Beltline Office Space

Move-In Ready Show Suite Available

FOR LEASE

550 11th Ave SW | Calgary, AB

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Proudly Managed by Epic Investment Services

Property Overview

Available Space	Suite 100: 1,073 SF Exclusive Exterior Entrance	Suite 400: 10,135 SF New Test Fit Layouts
Contiguous to 4,225 SF	Suite 250: 1,915 SF Exclusive Tenant Patio Suite 275: 2,310 SF	Suite 604: 1,146 SF Show Suite Suite 607: 4,160 SF Suite 850: 2,723 SF
Virtual Tours	Please See Floor Plan Pages for Virtual Tours	
Net Rent	Market Rates	
Operating Costs (2025 Estimate)	CAM: $19.93 PSF/Annum Tax: $1.10 PSF/Annum Total: $21.03 PSF/Annum	
Term	3-10 Years	
Parking	1 Stall Per 2,046 SF | $395/Stall/Month // Underground	
Building Size	98,249 SF	
Year Built	1983	
Floors	11	
Building Hours	7:00am to 5:00pm // Monday to Friday	
Fibre Provider	Shaw and Telus	

Key Highlights

- Renovations completed in 2016 include an exterior face-lift, lobby upgrades, elevator modernization, and new fitness facility.
- Located on a high-traffic intersection in the Beltline community.
- Safeway, Craft Beer Market, National on 10th, and several fitness amenities within a 10-minute walk.
- Exposure to 20,000 vehicles per day along 11th Avenue SW.

