



Colliers

522 11th Avenue SW | Calgary, AB

Westcoast Building

Character Office Space For Lease

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Accelerating success.

Property Overview

Available Space Suite 400: 5,296 SF
Suite 312: 2,558 SF // [Show Suite Condition](#)
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
Tax: \$2.09 PSF/Annum
Total: \$17.60 PSF/Annum

Parking 1 Stall Per 2,000 SF
\$325/Stall/Month // Surface
(Additional Month to Month Stalls Available)

Building Size 19,000 SF

Year Built 1912

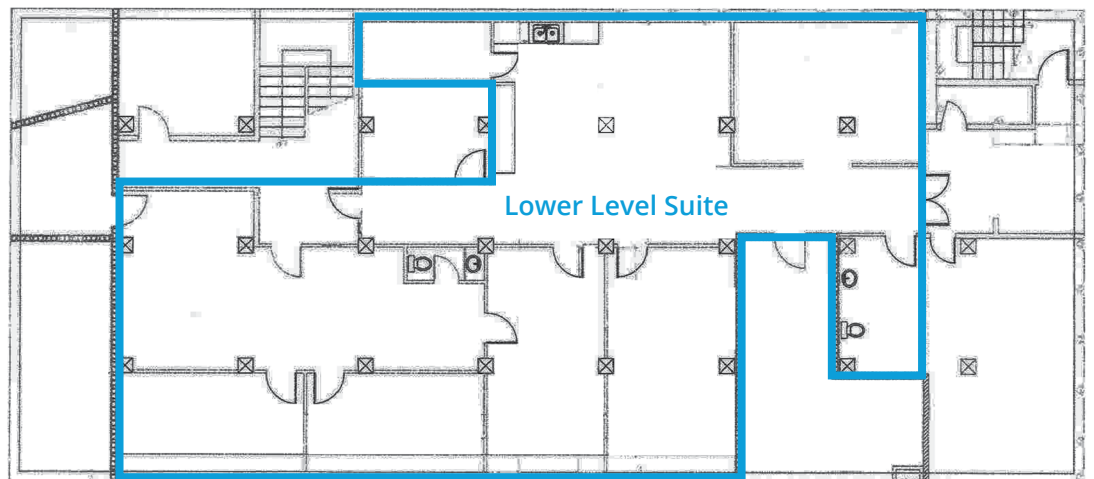
Floors 4

- Highlights**
- 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

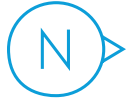
Floor Plans

Lower Level | 3,526 SF

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

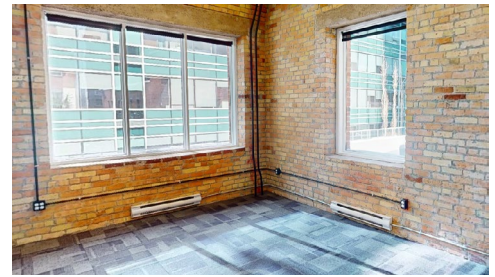
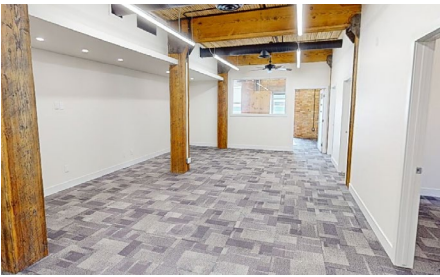
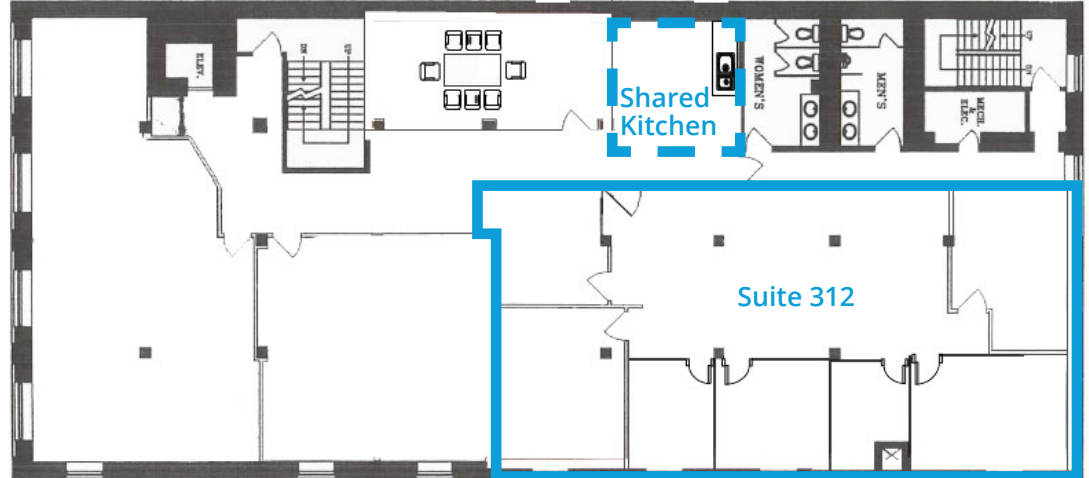


