

# Beltline Office Space For Lease

# 5/5

Move-In Ready, Furnished Show Suites  
Completed in Q1 2024.

550 11<sup>th</sup> Avenue SW  
Calgary, Alberta



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Accelerating success.



# Property Overview

<b>Available Space</b>	Suite 250: 1,920 SF	<b>Exclusive Tenant Patio</b>	] Contiguous up to 4,192 SF
	Suite 275: 2,272 SF		
	Suite 400: 10,245 SF	<b>Show Suites Completed Q1 2024</b> Contiguous up to 4,811 SF	
	Suite 603: 1,932 SF		
	Suite 604: 1,128 SF		
	Suite 611: 1,751 SF		
	Suite 607: 3,946 SF		<b>Available July 1, 2024</b>
	Suite 850: 2,723 SF		
Suite 1105: 1,663 SF			

**Virtual Tours** Please See Floor Plan Pages 3-7 for Virtual Tours

**Net Rent** Market Rates

**Operating Costs (2023 Estimate)**  
CAM: \$16.79 PSF/Annum  
Tax: \$1.80 PSF/Annum  
Total: \$18.59 PSF/Annum

**Term** 3-10 Years

**Parking** 1 Stall Per 2,046 SF  
\$395/Stall/Month // Underground

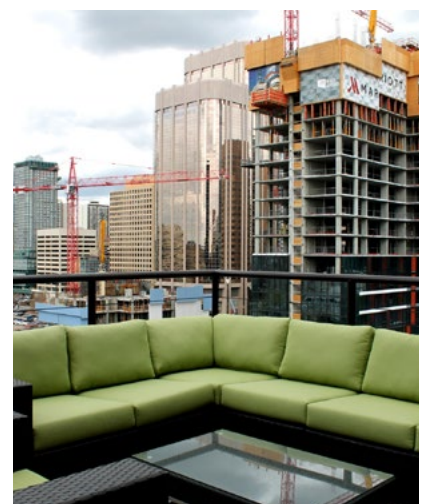
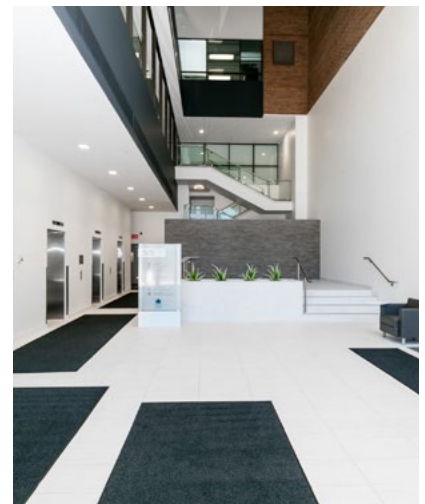
**Building Size** 98,249 SF