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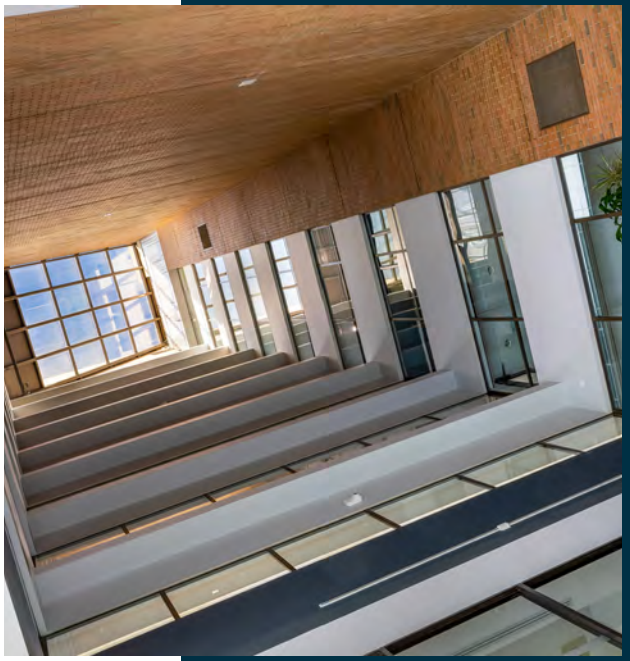
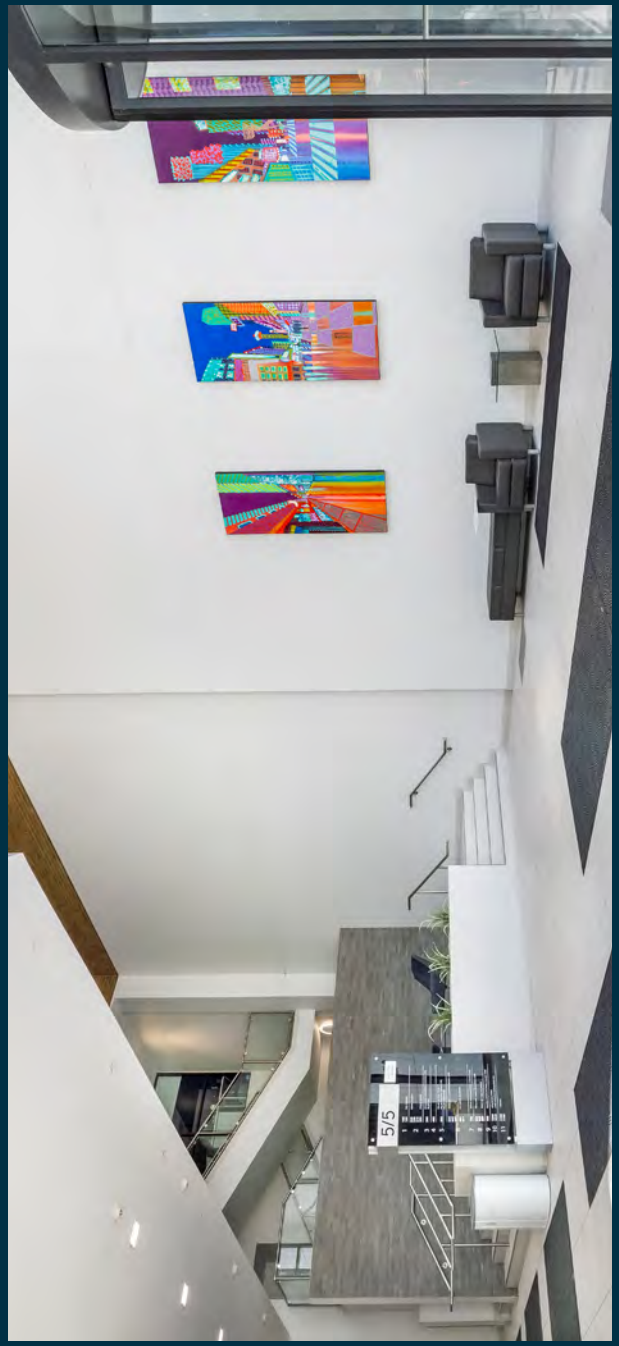
