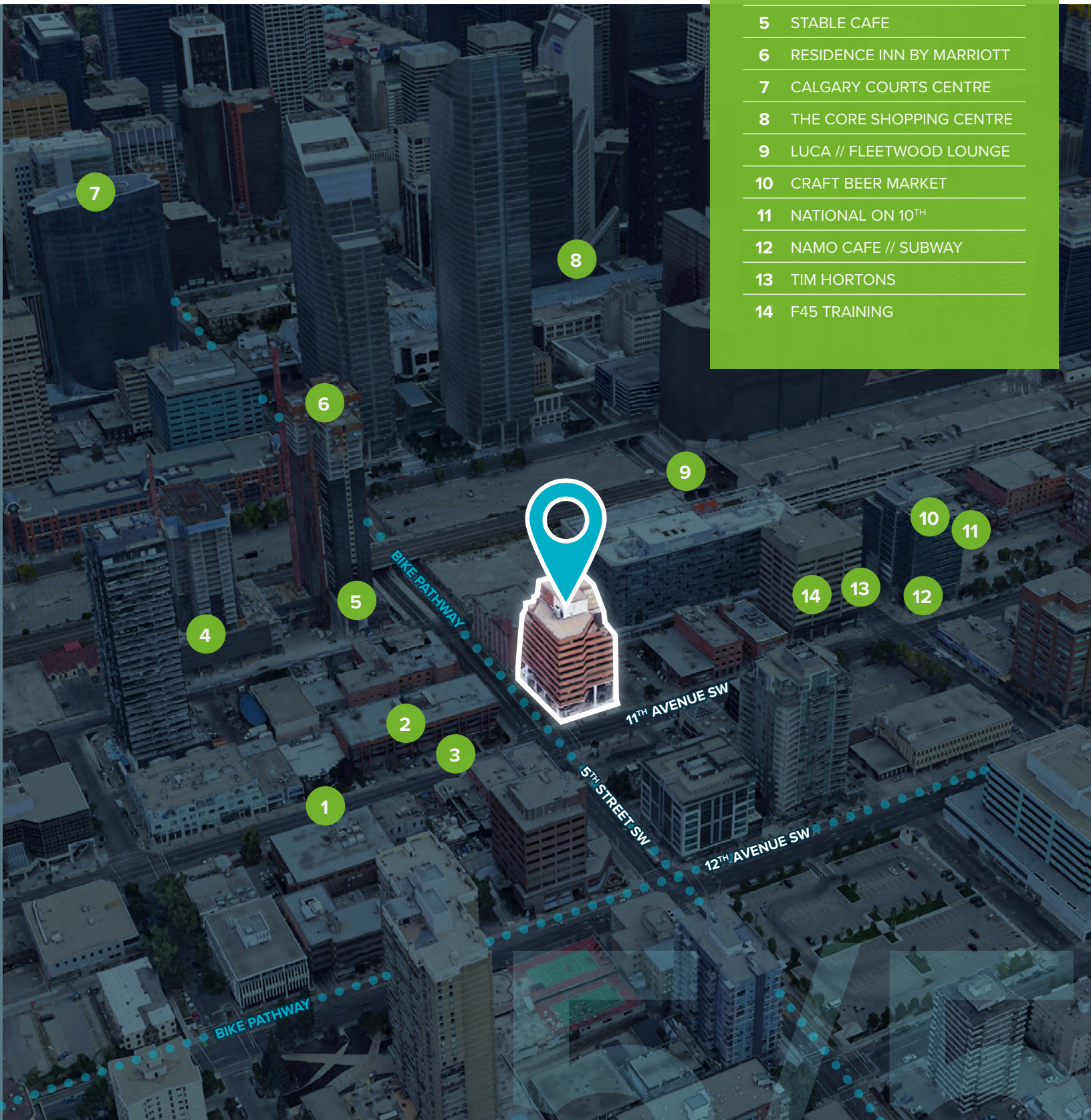


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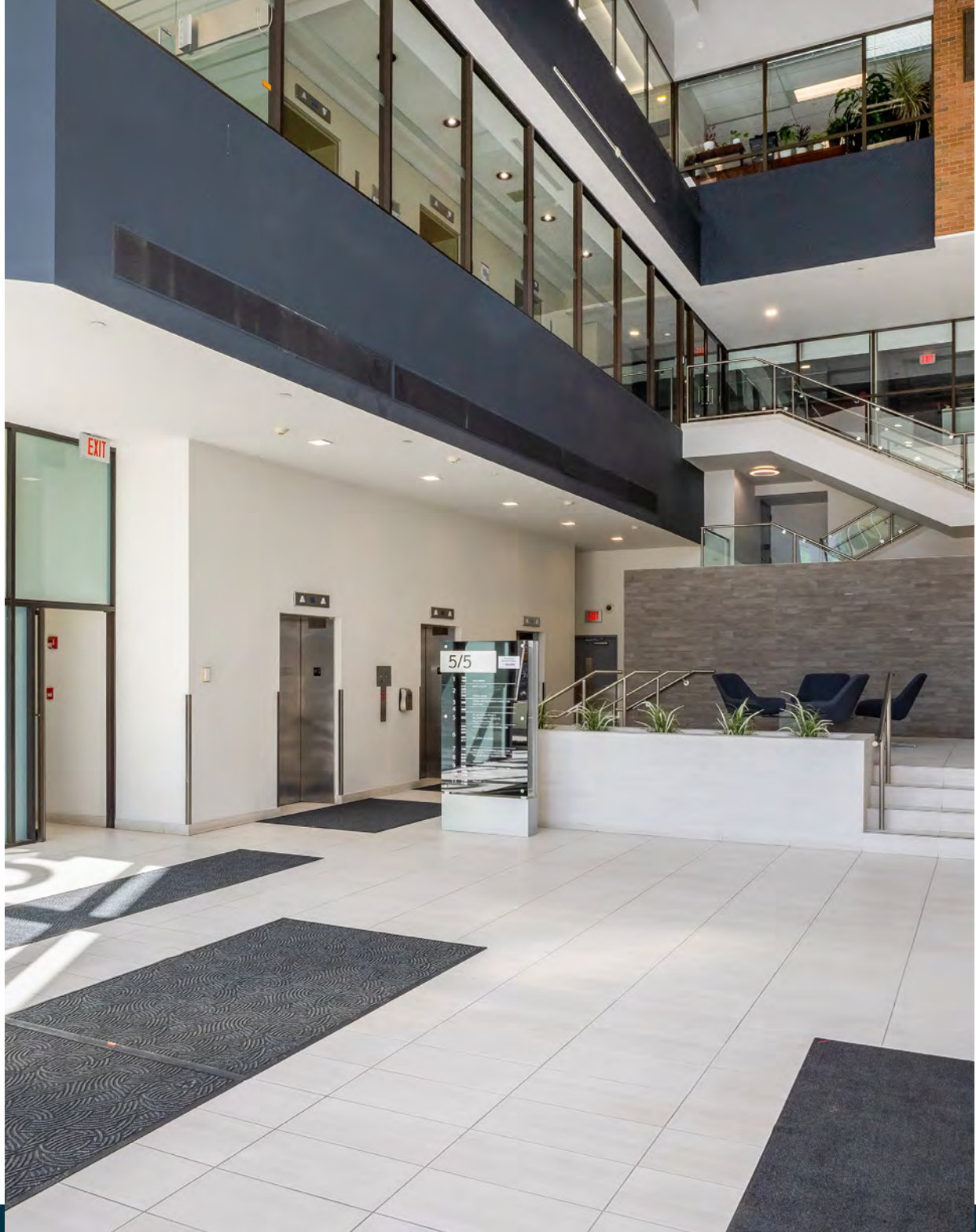
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Nearby Amenities

- 1 REGRUB
- 2 MILANO COFFEE
- 3 LAST BEST BREWING CO.
- 4 ORCHARD RESTAURANT
- 5 STABLE CAFE
- 6 RESIDENCE INN BY MARRIOTT
- 7 CALGARY COURTS CENTRE
- 8 THE CORE SHOPPING CENTRE
- 9 LUCA // FLEETWOOD LOUNGE
- 10 CRAFT BEER MARKET
- 11 NATIONAL ON 10TH
- 12 NAMO CAFE // SUBWAY
- 13 TIM HORTONS
- 14 F45 TRAINING



FOR LEASE



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Tenant Service Requests: 310-Epic (3742)

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