**Year Built** 1983

**Floors** 11

**Building Hours** 7:00am to 5:00pm // Monday to Friday

**Fibre Provider** Shaw and Telus



## Key Highlights

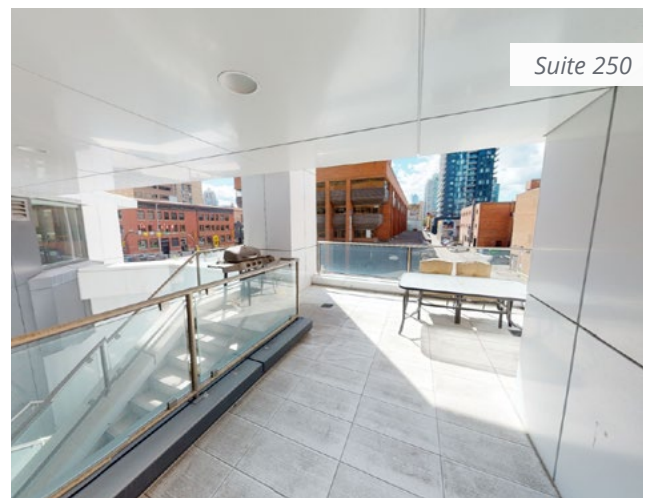
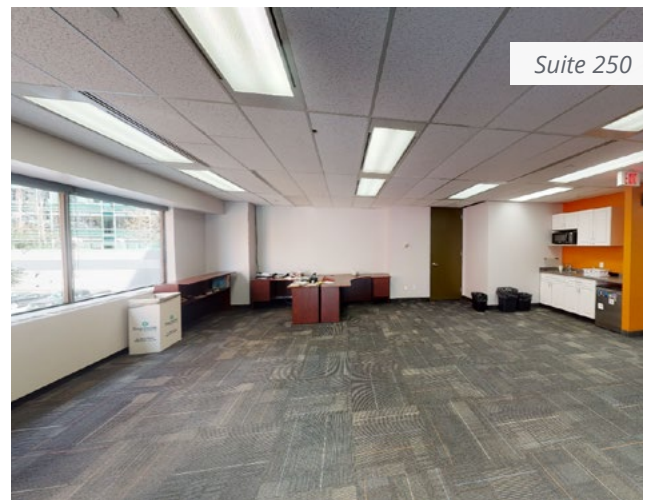
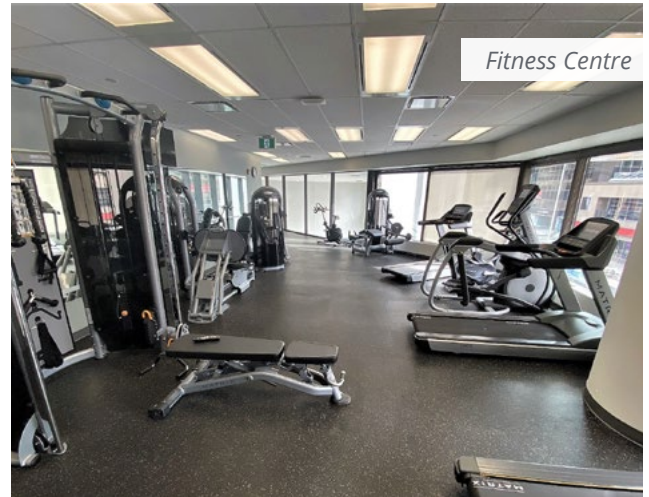
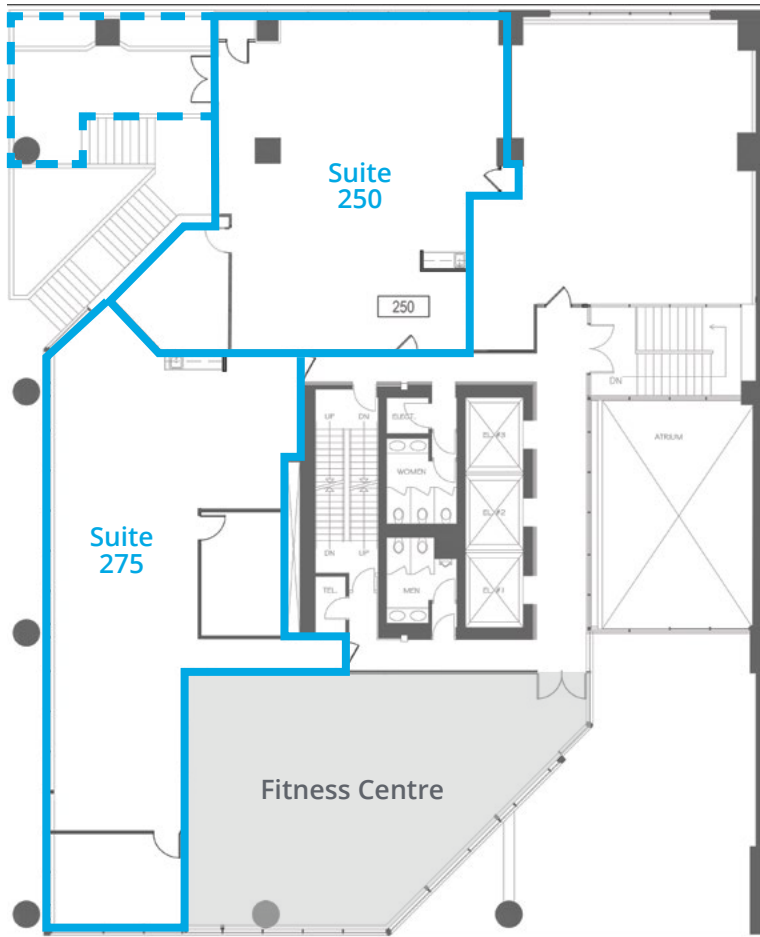
- Renovations completed in 2016 include an exterior facelift, lobby upgrades, elevator modernization, and new fitness facility.
- Located on a high-traffic intersection in the Beltline community.
- The Curryer Pakistani Kitchen located on main floor of building.
- Fitness amenities, Safeway, Craft Beer Market, and National on 10th within a 10-minute walk.
- Exposure to 20,000 vehicles per day along 11th Avenue SW.



