



Colliers

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

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

Property Overview

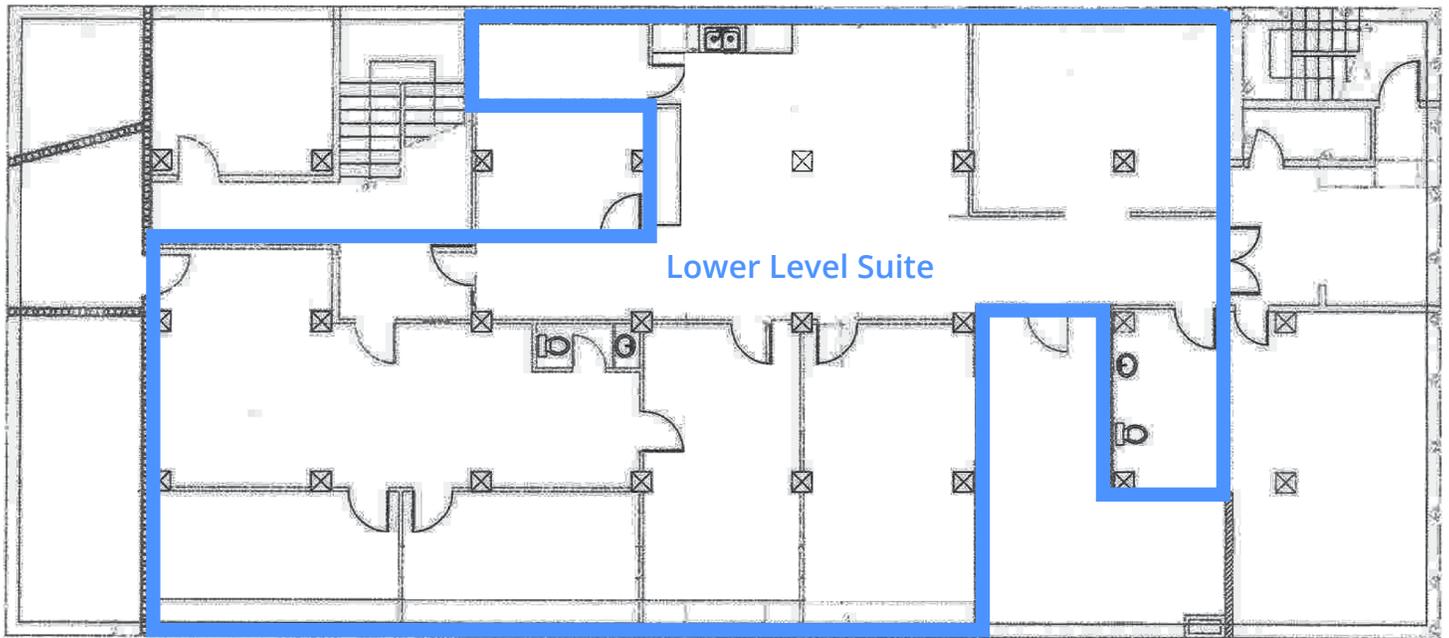
Available Space	Lower Level: 3,526 SF Click to View Virtual Tour
	Suite 200: 5,266 SF Click to View Virtual Tour
	Suite 312: 2,558 SF Click to View Virtual Tour
	Suite 400: 5,296 SF Click to View Virtual Tour
Net Rent	\$12.00 PSF/Annum (Negotiable Gross Rate for Lower Level)
Operating Costs (2025 Estimate)	CAM: \$15.00 PSF/Annum Tax: \$2.17 PSF/Annum Total: \$17.17 PSF/Annum
Parking	1 Stall Per 1,500 SF \$200/Stall/Month // Surface (Additional Month to Month Stalls Available)
Building Size	23,508 SF
Year Built	1912
Floors	4
Highlights	<ul style="list-style-type: none">• Modernized Elevator and Mechanical Systems• On-Site Property Management• Easy Access to Downtown via 4th and 5th Street• Abundance of Amenities in the Immediate Area

Floor Plans



[Lower Level | 3,526 SF | Click Here to View Virtual Tour](#)