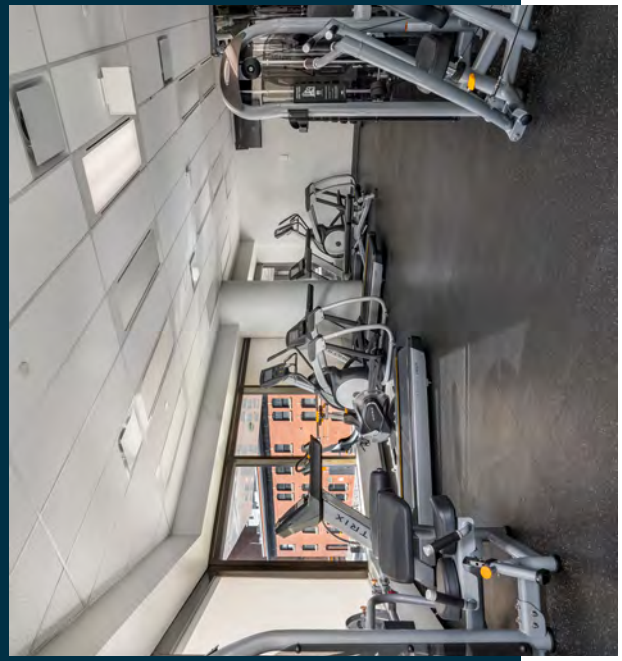
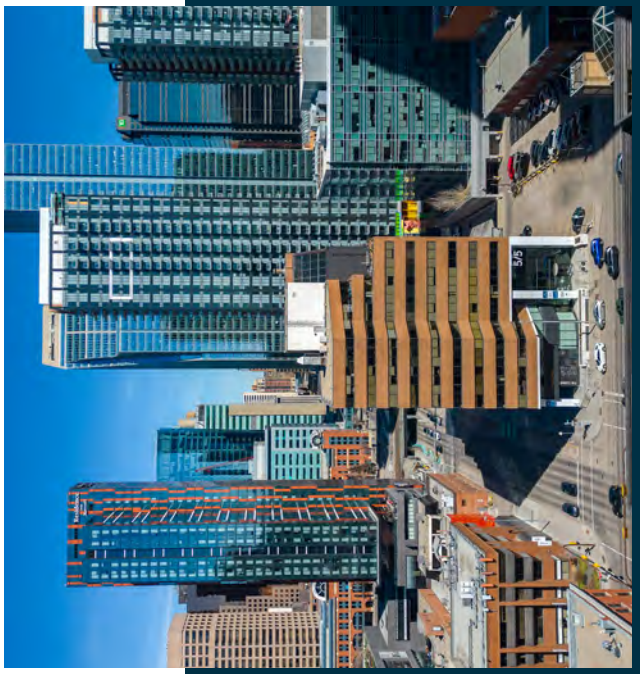
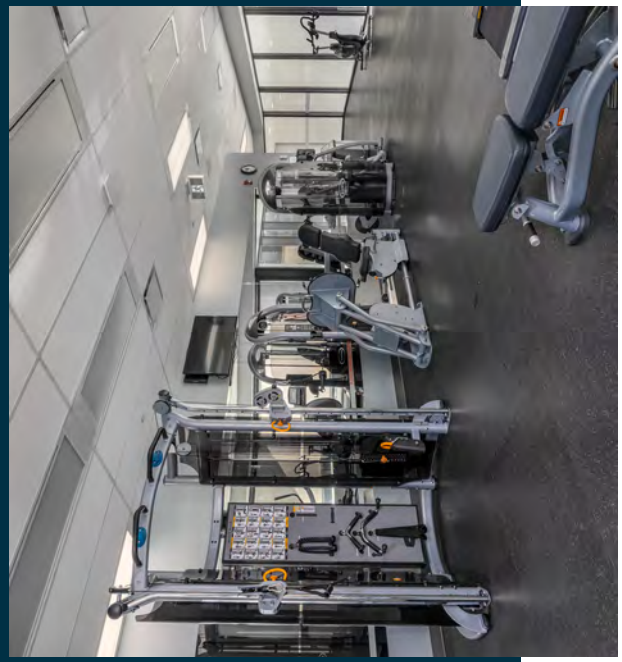




