

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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Accelerating success.

# Property Overview

Available Space	Suite L100	4,108 SF	<a href="#">3D Virtual Tour</a>	Contiguous up to 3,541 SF
	Suite 203	1,811 SF	<a href="#">3D Virtual Tour</a>	
	Suite 204	1,730 SF	<a href="#">3D Virtual Tour</a>	
	Suite 300	1,051 SF		
	Suite 307	1,600 SF	<a href="#">3D Virtual Tour</a>	Contiguous up to 7,385 SF
	Suite 303	1,540 SF	<a href="#">3D Virtual Tour</a>	
	Suite 305	2,576 SF	<a href="#">3D Virtual Tour</a>	
	Suite 309	1,669 SF	<a href="#">3D Virtual Tour</a>	
	Suite 310	2,376 SF	<a href="#">3D Virtual Tour</a>	Contiguous up to 5,930 SF
	Suite 404	837 SF	<a href="#">3D Virtual Tour</a>	
	Suite 408	3,181 SF	<a href="#">3D Virtual Tour</a>	
	Suite 410	759 SF	<a href="#">3D Virtual Tour</a>	
	Suite 412	1,153 SF	<a href="#">3D Virtual Tour</a>	
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"><li>• High Profile Beltline Location</li><li>• Excellent Access to Downtown Core via 5th Street Underpass</li><li>• Common Area Boardroom</li><li>• Renovated Lobby and Common Areas</li></ul>			



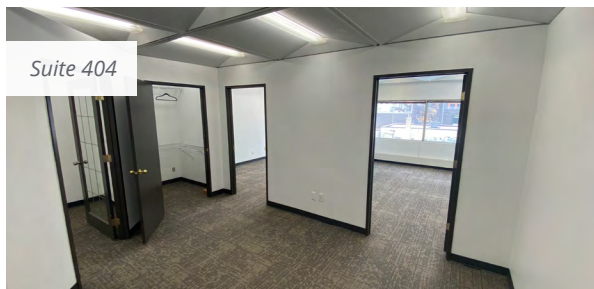
# Small Suite Promotion

## 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)

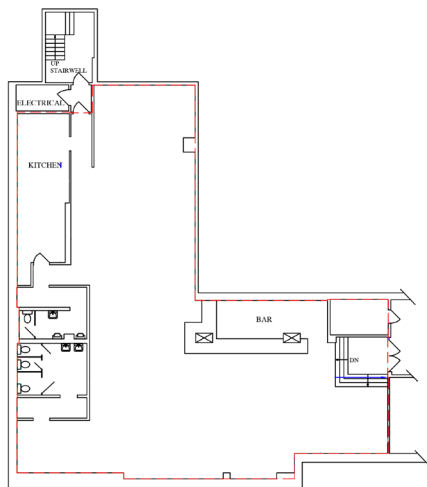
Suite	Square Footage	Parking Stall	Total Monthly Cost
203	1,811	1	\$3,400
204	1,730	1	\$3,250
300	1,051	1	\$2,100
307	1,600	1	\$3,000
309	1,669	1	\$3,100
404	837	1	\$1,750
410	759	1	\$1,600
412	1,153	1	\$2,250



# Floor Plans



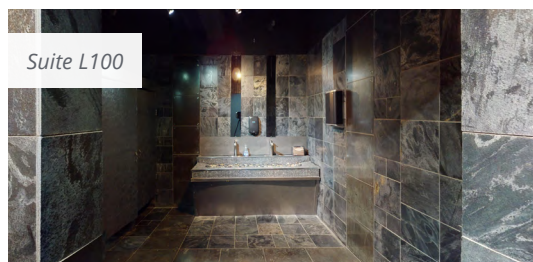
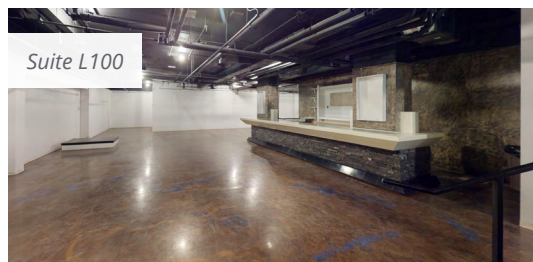
## Lower Level



