

5/5 BuildingBeltline Office Space For Lease

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Accelerating success.

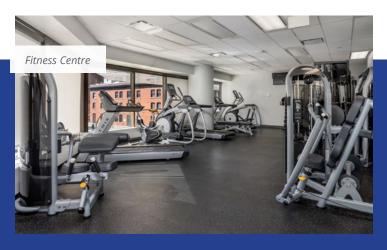
Property **Overview**

Building Name	5/5	
Address	550 11 Avenue SW	
Available Space	Suite 100: 1,073 SF C/L Exclusive Exterior Entrance	Suite 604: 1,243 SF Show Suite
Contiguous to 4,225 SF	- Suite 250:1,967 SF Exclusive Tenant Patio - Suite 275: 2,310 SF C/L	Suite 607: 4,278 SF
		Suite 850: 2,771 SF
		Virtual Tours Available on Floor Plan Pages
Net Rent	Market Rates	
Operating Costs (2025 est.)	CAM: \$19.93 PSF/Annum <u>Tax: \$1.10 PSF/Annum</u> 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	

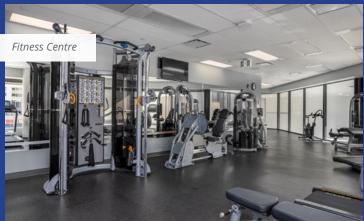
Key **Highlights**

- Renovations completed include an exterior face-lift, lobby upgrades, elevator modernization, and new fitness facility.
- Located on a high-traffic intersection in the Beltline community.
- Exposure to 20,000 vehicles per day along 11th Avenue SW.

Property **Photos**





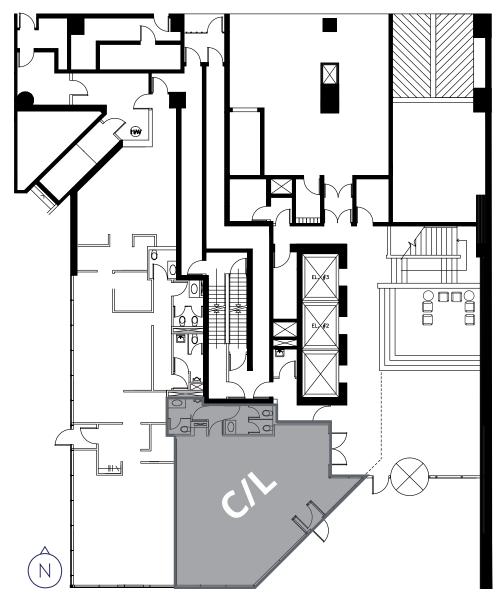








MAIN FLOOR



SUITE 100 | 1.073 SF

- CONDITIONALLY LEASED
- Open Area
- Exclusive Exterior Entrance









550 11 Avenue SW | Calgary, AB

SECOND FLOOR



SUITE 250 | 1,967 SF

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



SUITE 275 | 2,310 SF

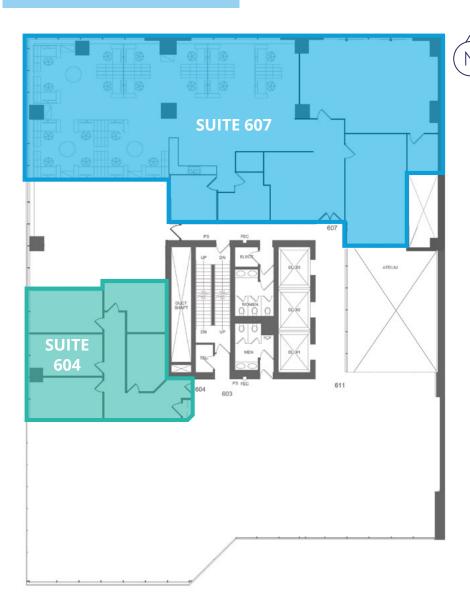
- CONDITIONALLY LEASED
- 1 Interior Offices
- Meeting Room
- Open Area
- Kitchenette







SIXTH FLOOR





- SHOW SUITE
- 3 Exterior Offices
- Meeting Room
- Kitchen





SUITE 607 | 4,278 SF

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



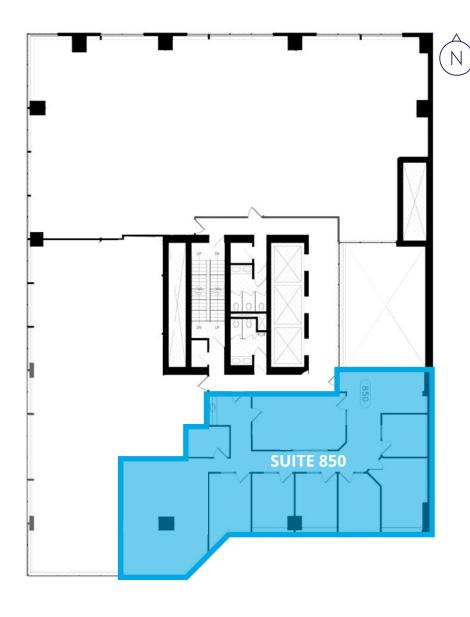








EIGHTH FLOOR



SUITE 850 | 2,771 SF

- SHOW SUITE CONSTRUCTION UNDERWAY
- 7 Exterior Offices
- 2 Meeting Rooms
- Kitchen
- Storage