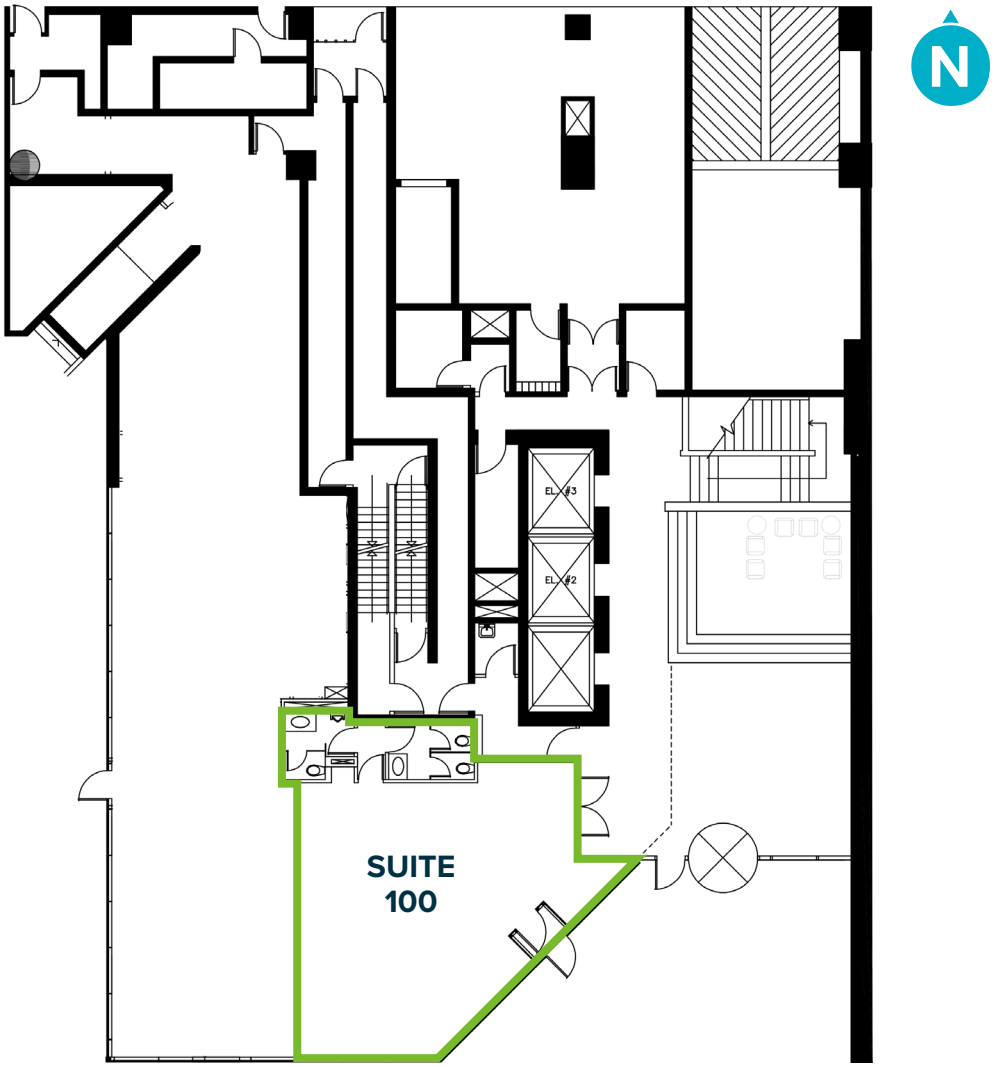






Floor Plans

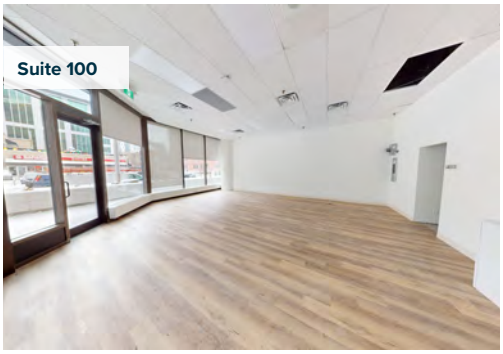
MAIN FLOOR

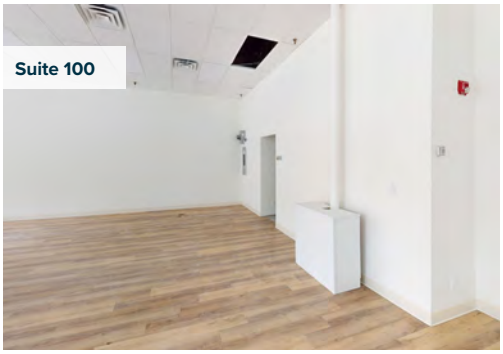


SUITE 100 | 1,073 SF

- Open Area
- Exclusive Exterior Entrance

Virtual Tour





Floor Plans

SECOND FLOOR

SUITE 250 | 1,915 SF

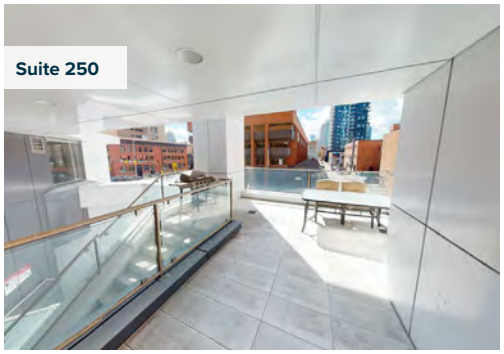
- 1 Exterior Office
- Open Area
- Kitchenette
- Exclusive Tenant Patio