# Floor Plans



## Second Floor



### Suite 250 | 1,920 SF

[Click Here for Virtual Tour](#)

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

### Suite 275 | 2,272 SF

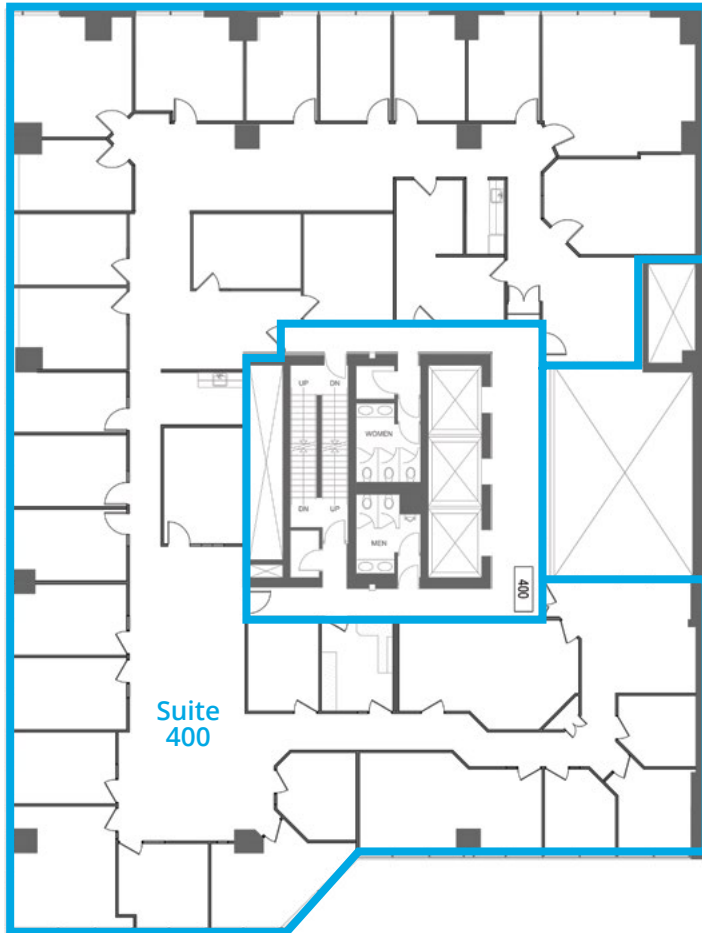
- 1 Interior Office
- Meeting Room
- Open Area
- Kitchenette

