

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

A large, multi-story brick building with a modern design, featuring large windows and a prominent corner entrance. A red car is parked on the street in front of the building. In the background, a tall glass skyscraper and construction cranes are visible under a clear sky.

602 11th Avenue SW | Calgary, AB

Sunrise Square Office Space For Lease

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Property Overview

Available Space	Suite L100	4,108 SF	3D Virtual Tour	
	Suite 203	1,811 SF	Leased	
	Suite 204	1,730 SF	3D Virtual Tour	
	Suite 300	1,051 SF	Leased	
	Suite 307	1,600 SF	3D Virtual Tour	} Contiguous up to 7,385 SF
	Suite 303	1,540 SF	3D Virtual Tour	
	Suite 305	2,576 SF	3D Virtual Tour	
	Suite 309	1,669 SF	3D Virtual Tour	
	Suite 302	2,537 SF	3D Virtual Tour	} Contiguous up to 4,913 SF
	Suite 310	2,376 SF	3D Virtual Tour	
	Suite 312	961 SF		
	Suite 404	837 SF	Leased	
	Suite 408	3,181 SF	Leased	
	Suite 410	759 SF	Leased	
	Suite 412	1,153 SF	3D Virtual Tour	

Occupancy	Immediately
Net Rent	Market Rates
Operating Costs (2025 Estimate)	CAM: \$12.21 PSF/Annum Tax: <u>\$2.80 PSF/Annum</u> Total: \$15.01 PSF/Annum
Term	1-5 Years
Parking	1 Stall Per 600 SF \$300/Stall/Month // Reserved Underground
Building Size	58,443 SF
Year Built	1979
Floors	4
Building Hours	7:00am to 6:00pm // Monday to Friday
HVAC Hours	4:00am to 10:00pm // Monday to Friday 7:00am to 8:00pm // Saturday to Sunday
Fibre Provider	Telus and Shaw

Highlights	<ul style="list-style-type: none">• High Profile Beltline Location• Excellent Access to Downtown Core via 5th Street Underpass• Common Area Boardroom• Renovated Lobby and Common Areas
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Small Suite Promotion

Move In Ready Small Suite Promotion

The following move in ready suites are being offered on the following terms:

- Monthly Gross Rental Amount Inclusive of Rent, Operating Costs and Parking
- 1 Month Gross Free Rent for Move In and Conducting Business
- 1 or 2 Year Lease Terms Only
- 1 Underground Reserved Parking Stall Included per Suite (Additional Available)

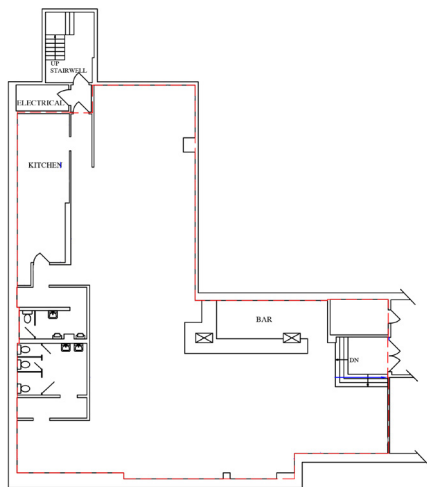
Suite	Square Footage	Parking Stall	Total Monthly Cost	
203	1,811	1	\$3,400	Leased
204	1,730	1	\$3,250	
300	1,051	1	\$2,100	Leased
307	1,600	1	\$3,000	
309	1,669	1	\$3,100	
312	1,950	1	\$1,950	
404	837	1	\$1,750	Leased
410	759	1	\$1,600	Leased
412	1,153	1	\$2,250	



Floor Plans



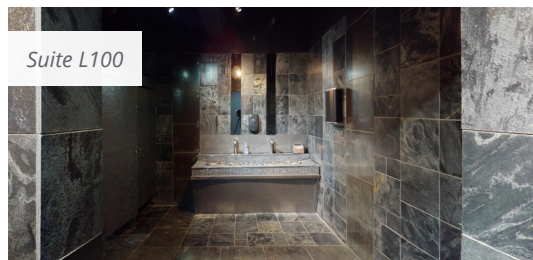
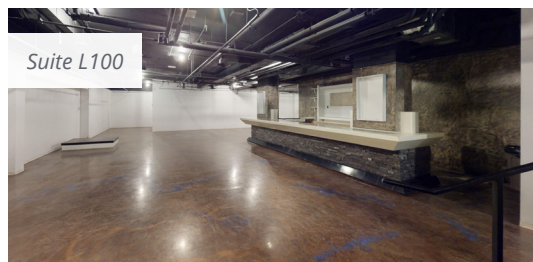
Lower Level