Virtual Tour

SUITE 275 | 2,310 SF

- 1 Interior Offices
- Meeting Room
- Open Area
- Kitchenette

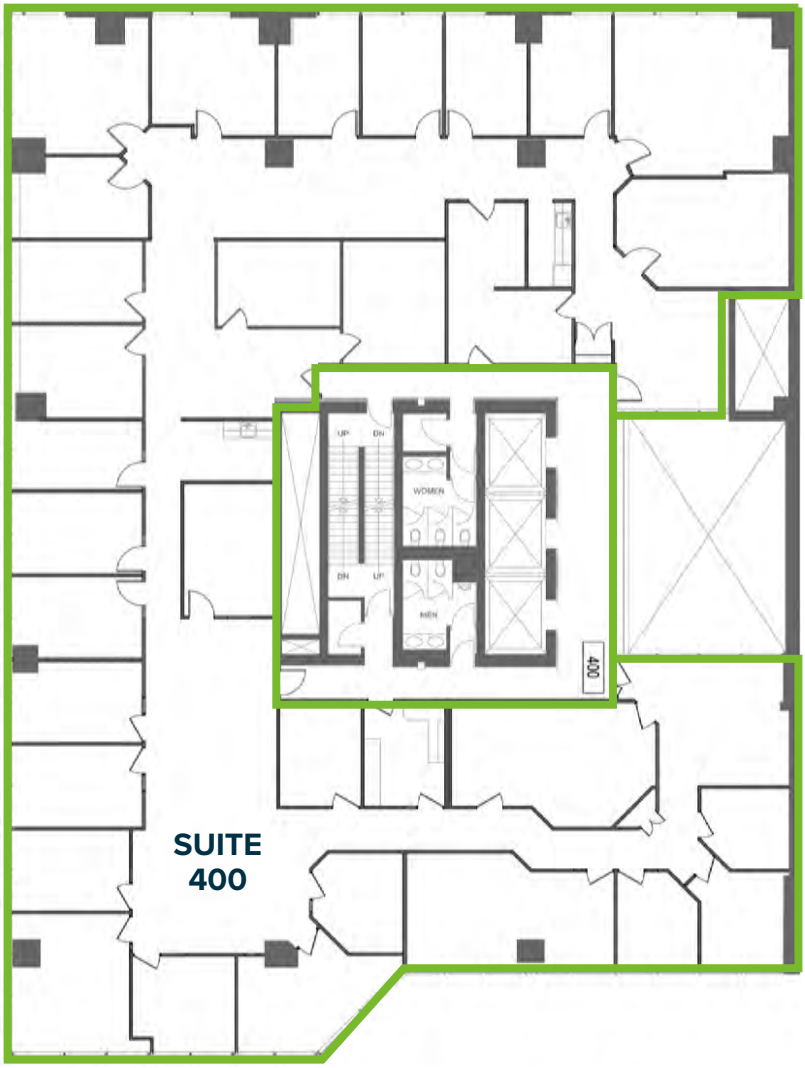
Suite 250


Suite 250

Fitness Centre

Floor Plans

FOURTH FLOOR



SUITE 400 | 10,135 SF

- 20 Exterior Offices
- 5 Interior Offices
- 2 Boardrooms
- 4 Meeting Rooms
- 1 Kitchen
- 2 Kitchenettes
- Storage

Virtual Tour

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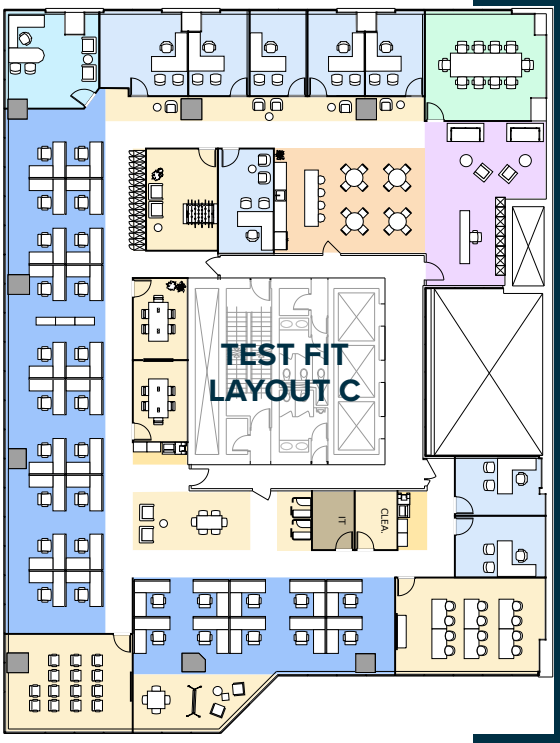
FOR LEASE

Floor Plans

FOURTH FLOOR

- Office
- Executive Office
- Open Space
- Reception
- Conf Room
- Amenities
- Pantry
- IT Room
- Comfort Zone



SUITE 400 | 10,135 SF
TEST FIT LAYOUT A

- 9 Exterior Offices
- 28 Workstations
- 2 Boardrooms
- 3 Meeting Rooms
- 1 Kitchen
- Collaboration Areas
- Reception

SUITE 400 | 10,135 SF
TEST FIT LAYOUT B

- 6 Exterior Offices
- 3 Interior Offices
- 28 Workstations
- 2 Boardrooms
- 3 Meeting Rooms
- 1 Kitchen
- Collaboration Areas
- Reception

