

**BELTLINE CHARACTER
SHARED OFFICE SPACE
FOR SUBLEASE**

Lorraine Block
620 12th Avenue SW, Calgary

**INDIVIDUAL
OFFICES
AVAILABLE**



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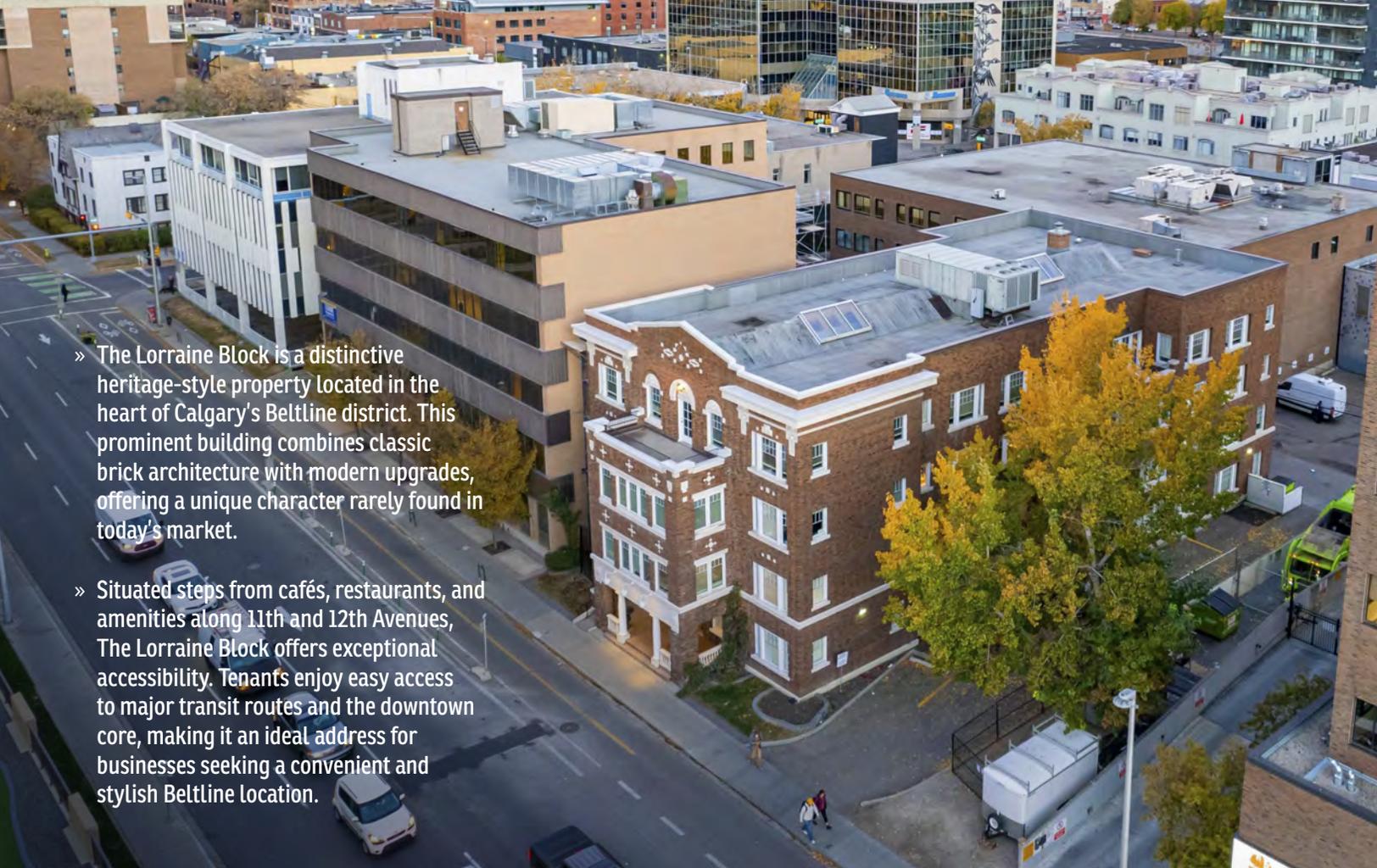
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LOCAL
EXPERTISE
MATTERS