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

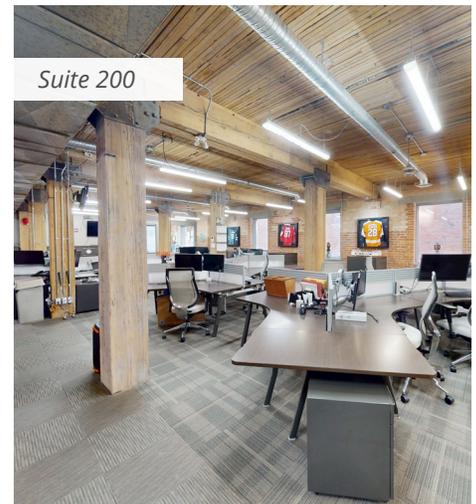
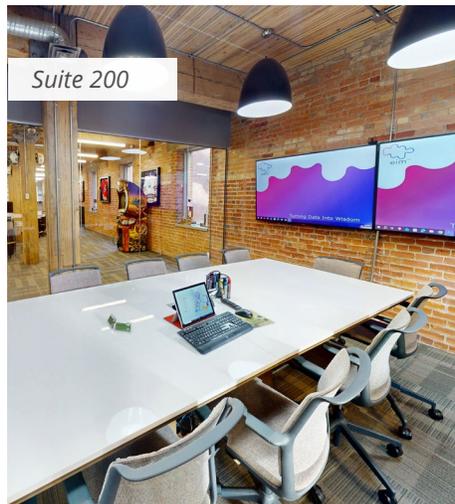
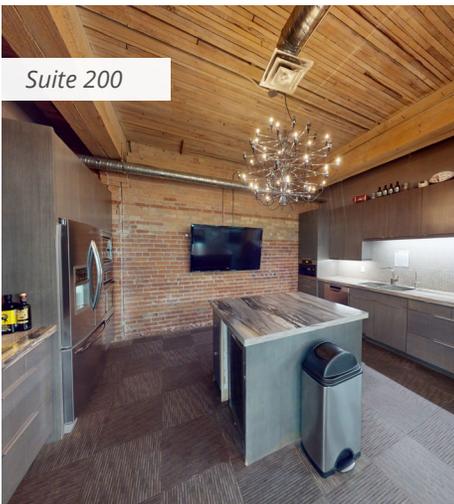
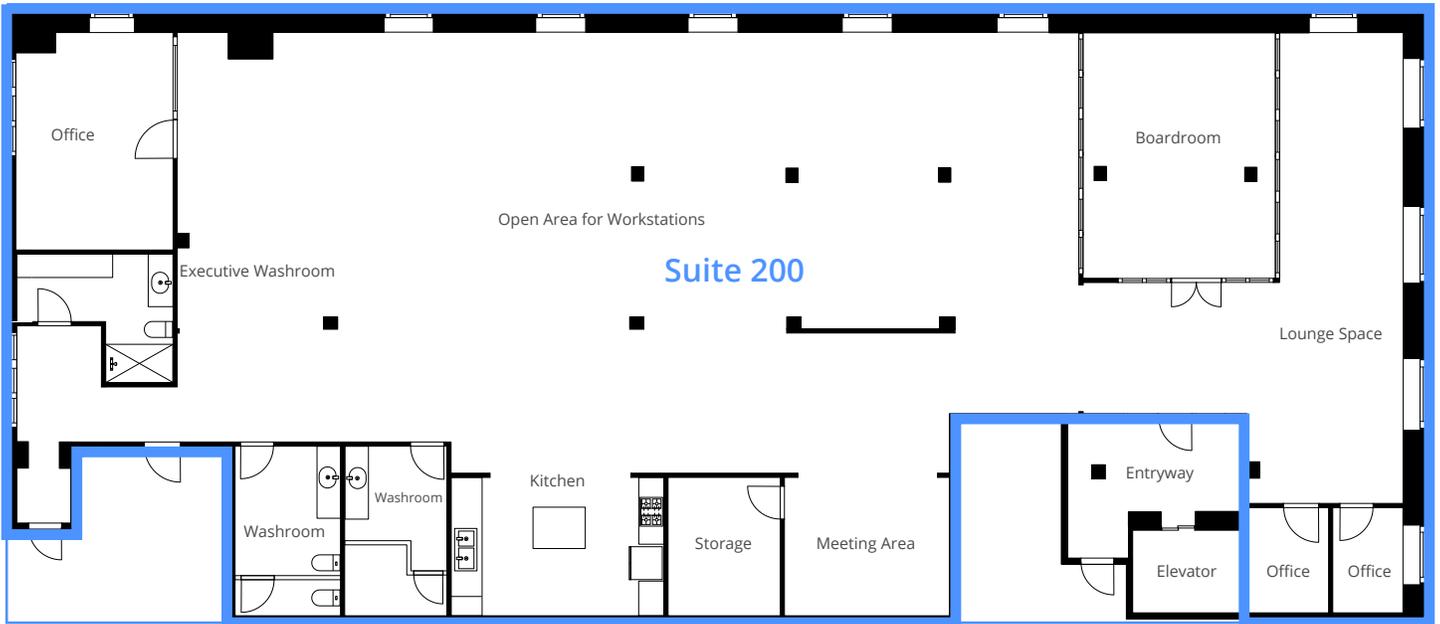


