



Colliers

522 11<sup>th</sup> Avenue SW | Calgary, AB

# Westcoast Building

## Character Office Space For Lease

**Matt Lannon**

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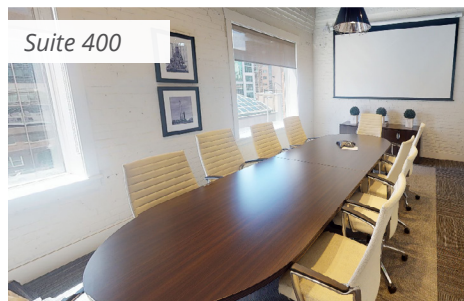
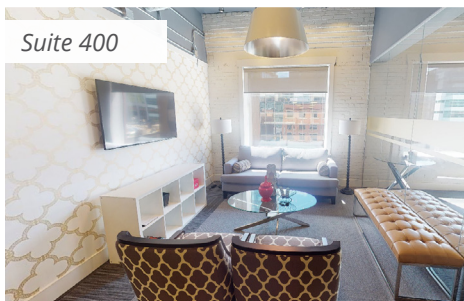
**Brittany Block**

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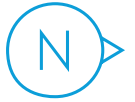


# Property Overview

<b>Available Space</b>	Suite 400: 5,296 SF // <b>Building Signage</b> Suite 312: 2,558 SF // <b>Show Suite Condition</b> Lower Level: 3,526 SF
<b>Net Rent</b>	Suite 400: \$12.00 PSF/Annum Suite 312: \$10.00 PSF/Annum Lower Level: Negotiable Gross Rate
<b>Occupancy</b>	Immediately
<b>Operating Costs (2025 Estimate)</b>	CAM: \$15.00 PSF/Annum <u>Tax: \$2.17 PSF/Annum</u> Total: \$17.17 PSF/Annum
<b>Parking</b>	1 Stall Per 1,500 SF \$200/Stall/Month // Surface (Additional Month to Month Stalls Available)
<b>Building Size</b>	19,000 SF
<b>Year Built</b>	1912
<b>Floors</b>	4
<b>Highlights</b>	<ul style="list-style-type: none"><li>• Modernized Elevator and Mechanical Systems</li><li>• On-Site Property Management</li><li>• Easy Access to Downtown via 4th and 5th Street</li><li>• Abundance of Amenities in the Immediate Area</li></ul>

