



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

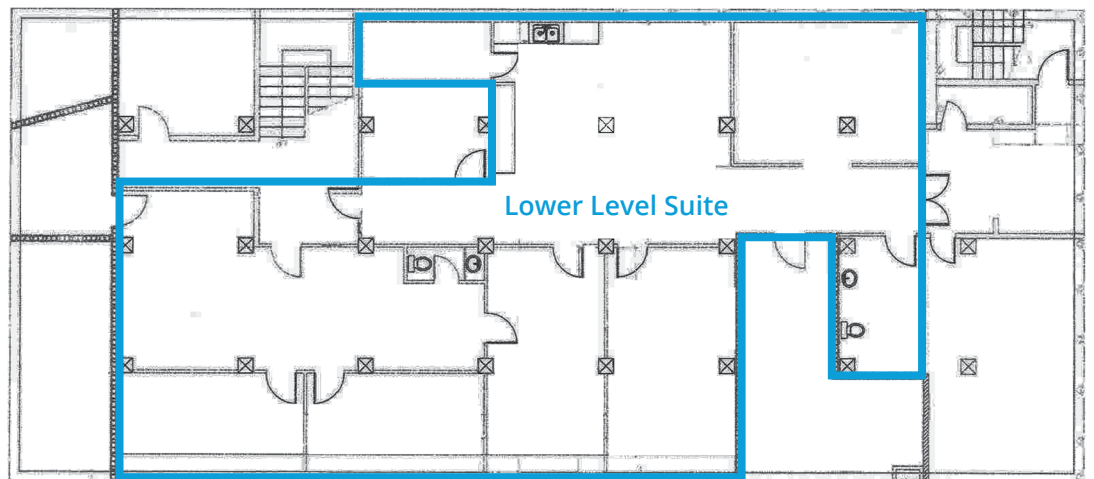
Property Overview

Available Space	Suite 400: 5,296 SF // Building Signage Suite 312: 2,558 SF // Show Suite Condition Lower Level: 3,526 SF
Net Rent	Suite 400: \$12.00 PSF/Annum Suite 312: \$10.00 PSF/Annum Lower Level: Negotiable Gross Rate
Occupancy	Immediately
Operating Costs (2024 Estimate)	CAM: \$15.51 PSF/Annum <u>Tax: \$2.09 PSF/Annum</u> Total: \$17.60 PSF/Annum
Parking	1 Stall Per 1,500 SF \$200/Stall/Month // Surface (Additional Month to Month Stalls Available)
Building Size	19,000 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

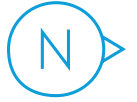
Floor Plans

Lower Level | 3,526 SF

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

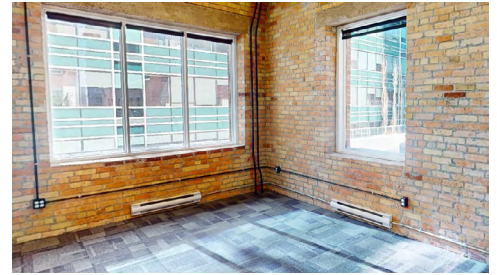
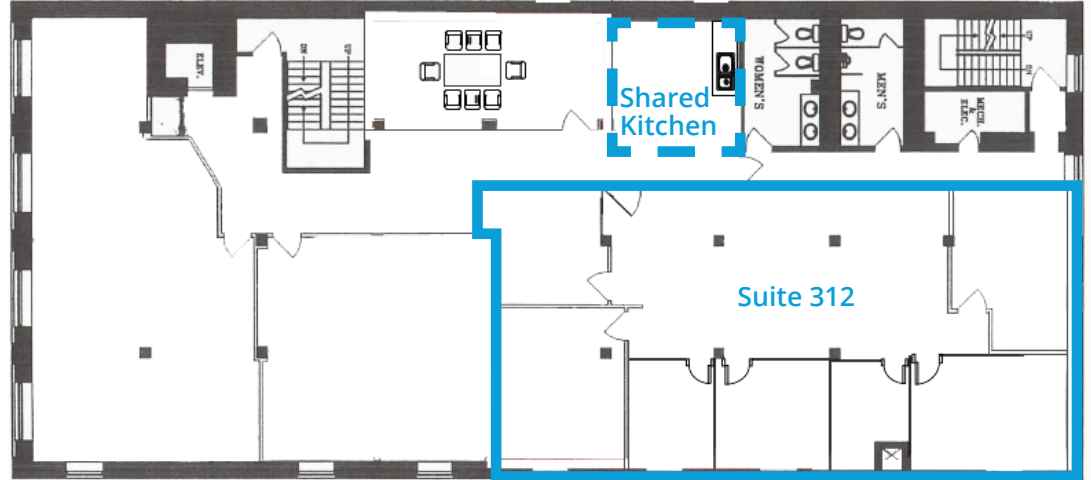