Floor Plans



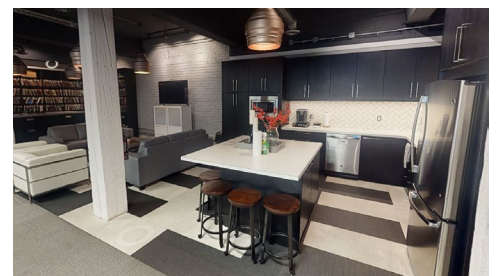
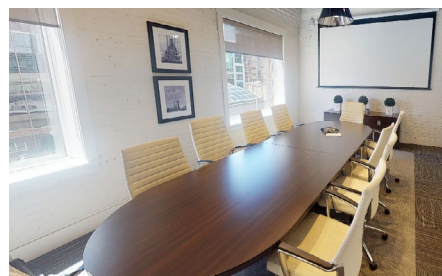
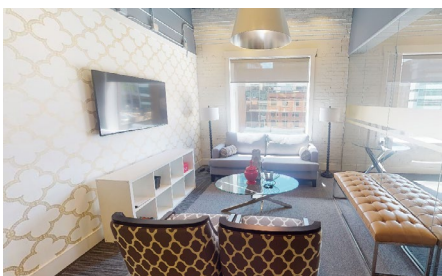
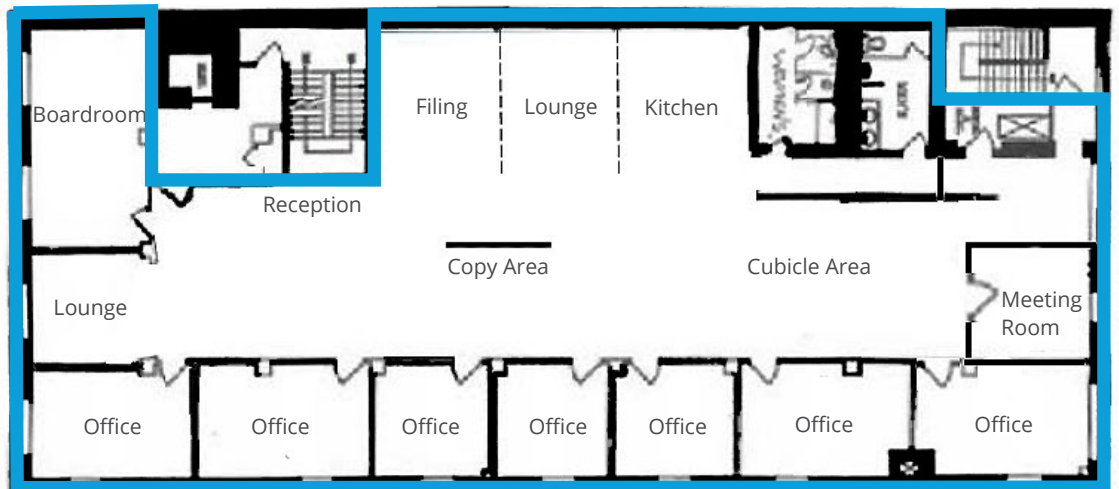
Suite 312 | 2,558 SF

- 7 Offices
- Open Area for Workstations
- Shared Kitchen



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

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