Floor Plans

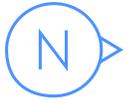


Suite 200 | 5,266 SF | [Click Here to View Virtual Tour](#)

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

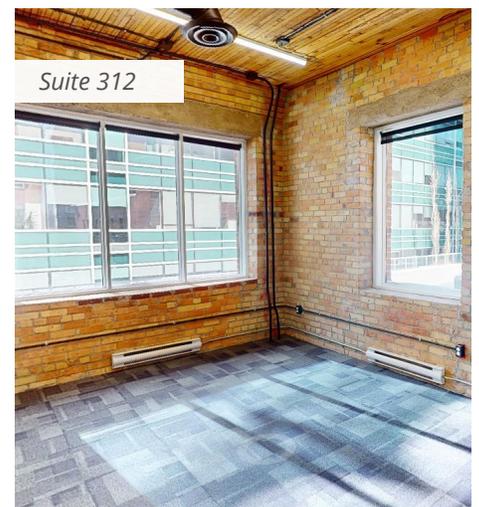
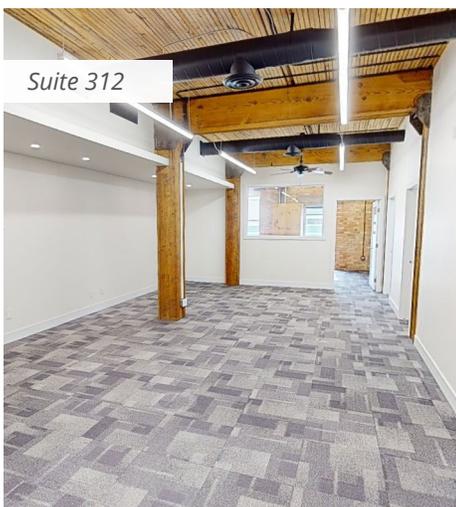
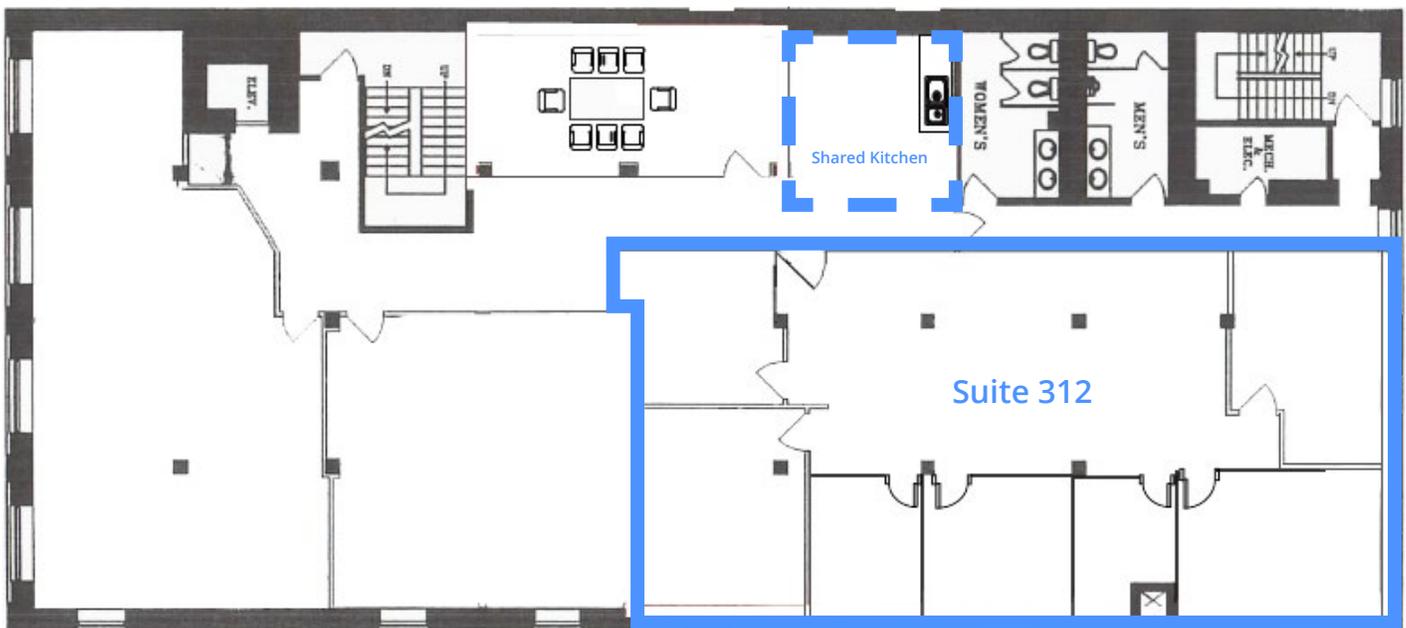