- » The Lorraine Block is a distinctive heritage-style property located in the heart of Calgary's Beltline district. This prominent building combines classic brick architecture with modern upgrades, offering a unique character rarely found in today's market.
- » Situated steps from cafés, restaurants, and amenities along 11th and 12th Avenues, The Lorraine Block offers exceptional accessibility. Tenants enjoy easy access to major transit routes and the downtown core, making it an ideal address for businesses seeking a convenient and stylish Beltline location.

SUBLEASE INFORMATION

MUNICIPAL ADDRESS: 620 12th Avenue SW, Calgary

BUILDING CLASS: A

AVAILABLE FOR SUBLEASE:

1-6 individual offices in Suite 210

- Offices' areas range from 62 to 190 sq. ft.
- Shared reception, boardroom and kitchen
- Furniture included.
- Move-in ready.

AVAILABILITY: Immediate

SUBLEASE TERM:

Until April 29, 2027.

Headlease wrap and shorter term available.

PARKING: In vicinity

SUBLEASE RATES:

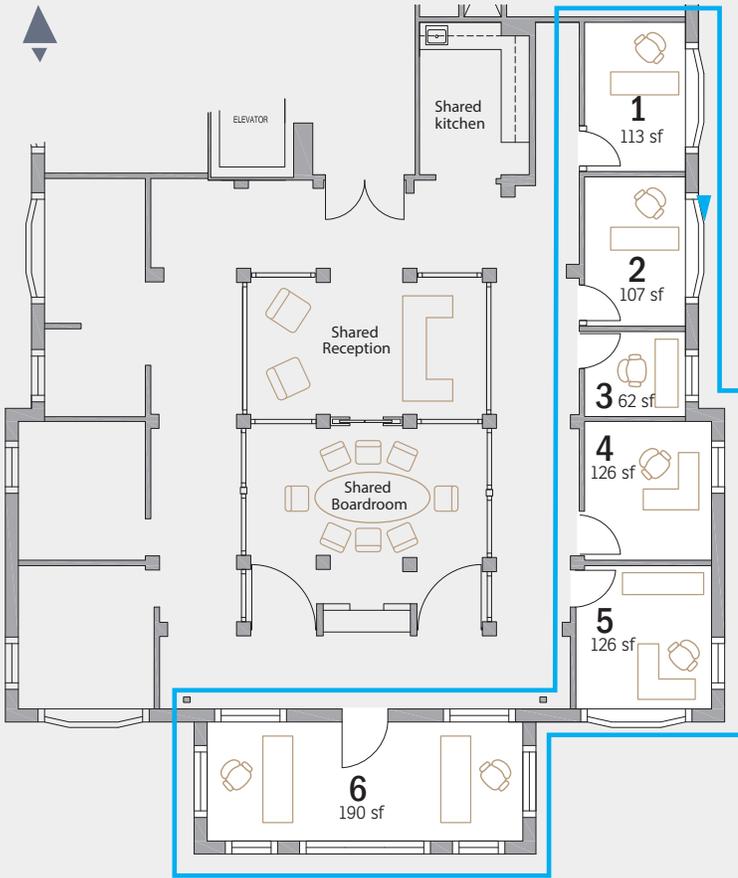
Office 1 & 2: gross rate \$800/mo per individual furnished office;

Office 3: gross rate \$500/mo per individual furnished office;

Office 4 & 5: gross rate \$1,000/mo per individual furnished office;

Office 6: gross rate \$1,500/mo per double furnished office.





1 2 T H A V E N U E S W



Shared Boardroom



Shared Reception



Shared Kitchen



Office 5



Office 4



Office 6



Office 3

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