602 11th Avenue SW | Calgary, AB

Sunrise Square
Office Space For Lease

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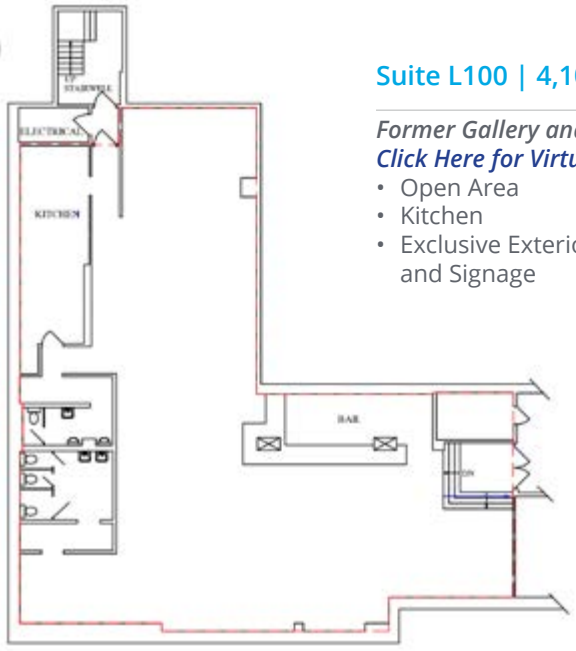
Property Overview

Available Space	Suite L100	4,108 SF	3D Virtual Tour	
	Suite 303	1,540 SF	3D Virtual Tour	
	Suite 305	2,576 SF	3D Virtual Tour	Contiguous up to 4,116 SF
	Suite 309	1,669 SF	3D Virtual Tour	
Occupancy	Immediately			
Net Rent	Market Rates			
Operating Costs (2026 Estimate)	CAM: $12.98 PSF/Annum Tax: $2.47 PSF/Annum Total: $15.45 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	• High Profile Beltline Location • Excellent Access to Downtown Core via 5th Street Underpass • Common Area Boardroom • Renovated Lobby and Common Areas			