Floor Plans



Suite 312 | 2,588 SF | [Click Here to View Virtual Tour](#)

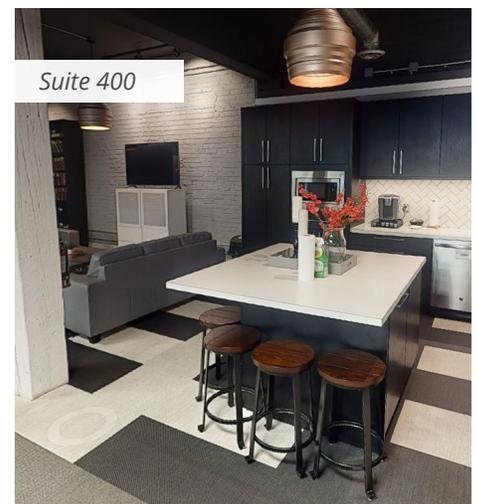
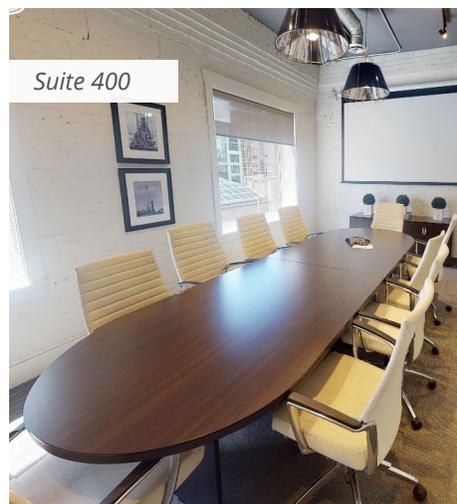
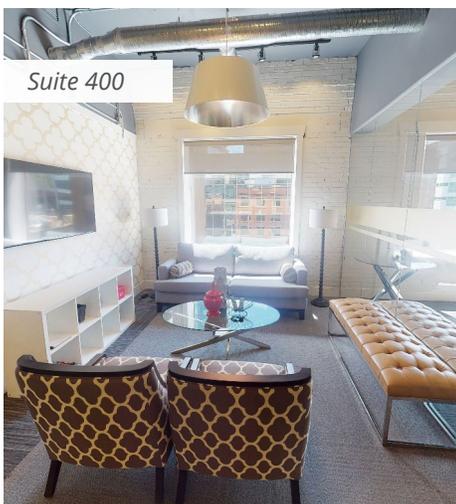