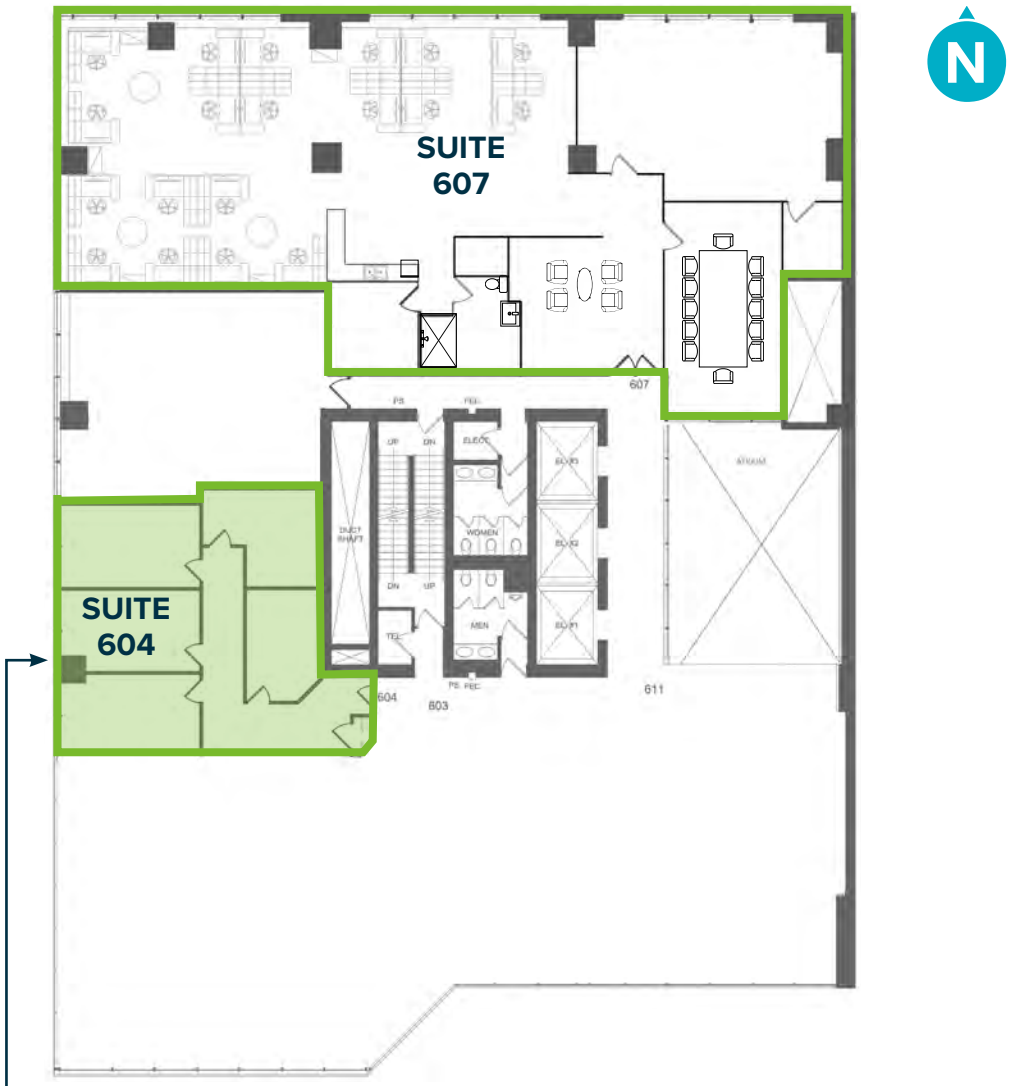
SUITE 400 | 10,135 SF
TEST FIT LAYOUT C

- 6 Exterior Offices
- 3 Interior Offices
- 30 Workstations
- 2 Boardrooms
- 3 Meeting Rooms
- 1 Kitchen
- Collaboration Areas
- Reception

Note: Sample Furniture Plans Shown for Space Planning Purposes Only

Floor Plans

SIXTH FLOOR



Show Suite Completed Q1 2024

SUITE 604 | 1,146 SF

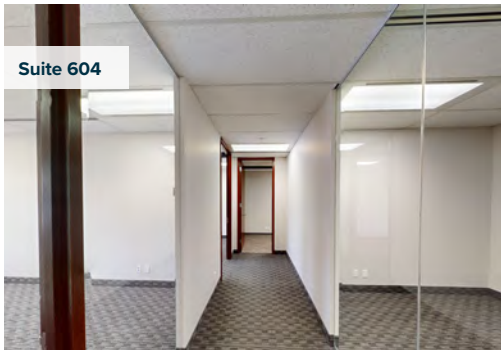
- 3 Exterior Offices
- Meeting Room
- Kitchen

