

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text, there are three horizontal stripes in yellow, red, and blue from top to bottom.

Colliers

A large, multi-story brick building with a distinctive architectural style featuring curved, cantilevered balconies with dark, horizontal slats. The building is situated in an urban environment with other skyscrapers and construction cranes visible in the background. A red car is parked on the street in front of the building, and a playground is visible in the foreground to the left.

602 11th Avenue SW | Calgary, AB

Sunrise Square Office Space For Lease

Matt Lannon

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Accelerating success.

Property Overview

Available Space	Suite L100	4,108 SF	3D Virtual Tour	} Contiguous up to 3,541 SF
	Suite 203	1,811 SF	3D Virtual Tour	
	Suite 204	1,730 SF	3D Virtual Tour	
	Suite 307	1,600 SF	3D Virtual Tour	} Contiguous up to 9,402 SF
	Suite 303	1,540 SF	3D Virtual Tour	
	Suite 305	2,576 SF		
	Suite 320	1,310 SF	3D Virtual Tour	
	Suite 310	2,376 SF		
	Suite 314	957 SF	3D Virtual Tour	} Contiguous up to 1,912 SF
	Suite 404	837 SF	3D Virtual Tour	
	Suite 410	759 SF	3D Virtual Tour	
	Suite 412	1,153 SF	3D Virtual Tour	

Occupancy Immediately

Net Rent Market Rates

Operating Costs (2024 Estimate)
 CAM: \$12.28 PSF/Annum
 Tax: \$2.80 PSF/Annum
 Total: \$15.08 PSF/Annum

Term 1-5 Years

Parking 1 Stall Per 600 SF
 \$300/Stall/Month // Reserved Underground

Building Size 58,443 SF

Year Built 1979

Floors 4

Building Hours 7:00am to 6:00pm // Monday to Friday

HVAC Hours 4:00am to 10:00pm // Monday to Friday 7:00am to 8:00pm // Saturday to Sunday

Fibre Provider Telus and Shaw

- Highlights**
- High Profile Beltline Location
 - Excellent Access to Downtown Core via 5th Street Underpass
 - Common Area Boardroom
 - Renovated Lobby and Common Areas

Small Suite Promotion

Move In Ready Small Suite Promotion

The following move in ready suites are being offered on the following terms:

- Monthly Gross Rental Amount Inclusive of Rent, Operating Costs and Parking
- 1 Month Gross Free Rent for Move In and Conducting Business
- 1 or 2 Year Lease Terms Only
- 1 Underground Reserved Parking Stall Included per Suite (Additional Available)

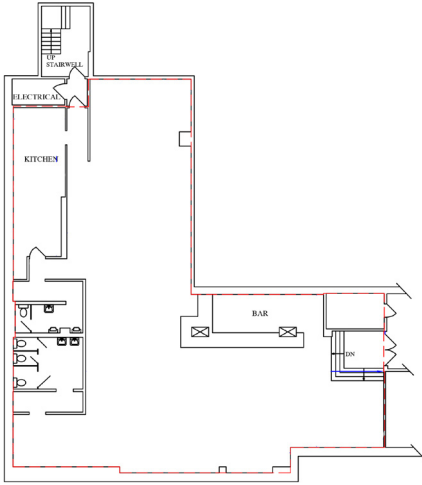
Suite	Square Footage	Parking Stall	Total Monthly Cost
203	1,811	1	\$3,400
204	1,730	1	\$3,250
307	1,600	1	\$3,000
320	1,310	1	\$2,550
314	957	1	\$1,950
404	837	1	\$1,750
410	759	1	\$1,600
412	1,153	1	\$2,250





Floor Plans

Lower Level



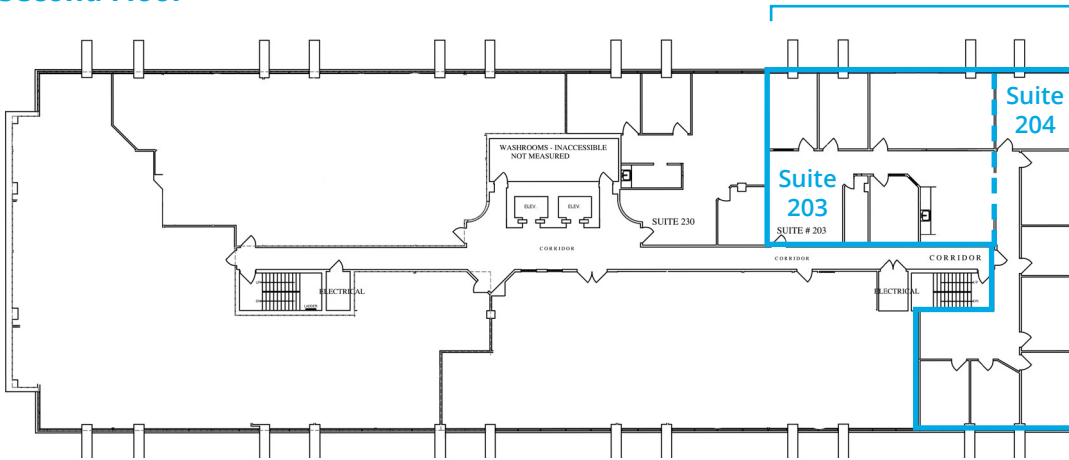
Suite L100 | 4,108 SF

Former Gallery and Event Space
[Click Here for Virtual Tour](#)