 *Contiguous up to 4,192 SF*

# Floor Plans



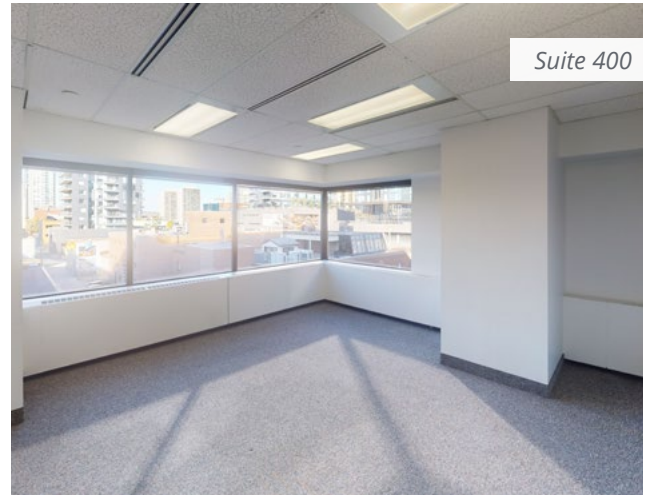
## Fourth Floor



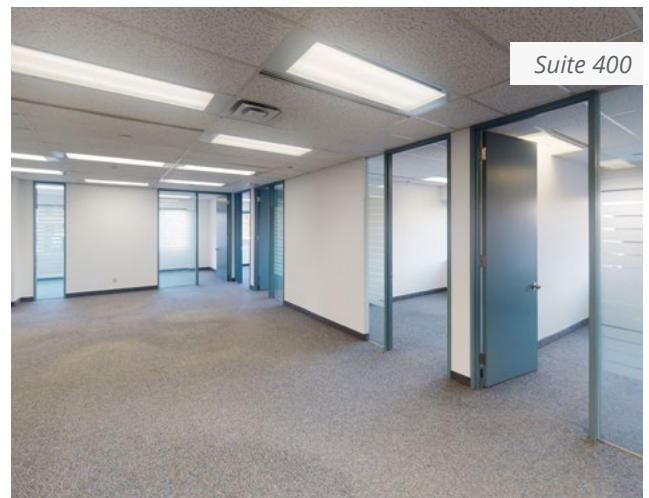
### Suite 400 | 10,245 SF

[Click Here for Virtual Tour](#)

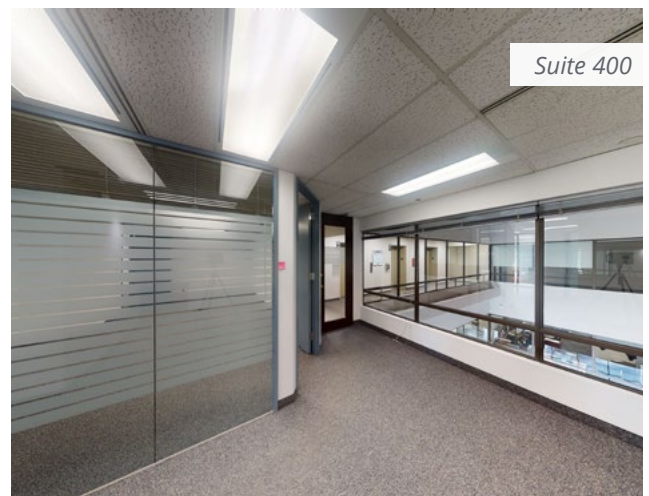
- 20 Exterior Offices
- 5 Interior Offices
- 2 Boardrooms
- 4 Meeting Rooms
- Kitchen
- 2 Kitchenettes
- Storage



Suite 400



Suite 400

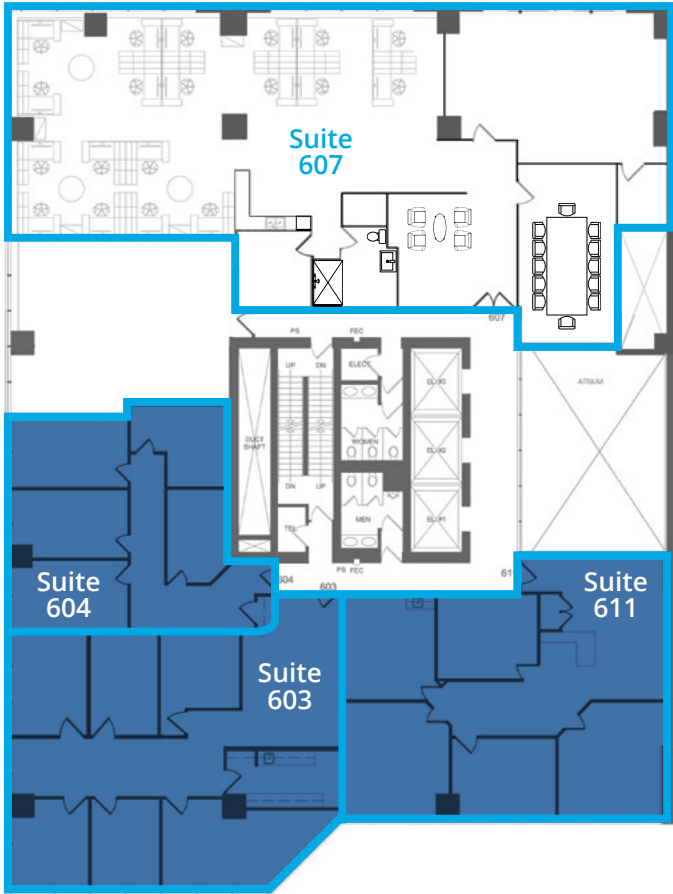


Suite 400

# Floor Plans



## Sixth Floor



### Suite 603 | 1,932 SF

[Click Here for Virtual Tour](#)

- 3 Exterior Offices
- 3 Interior Offices
- Boardroom
- Kitchen
- Reception

### Suite 604 | 1,128 SF

[Click Here for Virtual Tour](#)

