

COLLIERS INTERNATIONAL

900, 335 8th Avenue SW
Calgary, AB T2P 1C9
www.colliers.com/calgary

Colliers
INTERNATIONAL

Office Space For Lease

Paramount Building

1011 1st Street SW | Calgary, AB

MATT LANNON

Vice President
403 571 8824
matt.lannon@colliers.com

BRITTANY BLOCK

Senior Associate
403 571 8756
brittany.block@colliers.com

collierscanada.com

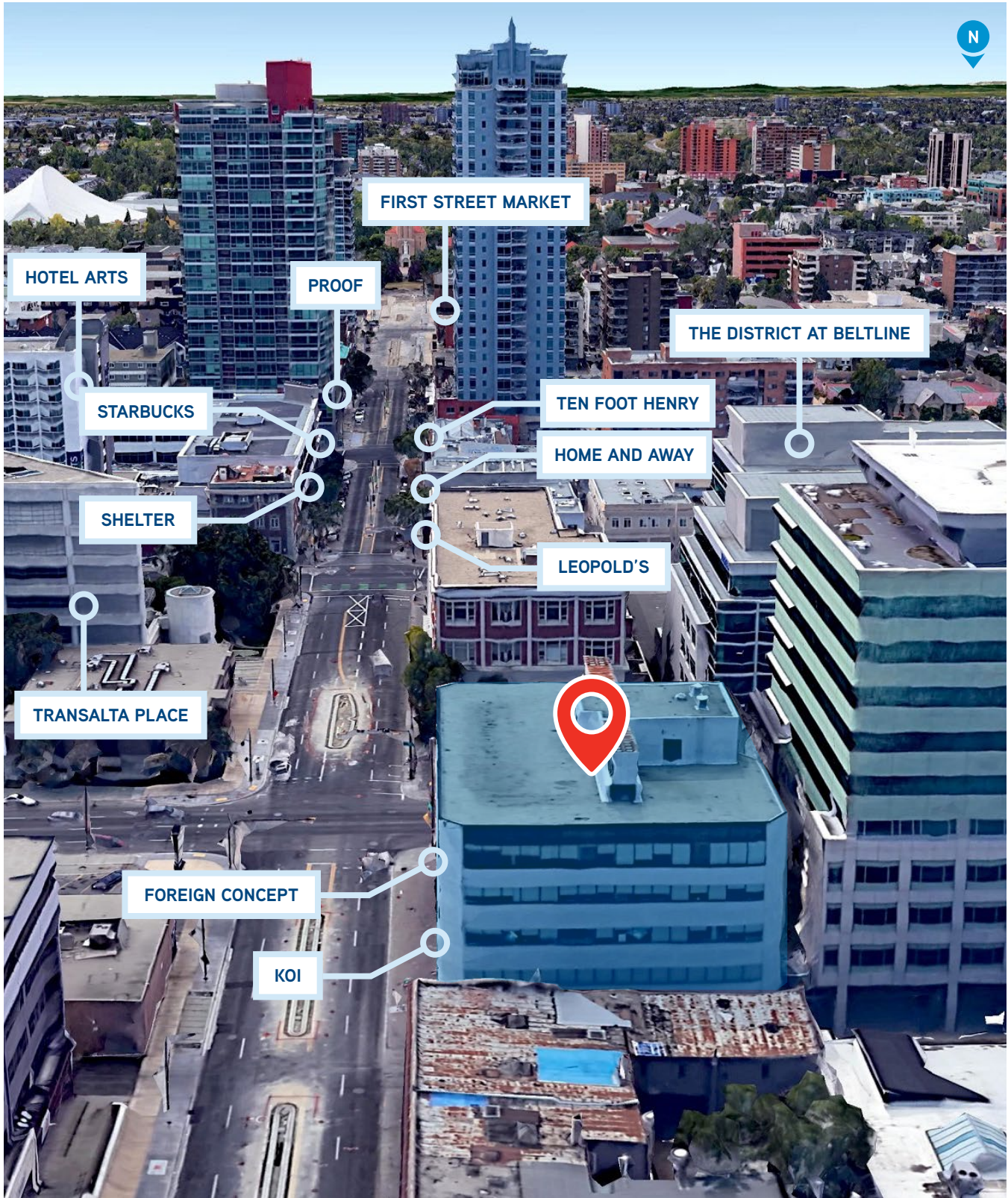
Building Details

SPECIFICATIONS

Available Space	Suite 200:	5,671 SF
	Suite 210:	4,069 SF
	Suite 215:	1,570 SF
	Suite 300:	11,294 SF
	Suite 400:	11,294 SF
	Suite 500:	1,235 SF
	Suite 510:	2,622 SF
	Suite 515:	3,145 SF
	Suite 520:	2,473 SF
Occupancy	Immediately	
Net Rent	Market Rates	
Operating Costs	TBV	
Term	3-10 Years	
Parking	1:2,000 SF \$300/Stall/Month // Underground	
Building Size	53,261 SF	
Year Built	1981	
Floors	5	