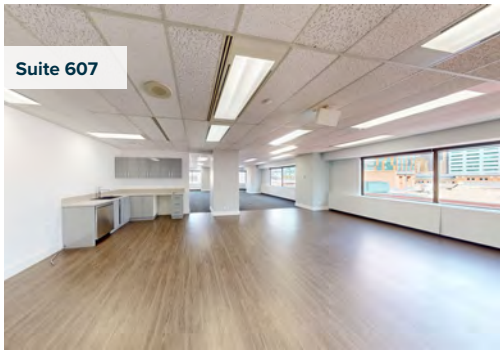
Scan for Virtual Tour

SUITE 607 | 4,160 SF

- 2 Boardrooms
- Open Area
- Washroom with Shower
- Kitchen
- Reception

Scan for Virtual Tour


Suite 604


Suite 607

Suite 607

550 11th Avenue SW | Calgary, AB

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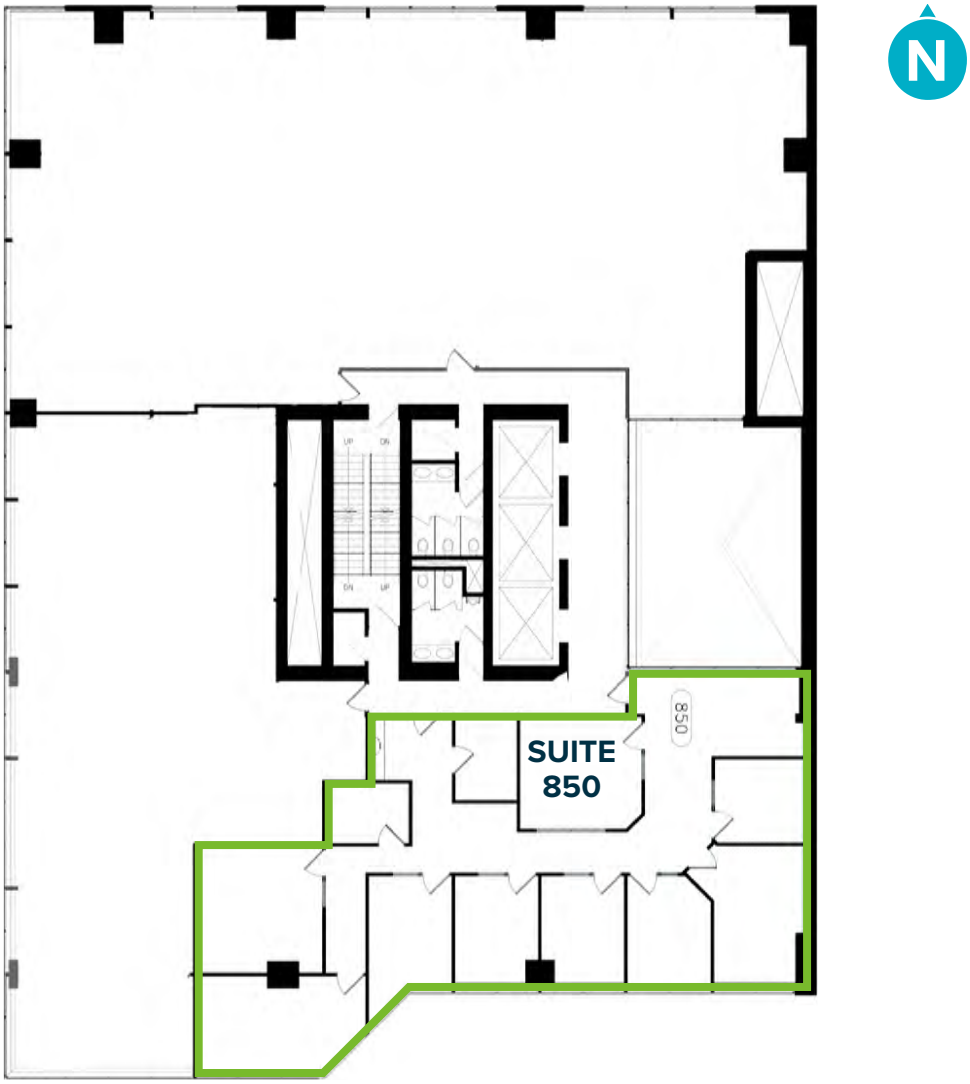
Floor Plans

