

# 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

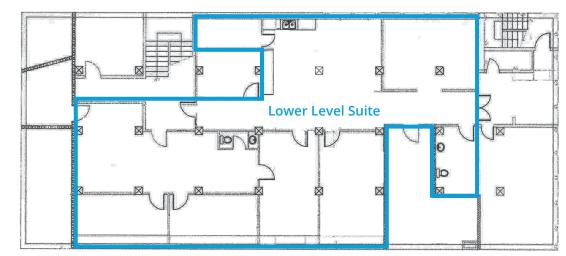
Available Space	Suite 400: 5,296 SF Suite 312: 2,558 SF // <b>Show Suite Condition</b> Lower Level: 3,526 SF
Net Rent	Suite 312 and 400: \$12.00 PSF/Annum Lower Level: \$19.00 PSF/Annum (Gross Rent)
Occupancy	Immediately
Operating Costs (2024 Estimate)	CAM: \$15.51 PSF/Annum <u>Tax: \$2.09 PSF/Annum</u> Total: \$17.60 PSF/Annum
Parking	1 Stall Per 2,000 SF \$325/Stall/Month // Surface (Additional Month to Month Stalls Available)
<b>Building Size</b>	19,000 SF
Year Built	1912
Floors	4
Highlights	<ul> <li>Modernized Elevator and Mechanical Systems</li> <li>On-Site Property Management</li> <li>Easy Access to Downtown via 4th and 5th Street</li> </ul>

- 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)
- 1 Single Office
- Open Area for Workstations
- Boardroom
- Kitchen
- In-Suite Washrooms

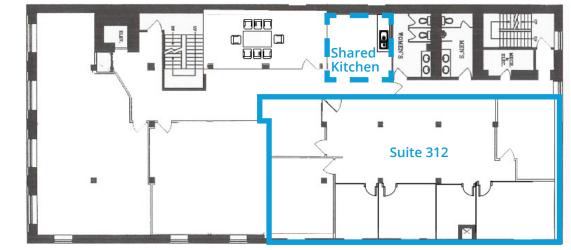


## Floor Plans



### Suite 312 | 2,558 SF

- 7 Offices
- Open Area for Workstations
- Shared Kitchen





• Kitchen + Lounge

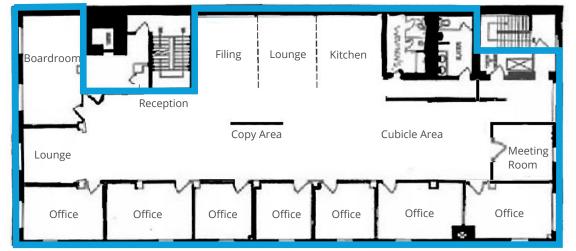
Filing Area

Copy Area

## Suite 400 | 5,296 SF

- 7 Offices
- Boardroom
- Meeting Room
- Open Area for Reception Workstations













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.