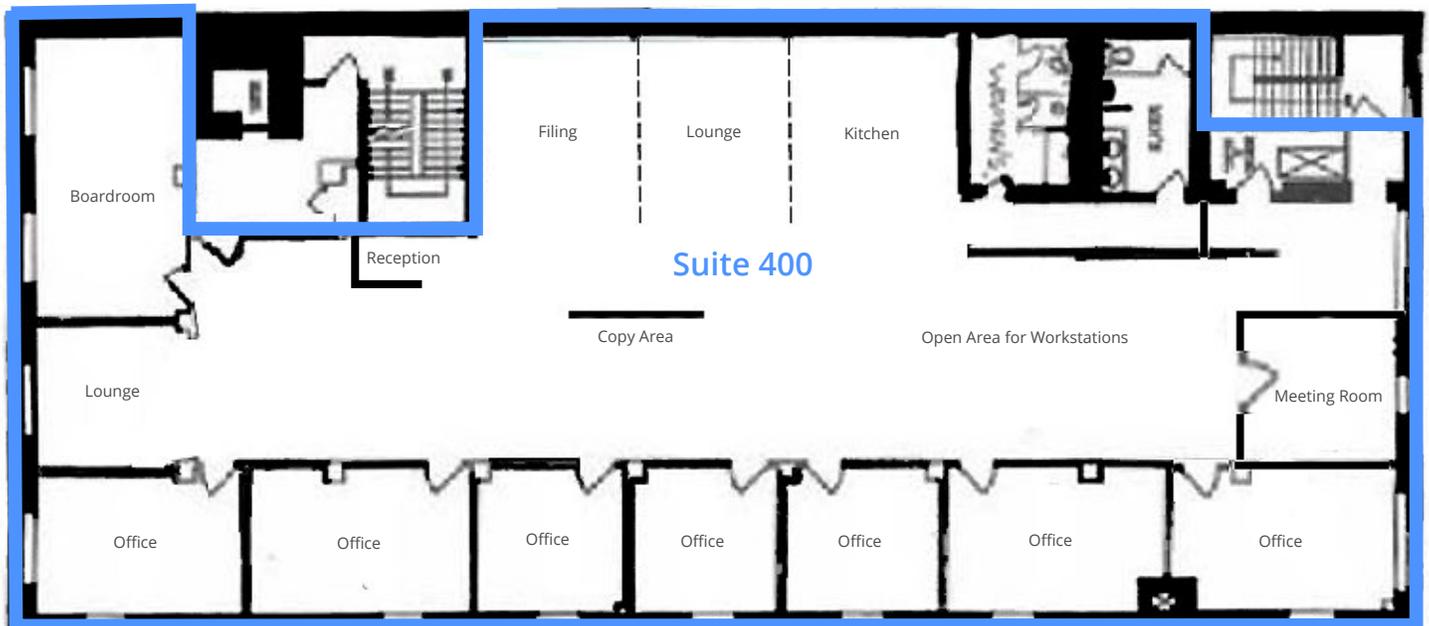
- 7 Offices
- Open Area for Workstations
- Shared Kitchen



Floor Plans

Suite 400 | 5,296 SF | [Click Here to View Virtual Tour](#)