EIGHTH FLOOR



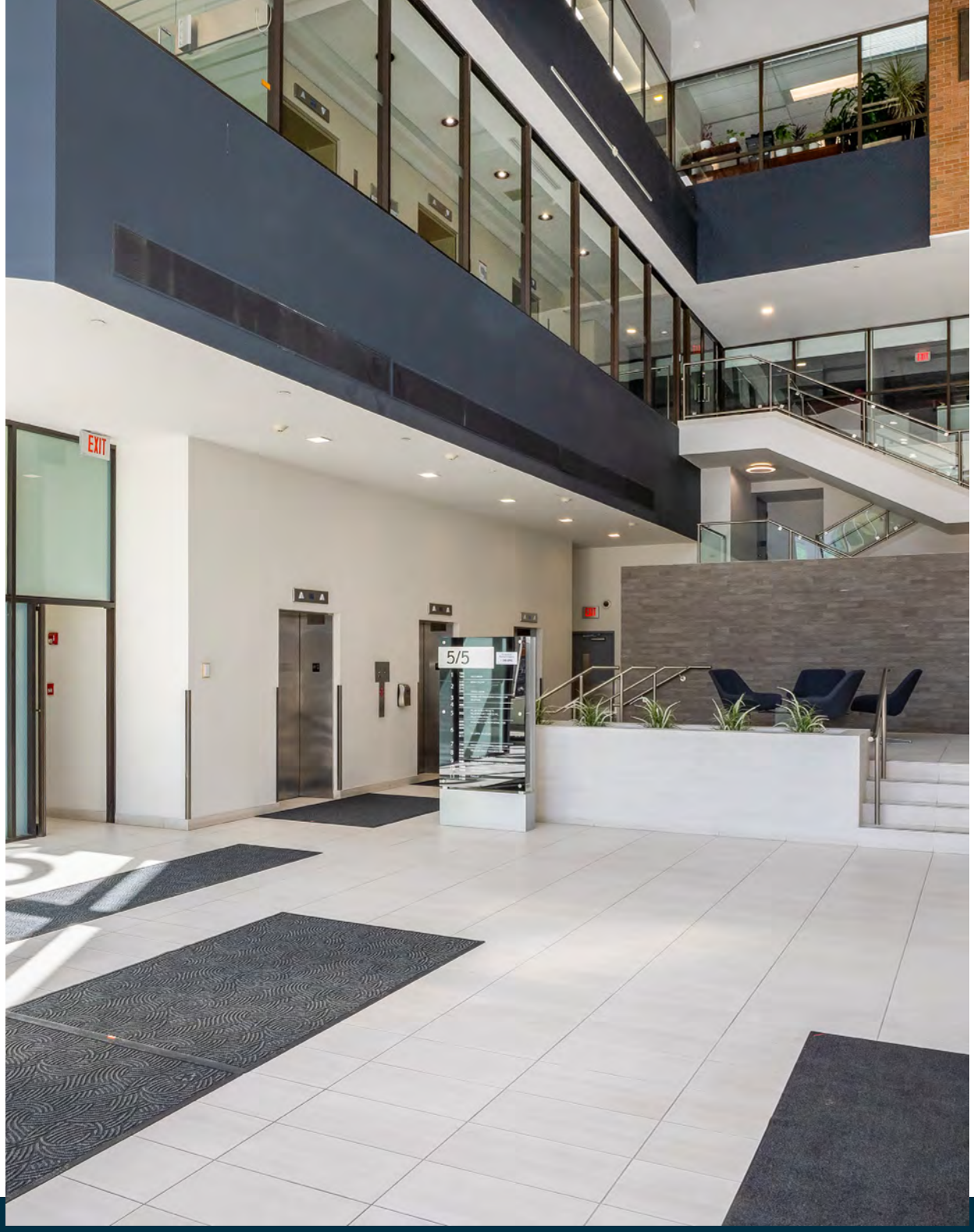
SUITE 850 | 2,723 SF

- 7 Exterior Offices
- 2 Meeting Rooms
- Kitchen
- Storage

Virtual Tour

Nearby Amenities

1	REGRUB
2	MILANO COFFEE
3	LAST BEST BREWING CO.
4	ORCHARD RESTAURANT
5	STABLE CAFE
6	RESIDENCE INN BY MARRIOTT
7	CALGARY COURTS CENTRE
8	THE CORE SHOPPING CENTRE
9	LUCA // FLEETWOOD LOUNGE
10	CRAFT BEER MARKET
11	NATIONAL ON 10TH
12	NAMO CAFE // SUBWAY
13	TIM HORTONS
14	F45 TRAINING



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- Proactively Responding to Customers' Needs
- Optimizing for Operational Excellence
- Create a Welcoming and Healthy Environment for all Tenants and Guests

Tenant Service Requests: 310-Epic (3742)

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