- 3 Exterior Offices
- Meeting Room
- Kitchen

### Suite 611 | 1,751 SF

[Click Here for Virtual Tour](#)

- 2 Exterior Offices
- 1 Interior Office
- Meeting Room
- Kitchen
- Reception

### Suite 607 | 3,946 SF

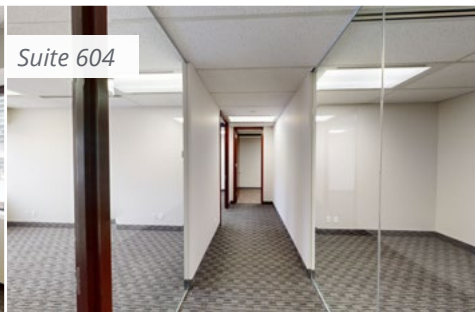
[Click Here for Virtual Tour](#)  
*Available July 1, 2024*

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

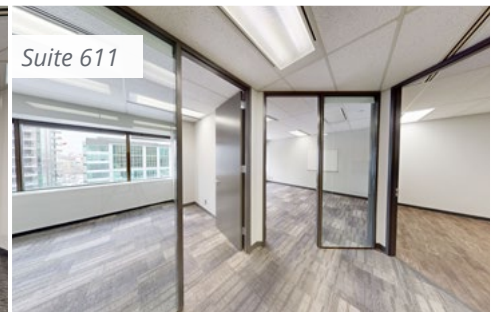
[Show Suites Completed Q1 2024](#)  
*Contiguous up to 4,811 SF*