HIGHLIGHTS

- Ideally situated on the corner of 11th Ave SW and Macleod Trail, quick connectivity to the hub of Downtown and the trendy area of 17th Ave
- High visibility; 30,000 cars/day on Macleod Trail SE
- Plethora of amenities in the surrounding area including Foreign Concept, Village Ice Cream, National on 10th, Hot Shop Yoga, Hotel Arts and more
- Street parking in the area
- Transit options nearby



SECOND FLOOR

**SUITE 200 | 5,671 SF**

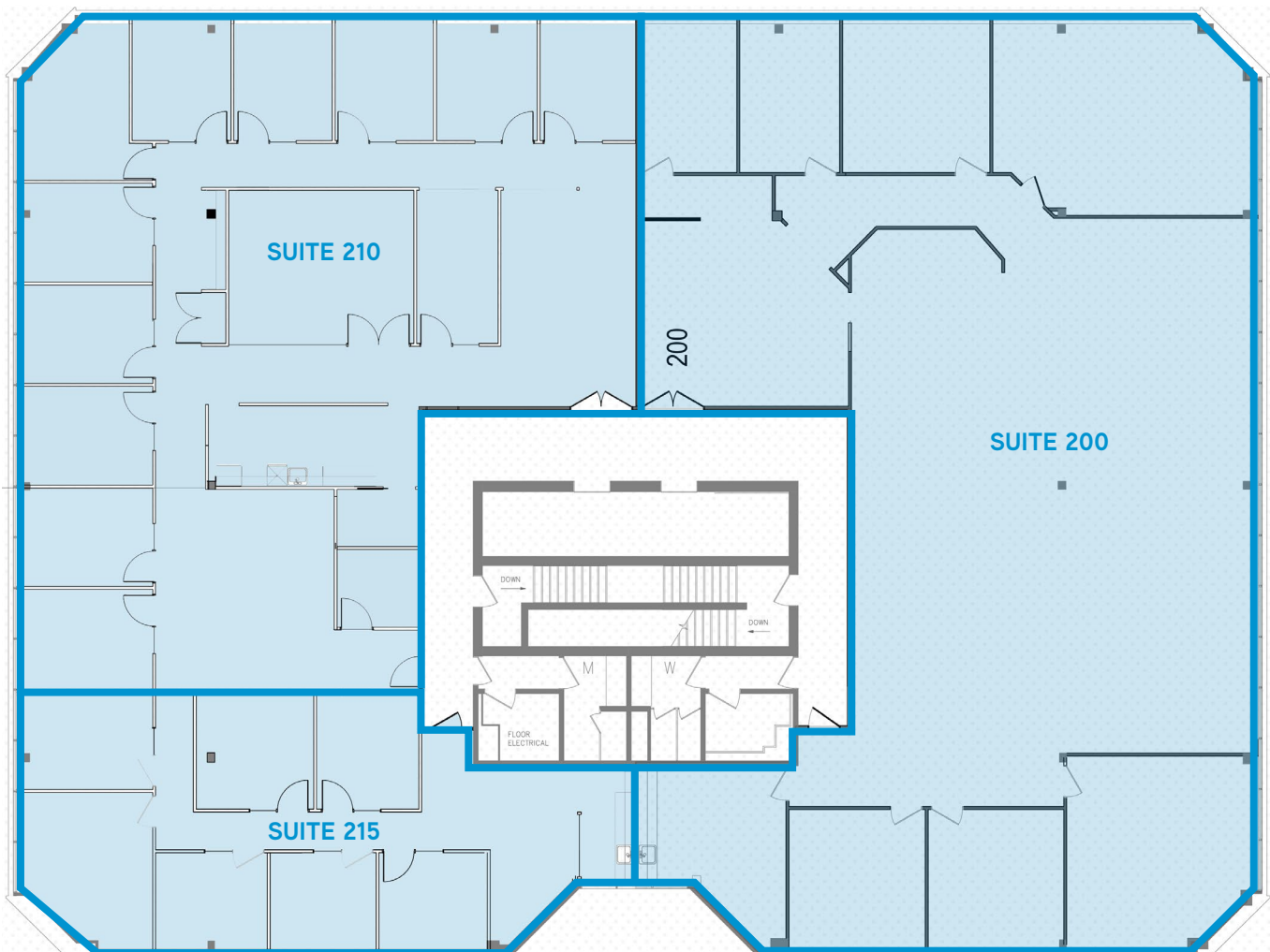
5 Exterior Offices
Boardroom
Meeting Room
Open Area
Kitchen
Reception Area

