

Beltline Office Space For Sublease



SUNRISE SQUARE

602 11th Avenue SW, Suite 203, Calgary | AB

Sunrise Square is well situated with a high profile, central Beltline location on 11th Avenue SE. Convenient walking access to the downtown core and LRT stations via the 5th Street underpass. Numerous food amenities and retail services in the immediate area. The building recently underwent renovations to modernize the main floor lobby, elevators and common areas.

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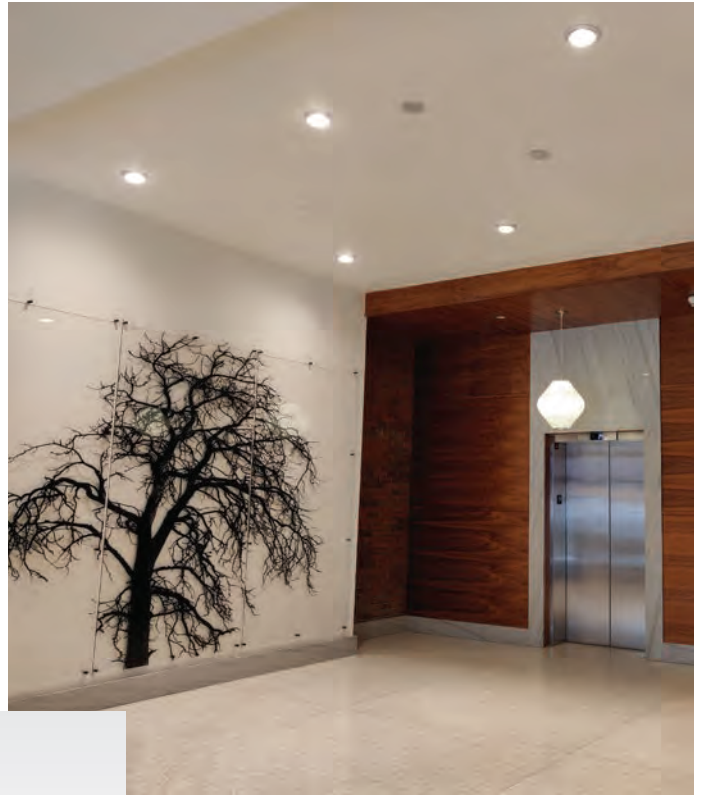
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Specifications

Municipal Address	#203, 602 11 th Avenue SW
Building Class	B
Available Space	1,786 SF
Term	Flexible; 1 to 4 Years
Sublandlord	Quest Geomatics Inc.
Net Rent	Market Sublease Rates
Op Costs (2019 est.)	\$16.46 PSF
Availability	Immediately
Parking	2 Underground Parking Stalls \$350/stall/month
Furniture	Available

Comments

- Newly renovated kitchenette
- Work stations and kitchen furniture included
- Sizeable shared server room
- Refreshing and welcoming main floor lobby
- Lobby tenant signage available
- Secured and heated underground parking