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



Nearby Amenities



Residence Inn by Marriott

Stable Cafe

Orchard Restaurant

Milano Coffee

+15 Access to Downtown

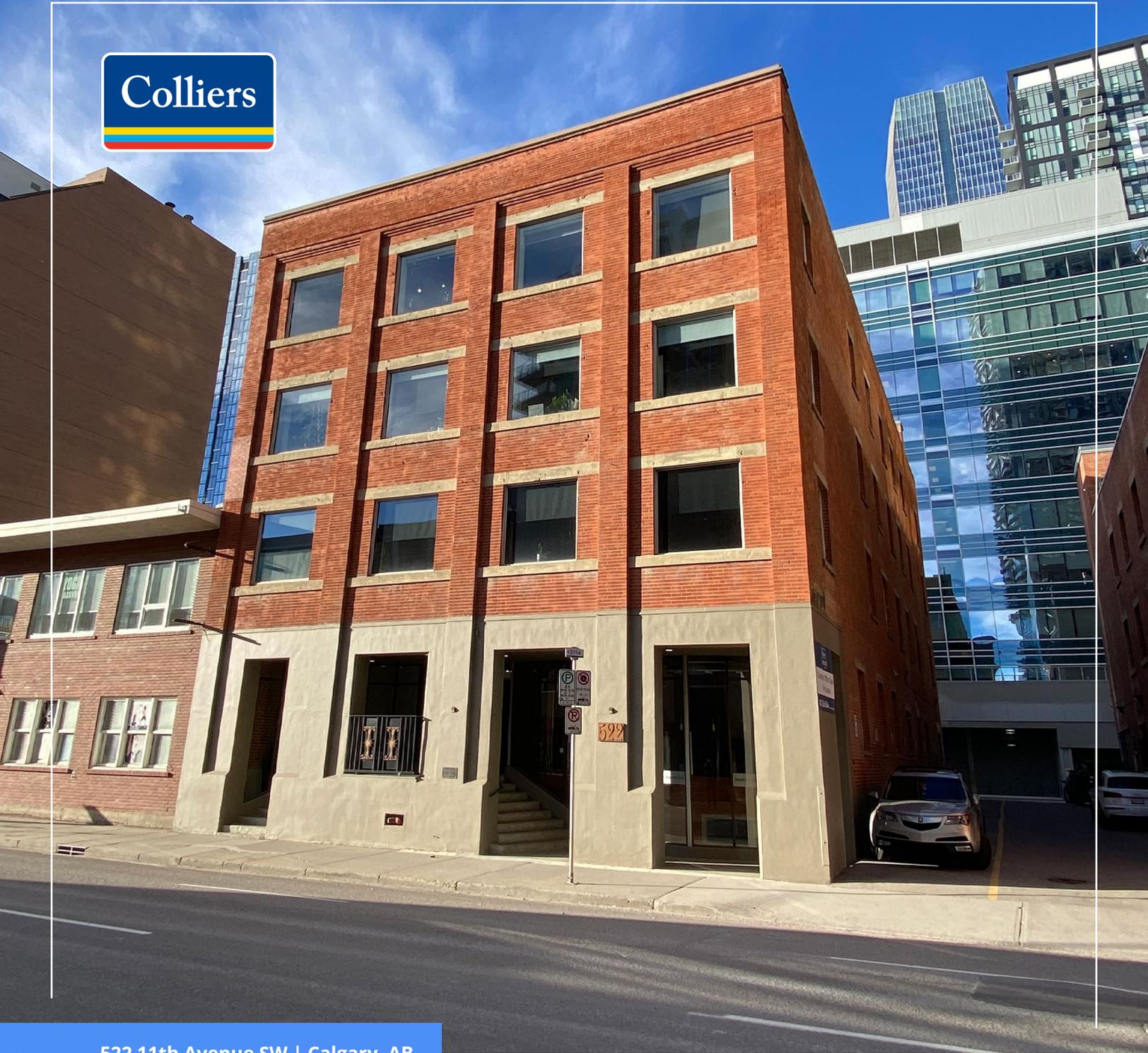
Last Best Brewing Co.

Tim Hortons

Yoga Passage

F45 Training

Craft Beer Market



522 11th Avenue SW | Calgary, AB

Matt Lannon

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

Brittany Block

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

This document has been prepared by Colliers for advertising and general information only. Colliers 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 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 and/or its licensor(s). Copyright © 2025 CMN Calgary Inc.