SUITE 210 | 4,069 SF

11 Exterior Offices
2 Interior Offices
Meeting Room
Kitchen
Open Area

SUITE 215 | 1,570 SF

4 Exterior Offices
2 Interior Offices
Meeting Room
Kitchen



THIRD FLOOR



SUITE 300 | 11,294 SF

Furniture Shown For Layout Purposes Only

21 Exterior Offices

2 Interior Offices

24 Workstations

Boardroom

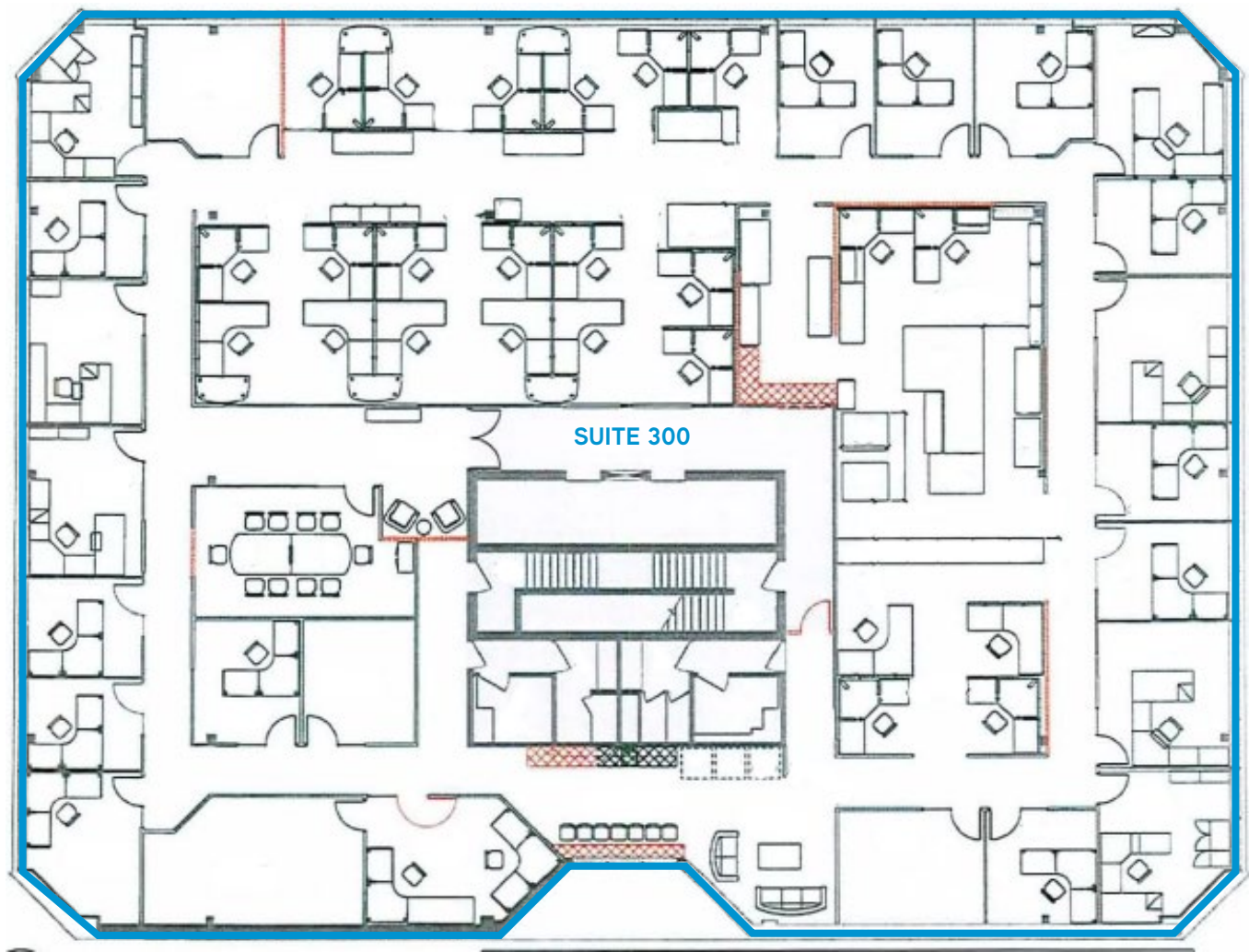
Kitchen/Lounge

Server Room

Copy/Print Area

Storage

Reception Area

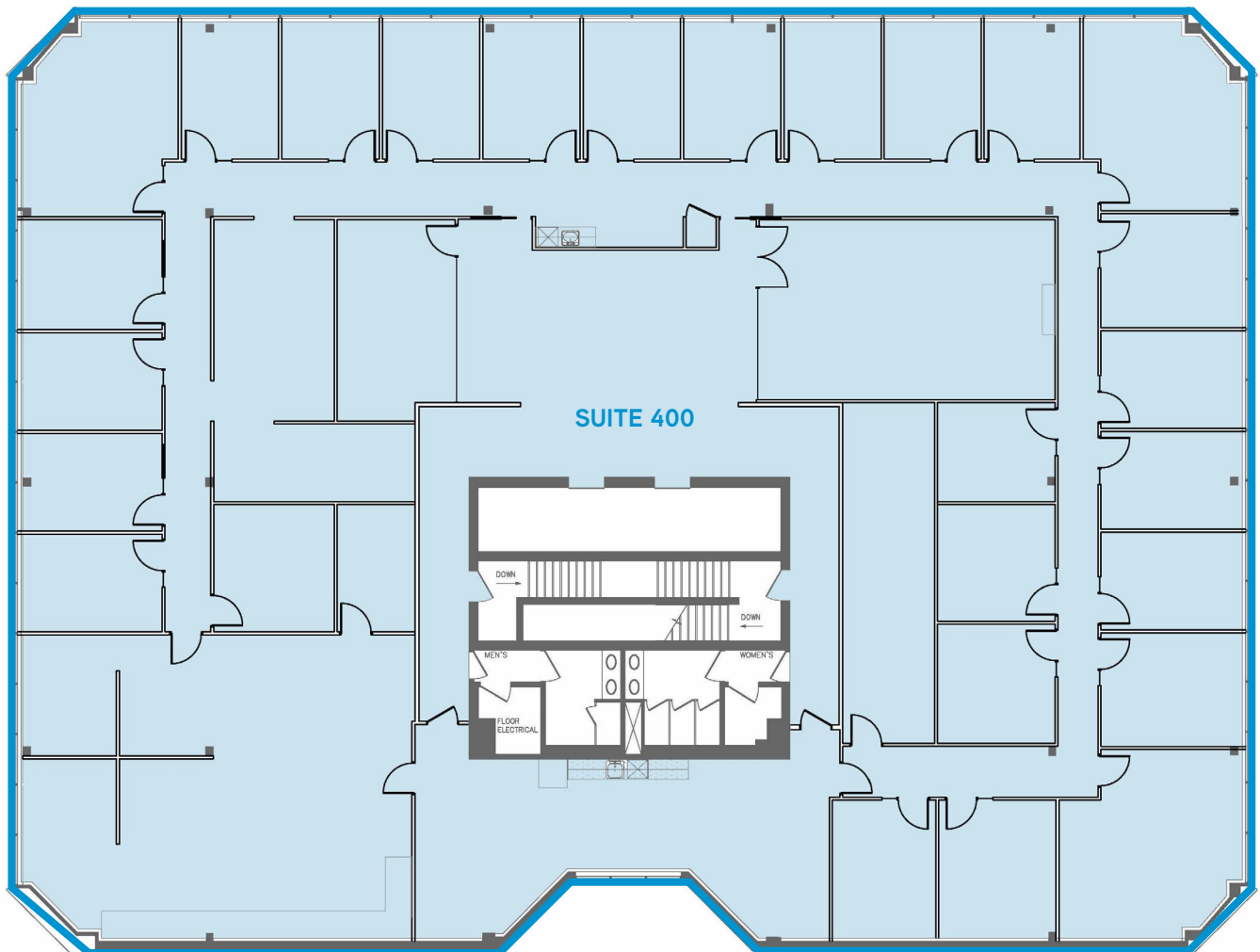


FOURTH FLOOR



SUITE 400 | 11,294 SF

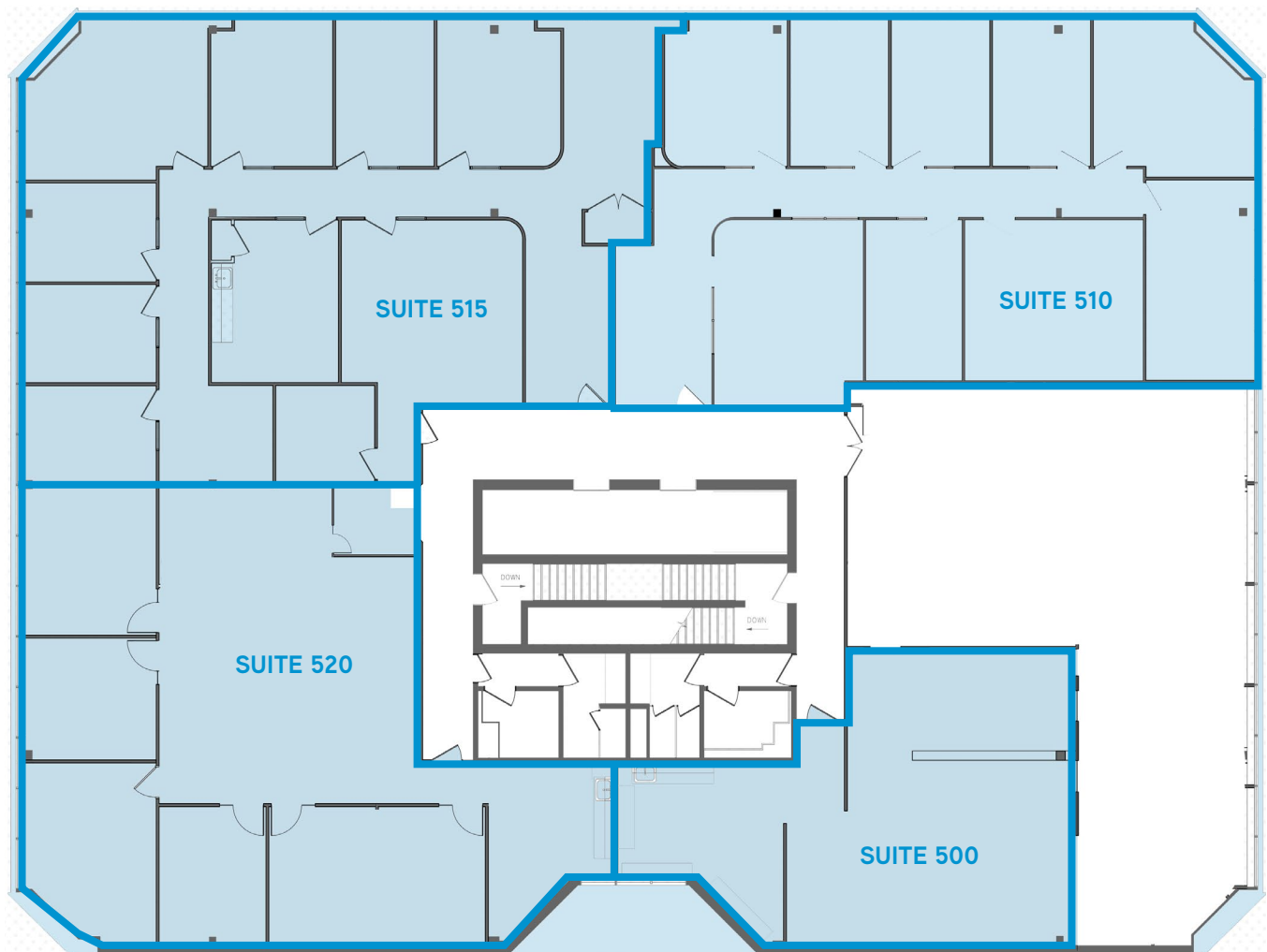
20 Exterior Offices	Open Area
5 Interior Offices	2 Kitchens
5 Boardrooms	Reception Area



FIFTH FLOOR

**SUITE 500 | 1,235 SF**

Open Area

SUITE 510 | 2,622 SF5 Offices
3 Boardrooms**SUITE 515 | 3,145 SF**6 Exterior Offices
Boardroom
Kitchen
Reception Area**SUITE 520 | 2,473 SF**4 Exterior Offices
Boardroom
Kitchen
Small Open Area

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