



Colliers

522 11<sup>th</sup> 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**

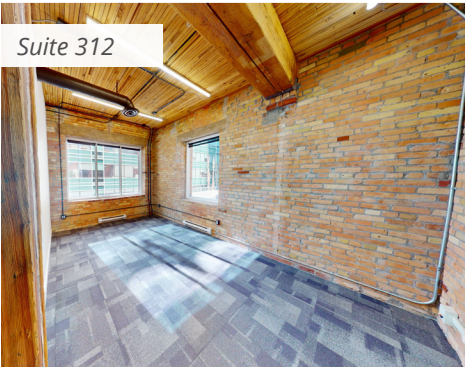
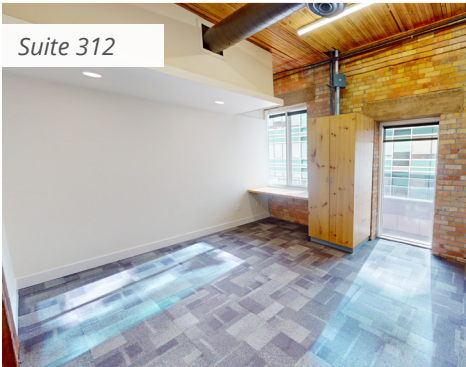
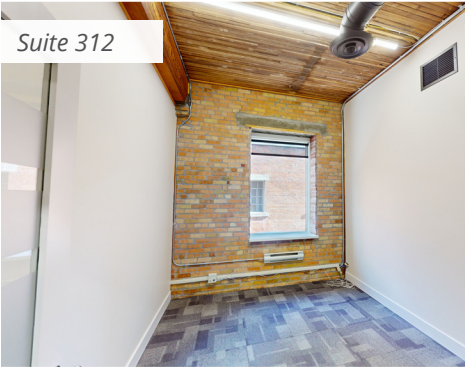
Associate Vice President  
+1 403 571 8756  
brittany.block@colliers.com



# Property Overview

Available Space	Suite 312: 2,558 SF // <a href="#">Click Here for Virtual Tour</a> (Show Suite Condition)
Net Rent	Market Rates
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

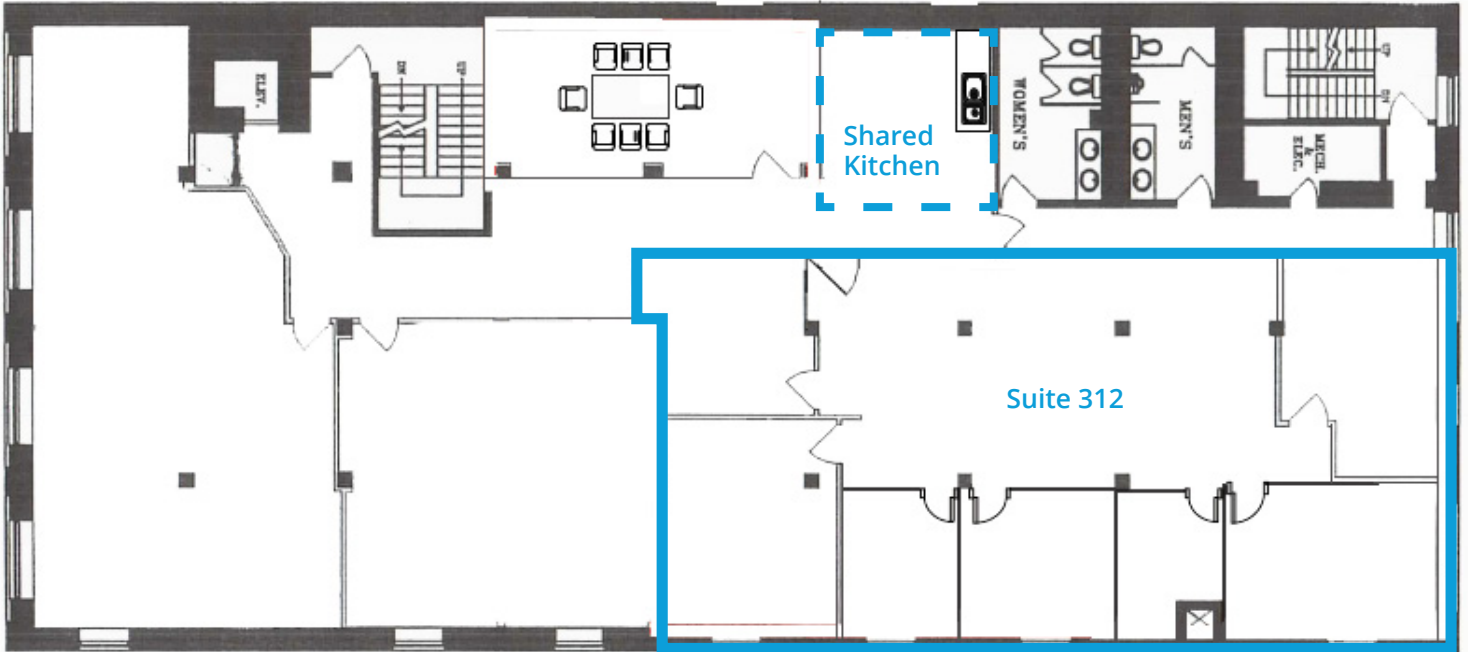
- Highlights
- Modernized Elevator and Mechanical Systems
  - On-Site Property Management
  - Easy Access to Downtown via 4th and 5th Street
  - Abundance of Amenities in the Immediate Area



# Floor Plans



## Third Floor



### Suite 312 | 2,558 SF

- 7 Offices
- Open Area for Workstations
- Shared Kitchen

***Click Here** or Scan Below  
for Virtual Tour of Suite 312*







Colliers

Residence Inn by Marriott

Stable Cafe

Orchard Restaurant

Milano Coffee

Last Best Brewing Co.

Yoga Passage

Tim Hortons

F45 Training

+15 Access to Downtown

Craft Beer Market

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Associate Vice President

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[brittany.block@colliers.com](mailto:brittany.block@colliers.com)

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