Floor Plans



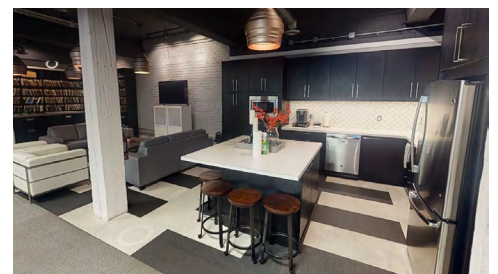
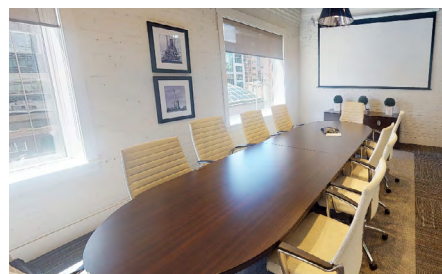
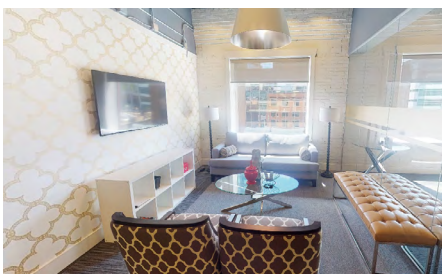
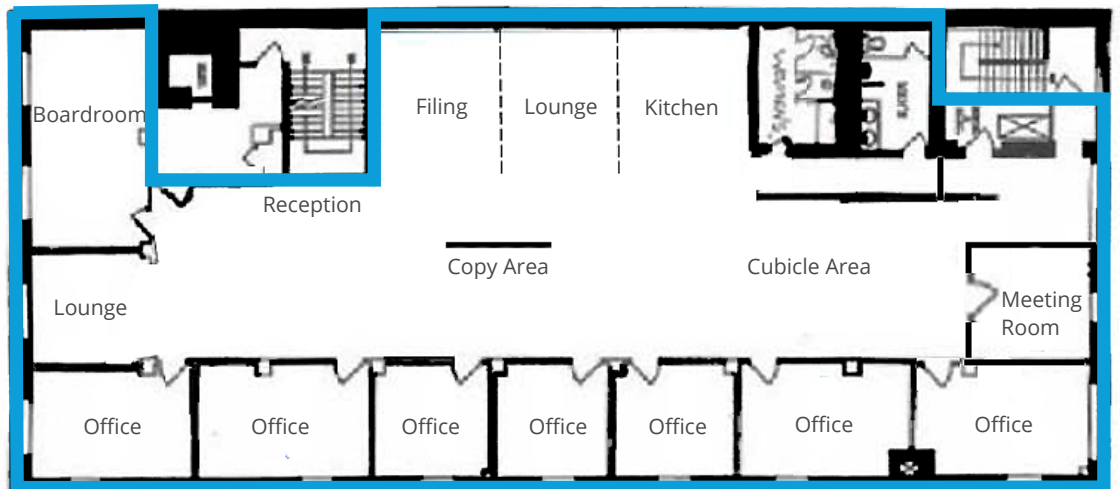
Suite 312 | 2,558 SF

- 7 Offices
- Open Area for Workstations
- Shared Kitchen



Suite 400 | 5,296 SF

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





Colliers

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

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 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 © 2024 CMN Calgary Inc.