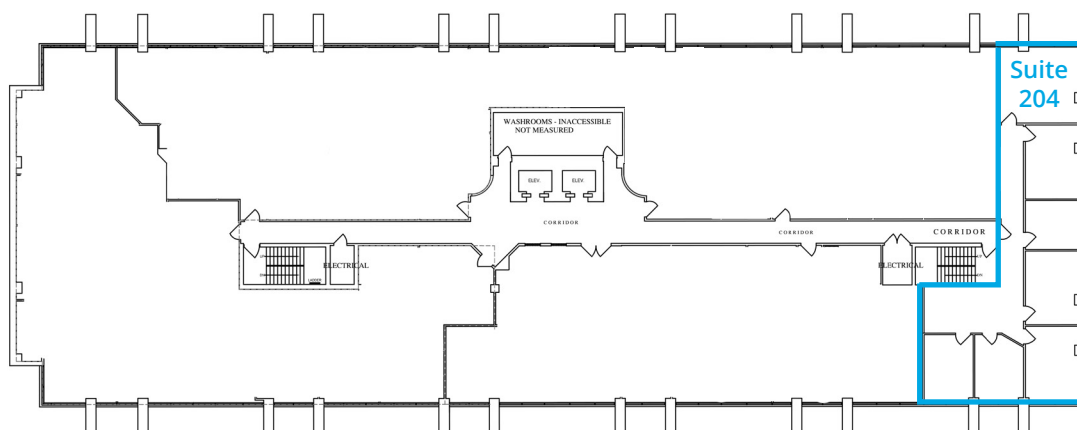
Suite L100 | 4,108 SF

Former Gallery and Event Space
[Click Here for Virtual Tour](#)

- Open Area
- Kitchen
- Exclusive Exterior Entrance and Signage



Second Floor



Suite 204 | 1,730 SF

Click Here for Virtual Tour

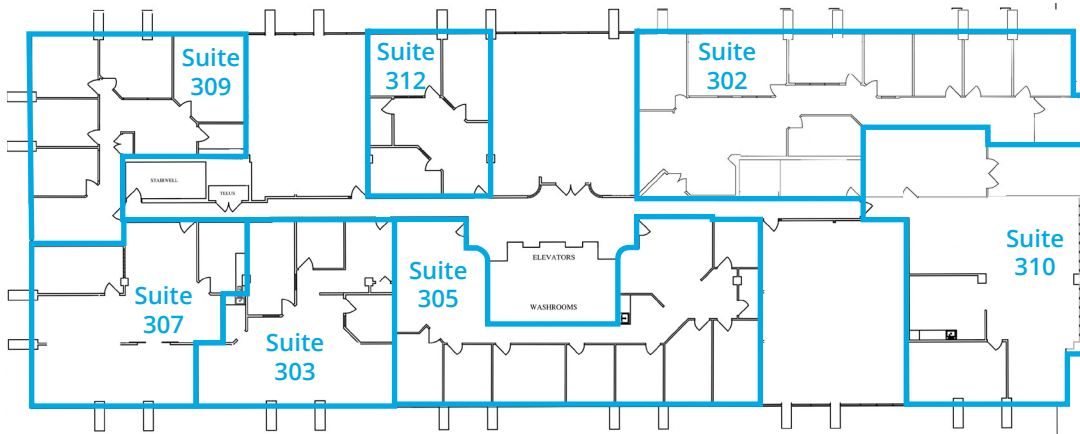
- 7 Offices





Floor Plans

Third Floor



Suite 309 | 1,669 SF

[Click Here for Virtual Tour](#)

- 4 Offices
- Boardroom
- Kitchen

Suite 307 | 1,600 SF

[Click Here for Virtual Tour](#)

- 1 Office
- Boardroom
- Kitchen
- Reception Area

Suite 303 | 1,540 SF

[Click Here for Virtual Tour](#)

- 3 Offices
- Open Area
- Kitchenette
- Reception Area

Suite 305 | 2,576 SF

[Click Here for Virtual Tour](#)

- 7 Office
- Boardroom
- Open Area
- Kitchenette
- Reception Area

Contiguous up to 7,385 SF

Suite 312 | 961 SF

- 4 Offices
- Kitchenette

Suite 310 | 2,376 SF

[Click Here for Virtual Tour](#)