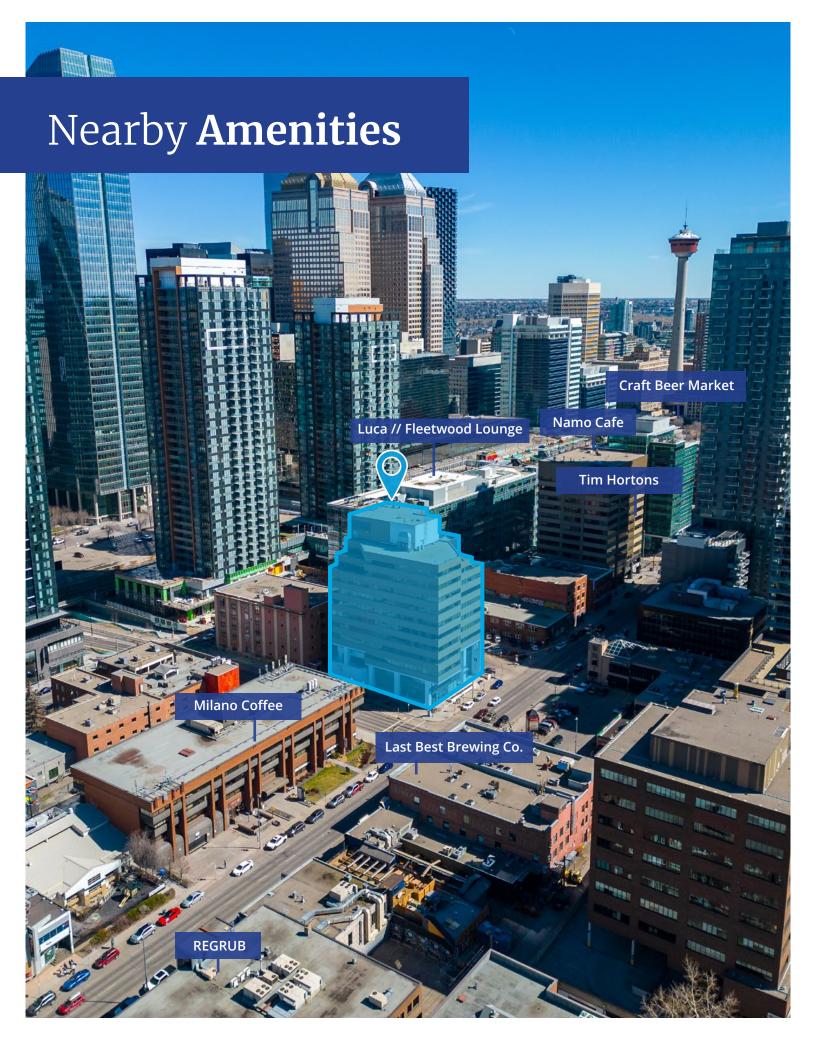


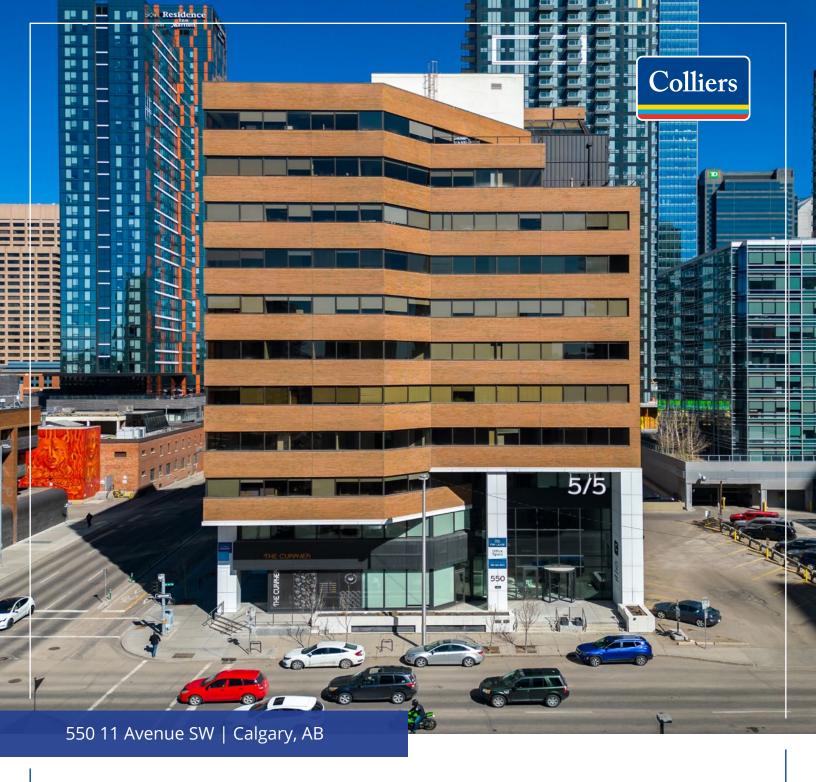






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