### Suite L100 | 4,108 SF

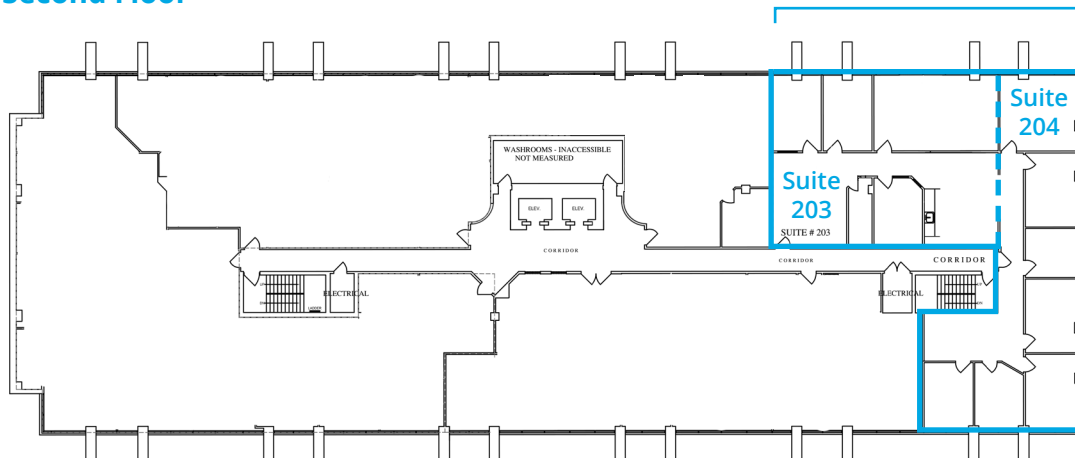
*Former Gallery and Event Space*  
[Click Here for Virtual Tour](#)

- Open Area
- Kitchen
- Exclusive Exterior Entrance and Signage



## Second Floor

Contiguous for 3,541 SF



### Suite 203 | 1,811 SF

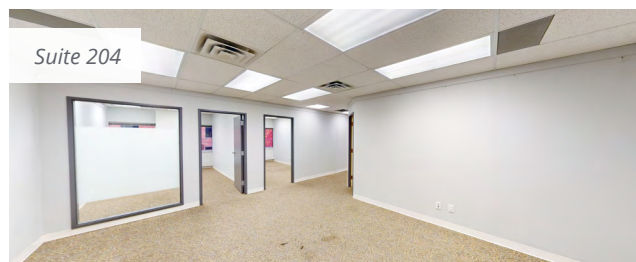
[Click Here for Virtual Tour](#)

- Boardroom
- 3 Offices
- Kitchen

### Suite 204 | 1,730 SF

[Click Here for Virtual Tour](#)

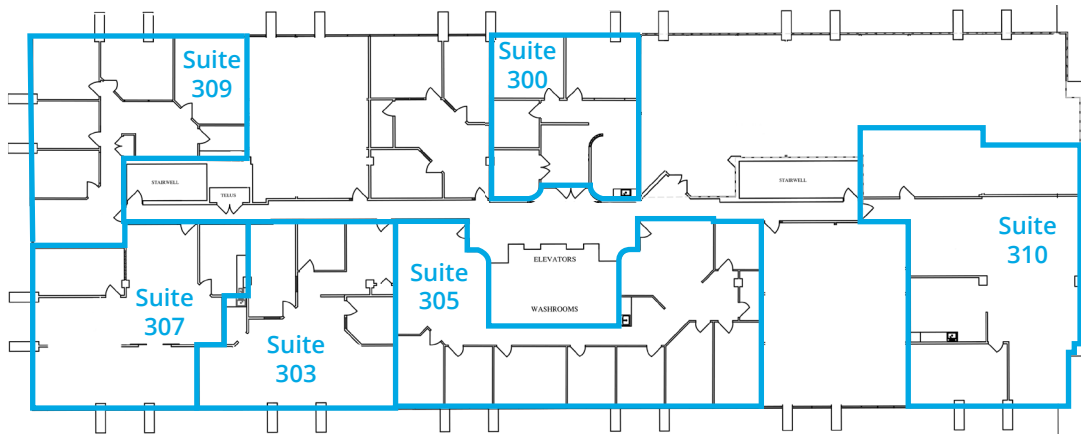
- 7 Offices





# 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

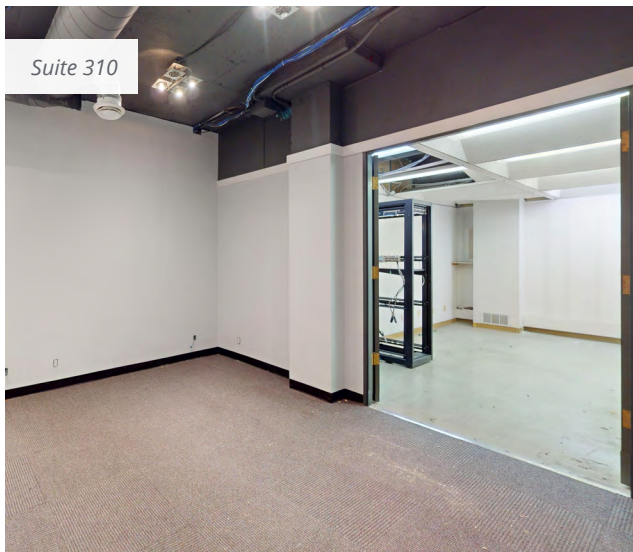
**Suite 300 | 1,051 SF**

- 4 Offices
- Kitchenette

**Suite 310 | 2,376 SF**

[Click Here for Virtual Tour](#)