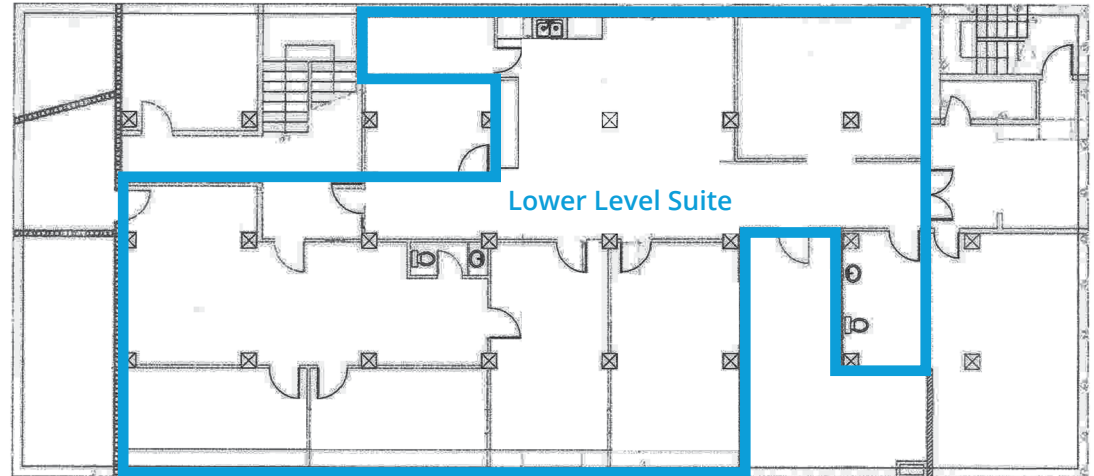


# Floor Plans



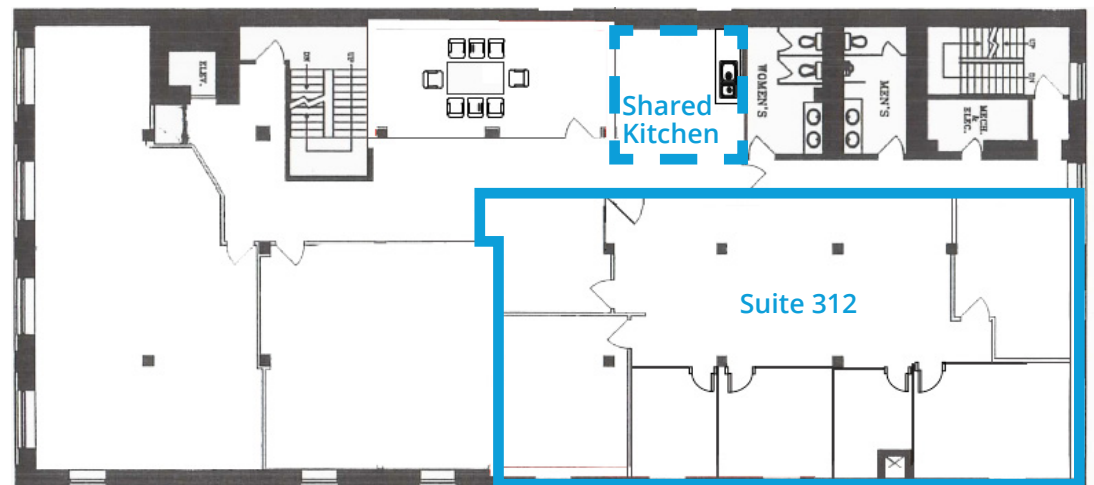
## Lower Level | 3,526 SF

- 4 Large Offices (Suitable for Multiple Workstations or Desks)
- Open Area for Workstations
- Boardroom
- Kitchen
- In-Suite Washrooms



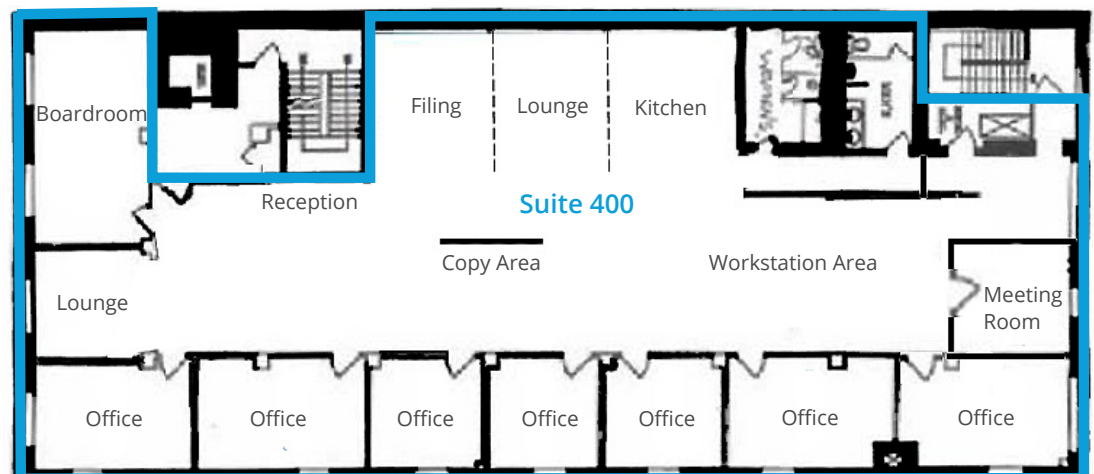
## Suite 312 | 2,558 SF

- 7 Offices
- Open Area for Workstations
- Shared Kitchen



## Suite 400 | 5,296 SF

- 7 Offices
- Boardroom
- Meeting Room
- Open Workstation Area
- Kitchen + Lounge
- Filing Area
- Copy Area
- Reception







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Residence Inn by Marriott

Orchard Restaurant

Stable Cafe

Milano Coffee

Last Best Brewing Co.

Yoga Passage

Tim Hortons

F45 Training

+15 Access to Downtown

Craft Beer Market

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