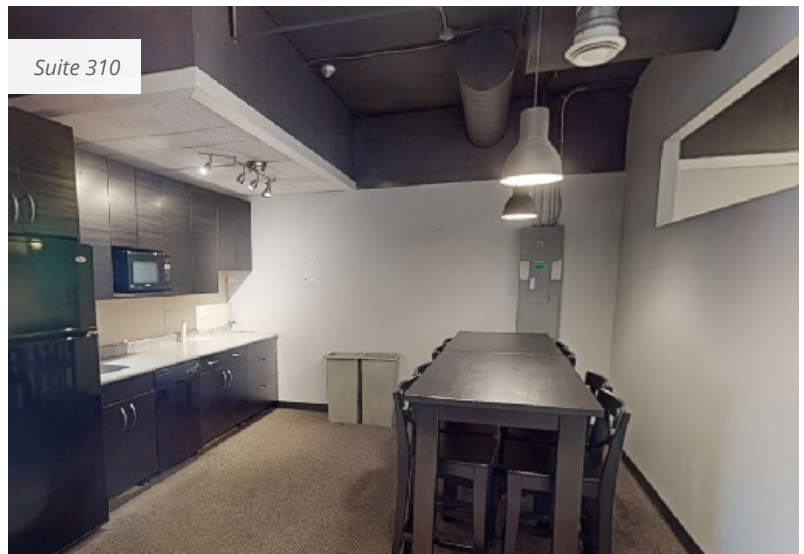
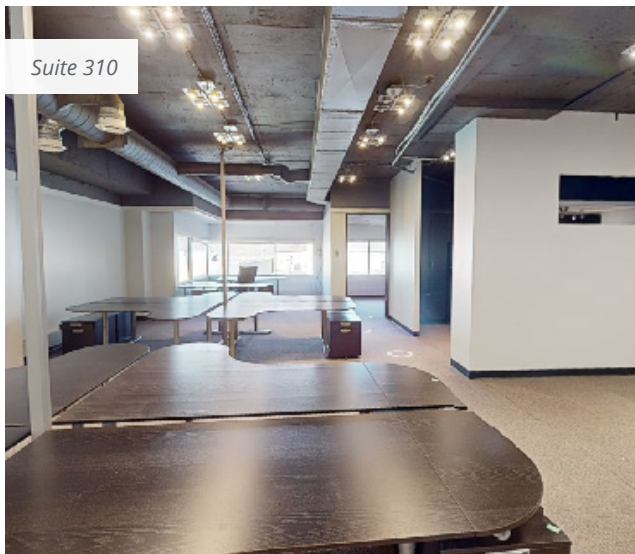
- 1 Office
- Boardroom
- Open Area
- Kitchen

Suite 302 | 2,537 SF

[Click Here for Virtual Tour](#)

- 8 Offices
- Meeting Room
- Kitchenette

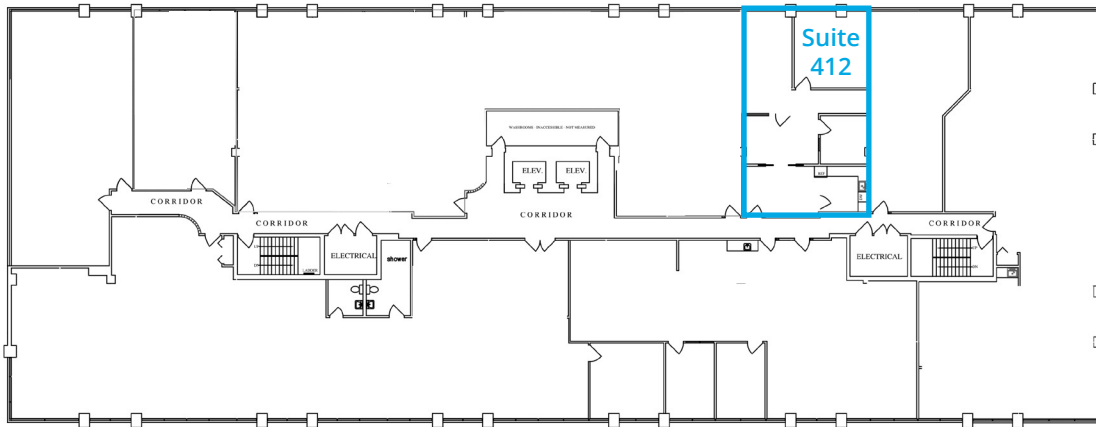
Contiguous up to 4,913 SF



Floor Plans



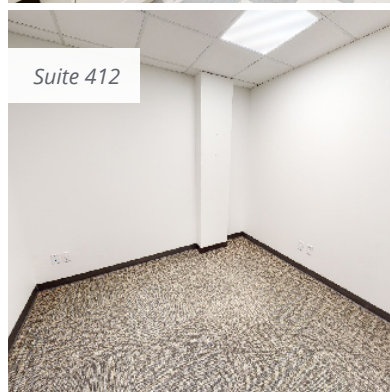
Fourth Floor



Suite 412 | 1,153 SF

[Click Here for Virtual Tour](#)

- 4 Offices
- Kitchen
- Reception



Surrounding Amenities



- 1 Bridgette Bar
- 2 REGRUB
- 3 Hudsons Canada's Pub
- 4 Last Best Brewing Company
- 5 Milano Coffee
- 6 Orchard Restaurant
- 7 Stable Cafe
- 8 Residence Inn by Marriott
- 9 Calgary Courts Centre
- 9 F45 Training



Royal Bank Building
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