Floor Plans

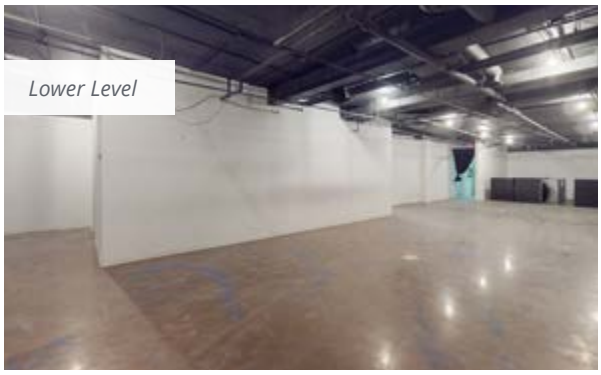
Lower Level



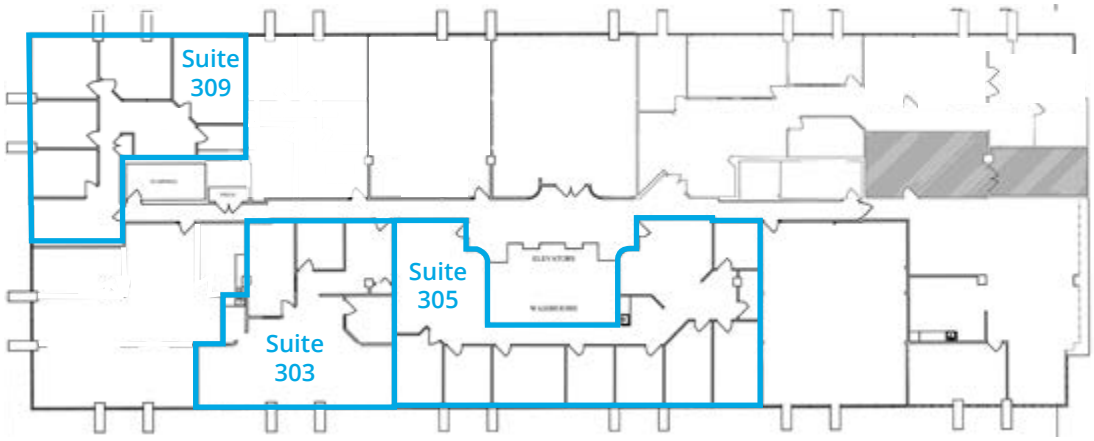
Suite L100 | 4,108 SF

Former Gallery and Event Space
Click Here for Virtual Tour

- Open Area
- Kitchen
- Exclusive Exterior Entrance and Signage



Third Floor



Suite 303 | 1,540 SF

Click Here for Virtual Tour

Suite 305 | 2,576 SF

Click Here for Virtual Tour

Suite 309 | 1,600 SF

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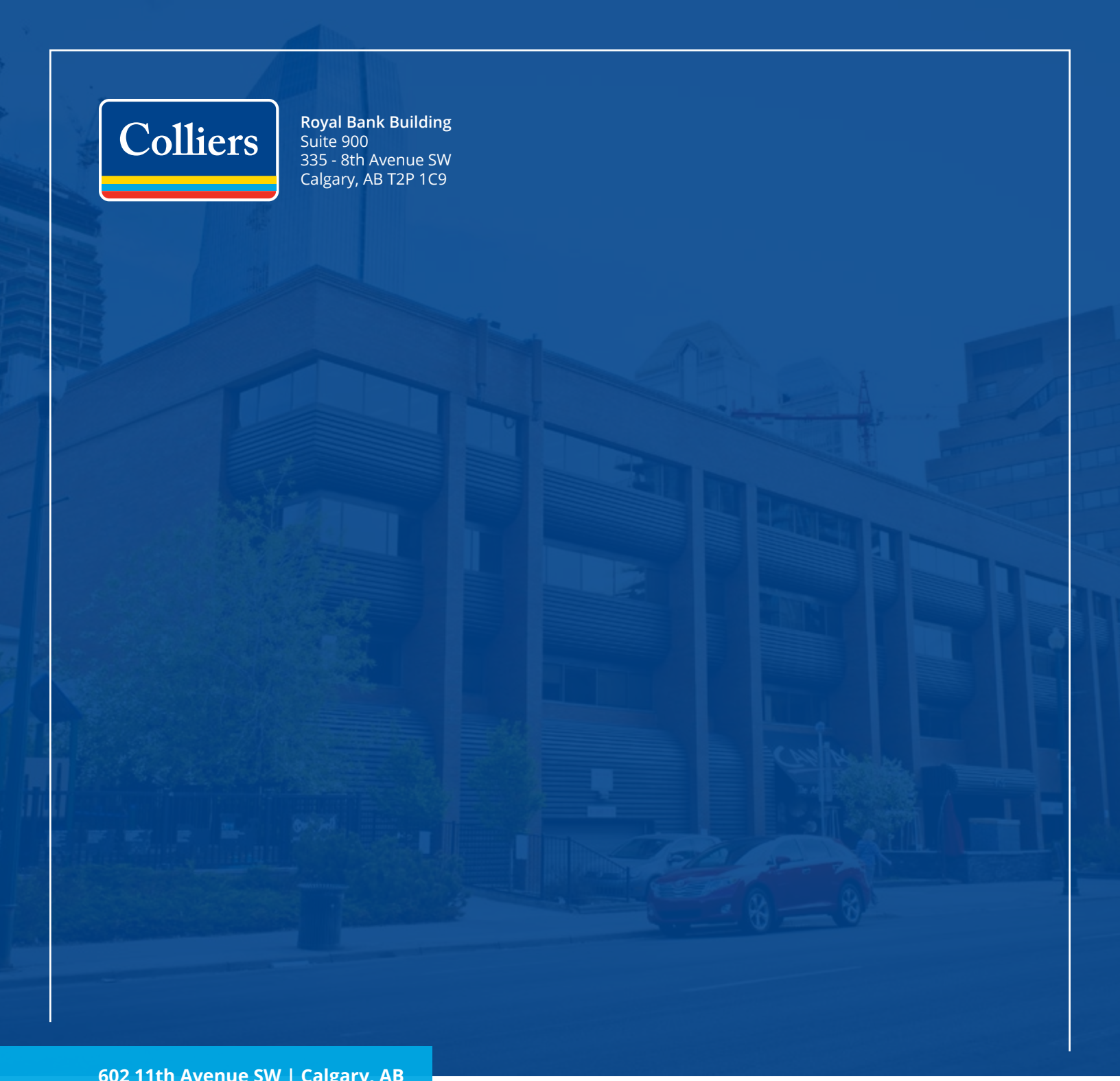
Contiguous up to 4,116 SF



Royal Bank Building
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