- 1 Office
- Boardroom
- Open Area
- Kitchen

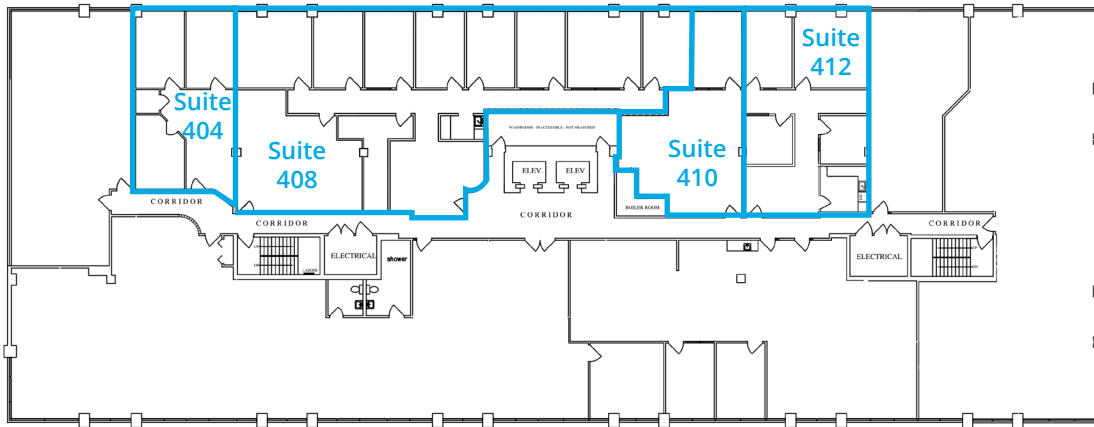




# Floor Plans



## Fourth Floor



### Suite 404 | 837 SF

[Click Here for Virtual Tour](#)

- 3 Offices
- Reception

### Suite 408 | 3,181 SF

[Click Here for Virtual Tour](#)

- 8 Offices
- Meeting Room
- Kitchenette
- Reception

### Suite 410 | 759 SF

[Click Here for Virtual Tour](#)

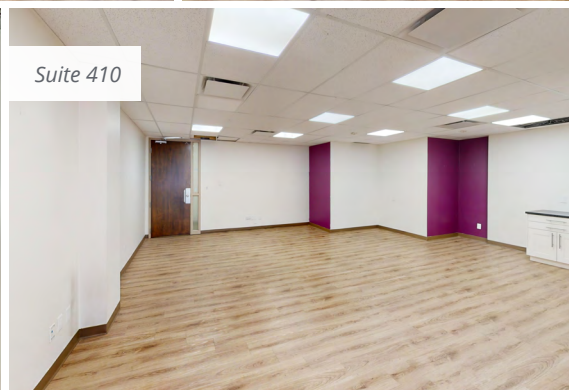
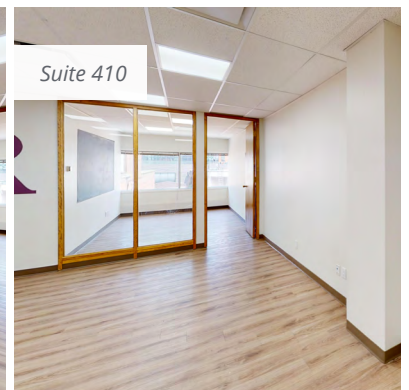
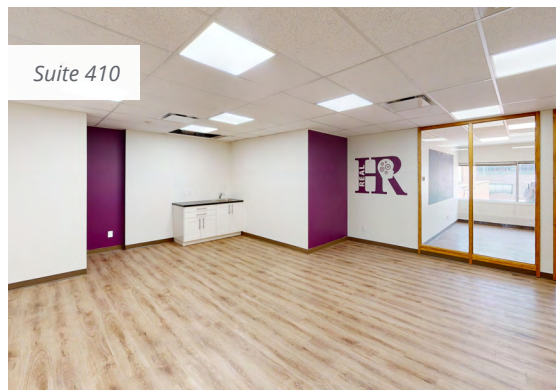
- 1 Office
- Open Area

### Suite 412 | 1,153 SF

[Click Here for Virtual Tour](#)

- 4 Offices
- Kitchen
- Reception

Contiguous for 5,930 SF





# 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  
Suite 900  
335 - 8th Avenue SW  
Calgary, AB T2P 1C9

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