3-minutes walking
distance to downtown
core

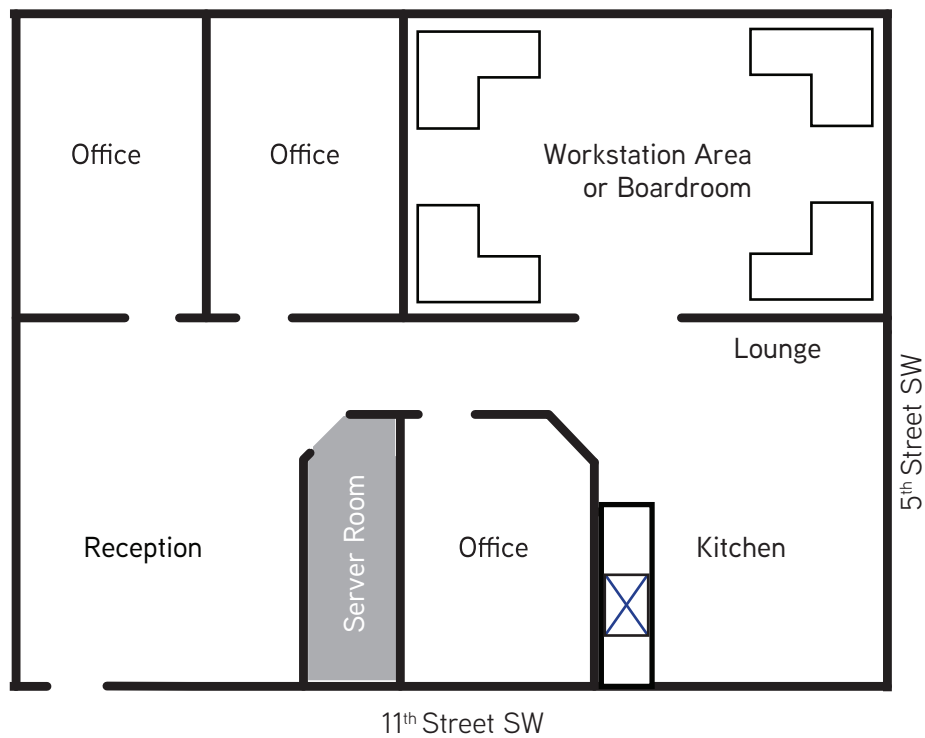


Various bus routes
and LRT stations in
the immediate area



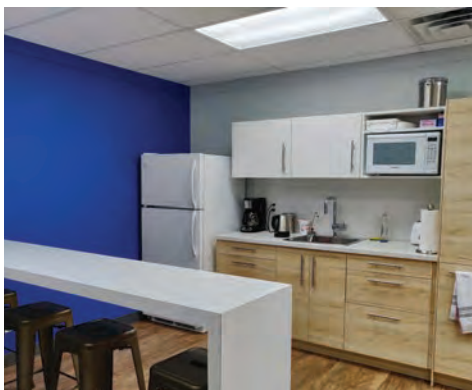
23-minutes driving
distance to YYC Airport

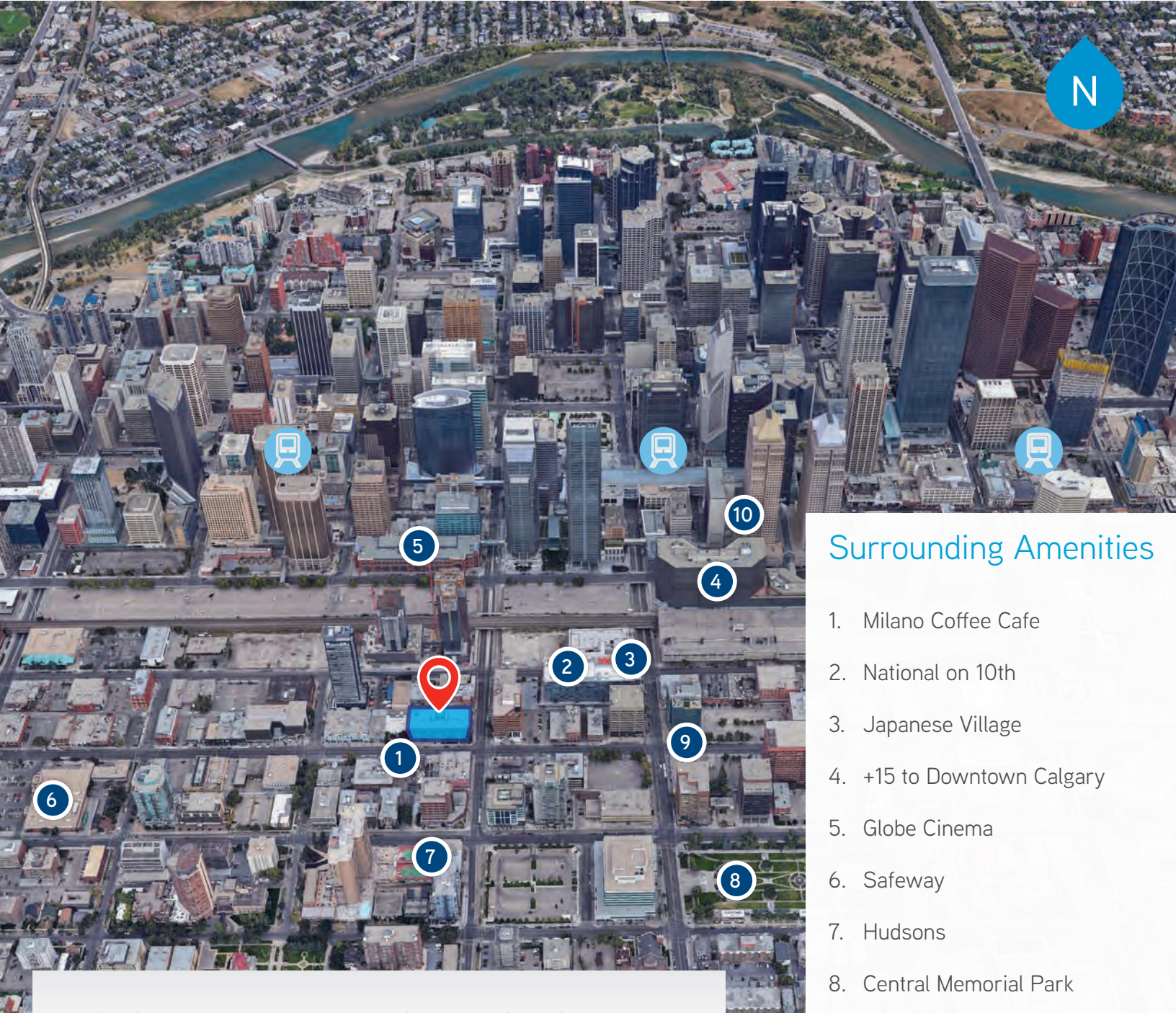
FLOORPLAN



1,786 SF

- Reception area
- 3 Offices
- Workstation Area or Boardroom
- Kitchenette/Lounge Area
- Shared Server Room





Surrounding Amenities

1. Milano Coffee Cafe
2. National on 10th
3. Japanese Village
4. +15 to Downtown Calgary
5. Globe Cinema
6. Safeway
7. Hudsons
8. Central Memorial Park
9. Starbucks
10. The Core Shopping Centre

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