Suite 603



Suite 604



Suite 611



Suite 603



Suite 604

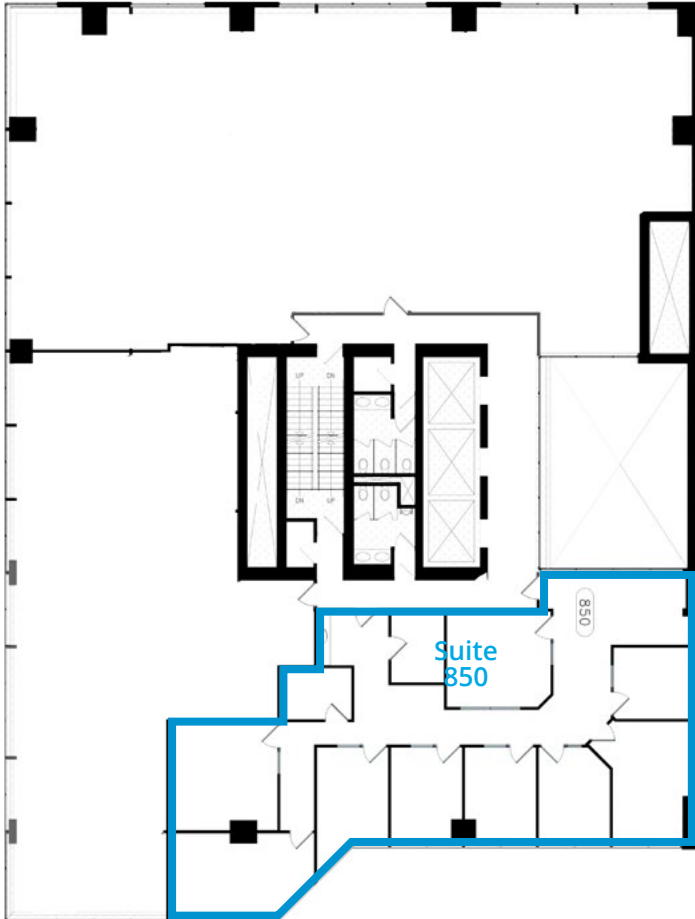


Suite 611



# Floor Plans

## Eighth Floor



### Suite 850 | 2,723 SF

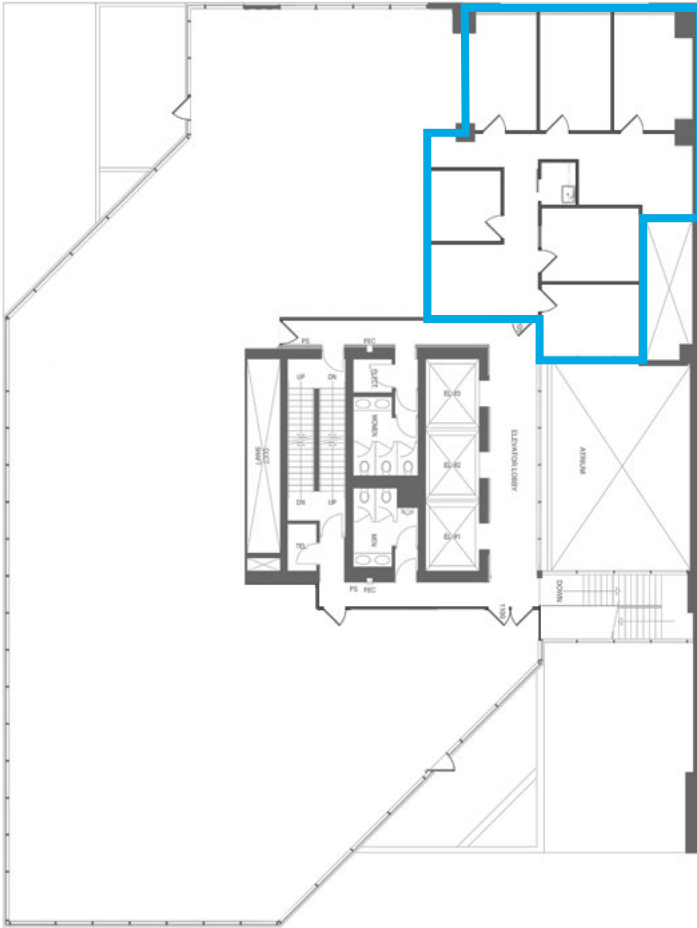
[Click Here for Virtual Tour](#)

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



# Floor Plans

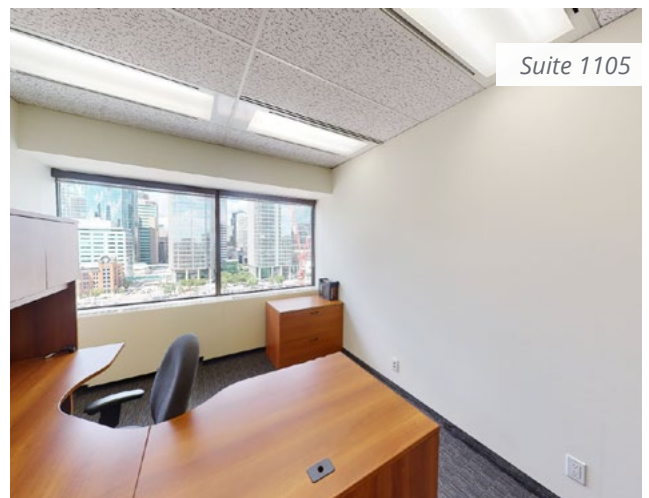
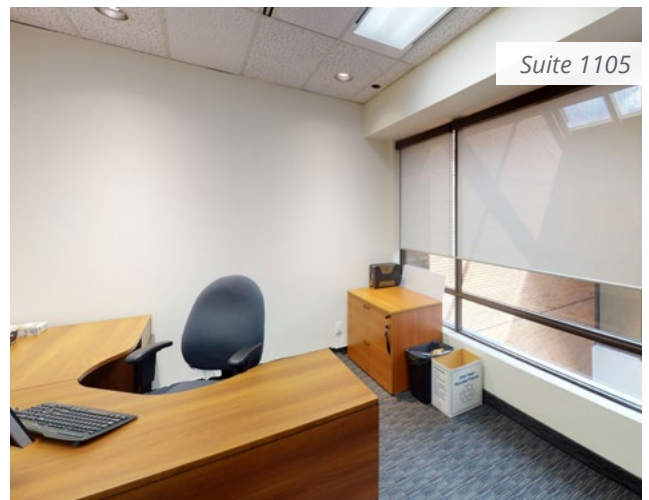
## Eleventh Floor



### Suite 1105 | 1,663 SF

[Click Here for Virtual Tour](#)

- 3 Exterior Offices
- 3 Interior Offices
- Kitchenette







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- 1 The Curryer
- 2 REGRUB
- 3 Milano Coffee
- 4 Last Best Brewing Co.
- 5 Orchard Restaurant
- 6 Stable Cafe
- 7 Residence Inn by Marriott
- 8 Calgary Courts Centre
- 9 CORE Shopping Centre
- 10 Luca // Fleetwood Lounge
- 11 Craft Beer Market
- 12 National on 10th
- 13 Tim Hortons
- 14 F45 Training

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