- Open Area
- Kitchen
- Exclusive Exterior Entrance and Signage

Second Floor

Contiguous for 3,541 SF



Suite 203 | 1,811 SF

[Click Here for Virtual Tour](#)

- Boardroom
- 3 Offices
- Kitchen

Suite 204 | 1,730 SF

[Click Here for Virtual Tour](#)

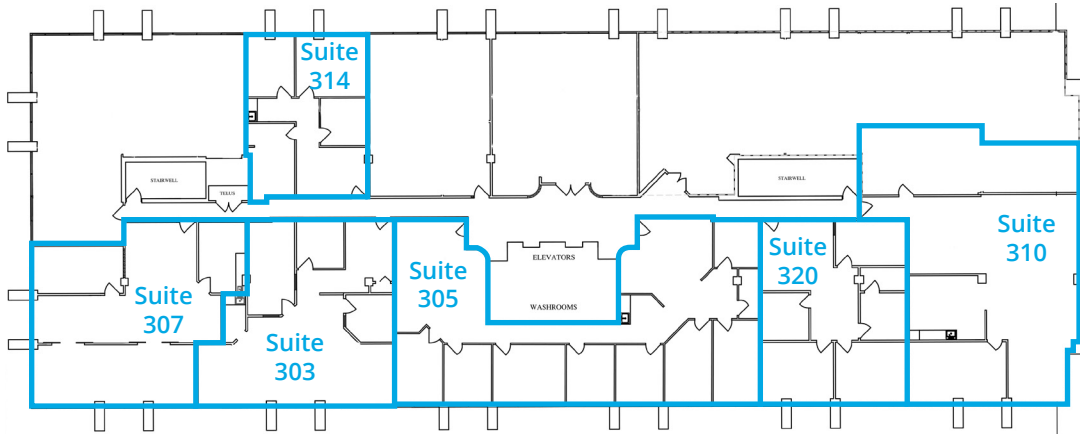
- 7 Offices





Floor Plans

Third Floor



Suite 307 | 1,600 SF

Suite 303 | 1,540 SF

Suite 305 | 2,576 SF

Suite 320 | 1,310 SF

Suite 310 | 2,376 SF

[Click Here for Virtual Tour](#)

- 1 Office
- Boardroom
- Kitchen
- Reception Area

[Click Here for Virtual Tour](#)

- 3 Offices
- Open Area
- Kitchenette
- Reception Area

- 7 Office
- Boardroom
- Open Area
- Kitchenette
- Reception Area

[Click Here for Virtual Tour](#)

- 5 Offices
- Open Area
- Reception

- 1 Office
- Boardroom
- Open Area
- Kitchen

Contiguous up to 9,402 SF

Suite 314 | 957 SF

[Click Here for Virtual Tour](#)

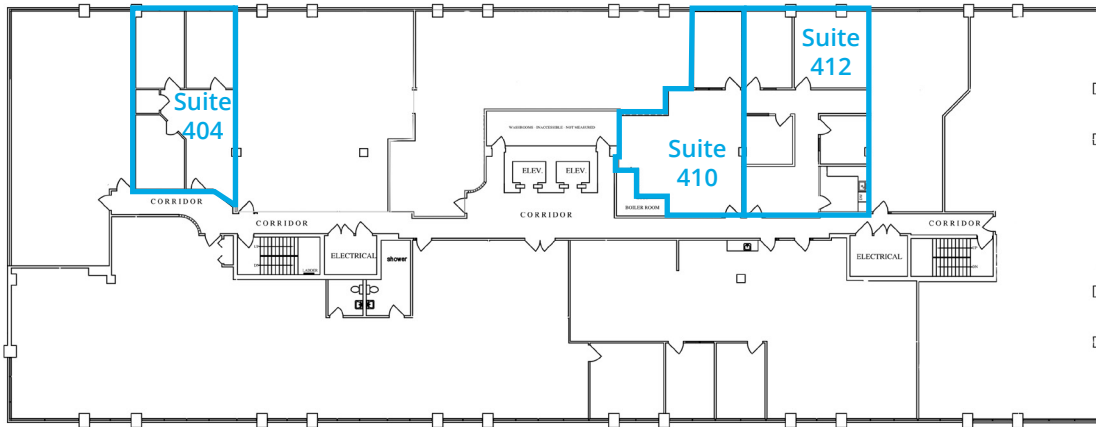
- 4 Offices
- Kitchenette
- Reception Area





Floor Plans

Fourth Floor



Suite 404 | 837 SF

[Click Here for Virtual Tour](#)

- 3 Offices
- Reception

Suite 410 | 759 SF

[Click Here for Virtual Tour](#)

- 1 Office
- Open Area

Suite 412 | 1,153 SF

[Click Here for Virtual Tour](#)

- 4 Offices
- Kitchen
- Reception

Contiguous for 1,912 SF



Suite 404



Suite 416



Suite 416



Suite 404



Suite 404



Suite 416

Surrounding Amenities



- 1 Bridgette Bar
- 2 REGRUB
- 3 Hudsons Canada's Pub
- 4 Last Best Brewing Company
- 5 Milano Coffee
- 6 Orchard Restaurant
- 7 Stable Cafe
- 8 Residence Inn by Marriott
- 9 Calgary Courts Centre
- 9 F45 Training



Royal Bank Building
Suite 900
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