522 11th Avenue SW | Calgary, AB

Westcoast Building

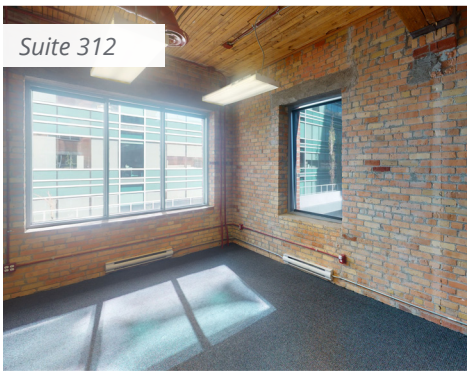
Character Office Space For Lease

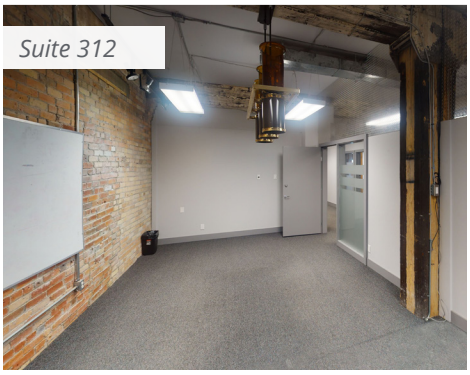
Matt Lannon
Vice President | Partner
+1 403 571 8824
matt.lannon@colliers.com

Brittany Block
Associate Vice President
+1 403 571 8756
brittany.block@colliers.com

Property Overview

Available Space	Suite 312: 2,566 SF // **Click Here for 3D Virtual Tour**
Net Rent	Market Rates
Occupancy	Immediately
Operating Costs	$15.74 PSF/Annum (2023 Estimate)
Parking	1 Stall Per 2,000 SF $325/Stall/Month // Surface
Building Size	19,000
Year Built	1912
Floors	4
Highlights	• Brand New Elevator Installed in 2012 • Brand New Mechanical System Installed in 2015 • Easy Access to Downtown via 4th and 5th Street • Abundance of Amenities in the Immediate Area

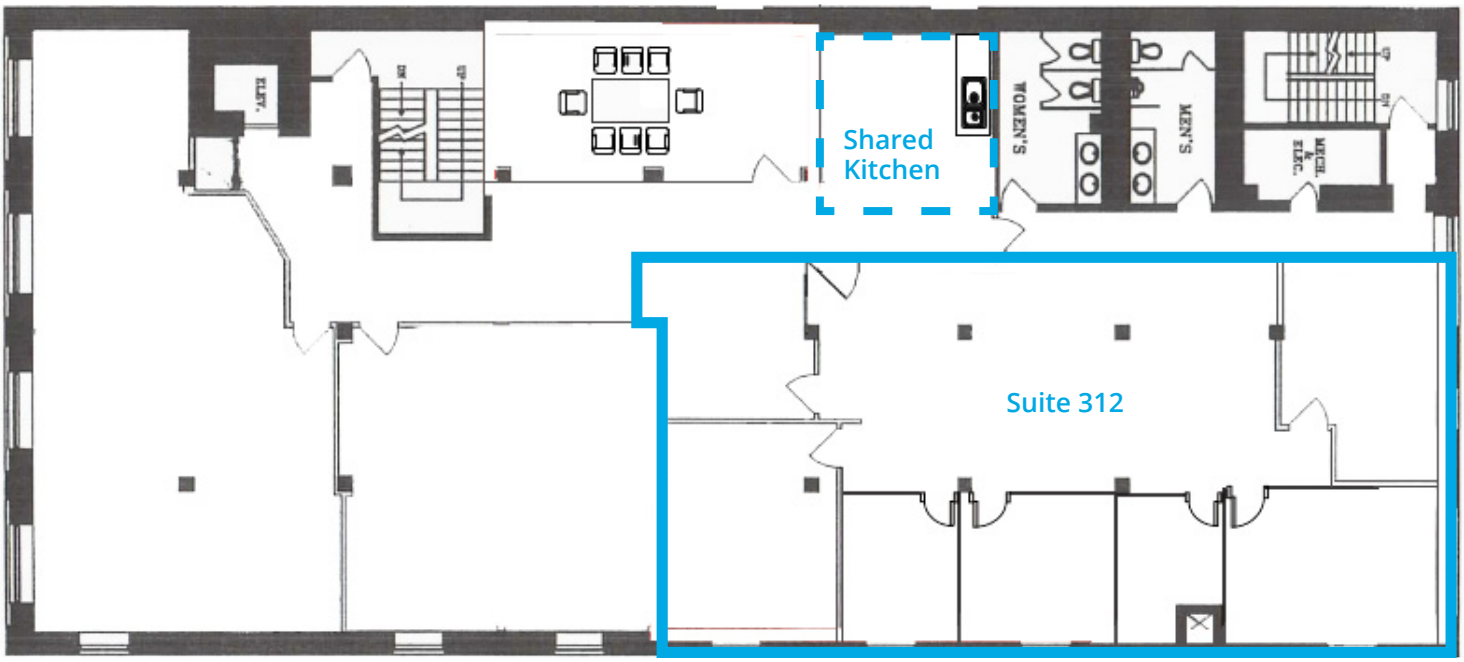




Floor Plans

N

Third Floor



Suite 312 | 2,566 SF

- 7 Offices
- Open Area for Workstations
- Shared Kitchen

Click Here for Virtual Tour of Suite 312

522 11th Avenue SW | Calgary, AB

Matt Lannon
Vice President | Partner
+1 403 571 8824
matt.lannon@colliers.com

Brittany Block
Associate Vice President
+1 403 571 8756
brittany.block@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2022 CMN Calgary Inc.