

Lorraine Block

620 - 12 Avenue SW, Calgary, Alberta

OFFICE SPACE AVAILABLE



SITE INFO

Introducing the Beltline's premier "A" class character office building which is rich with local history and heritage value. An early twentieth-century, four story building featuring brick patterning, terra cotta detailing and pre-First World War masonry. Coveted Beltline location which is close to amenities including a 3 minute walk to the +15 system and downtown core.

- **Available Space:** Unit #301 - 3,398 sq ft
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$14.79 PSF (est. 2026) + Mgmt Fee

LEASING CONTACT

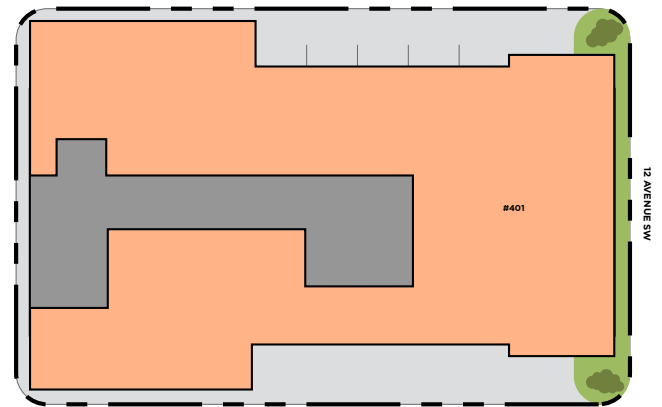
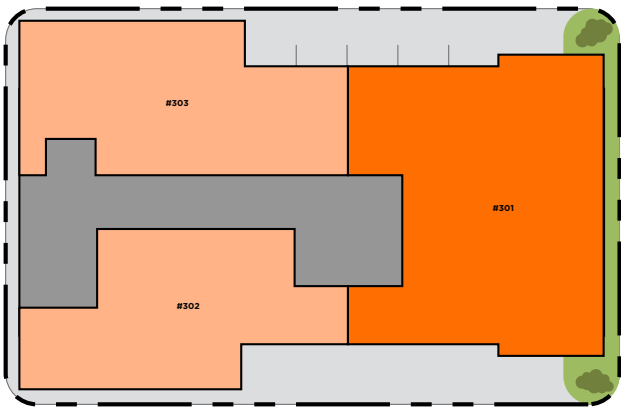
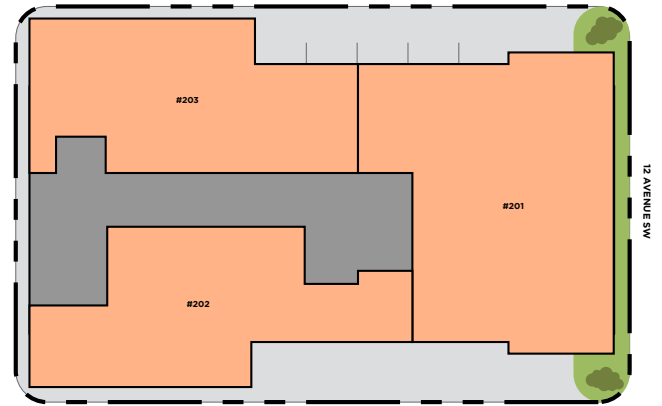
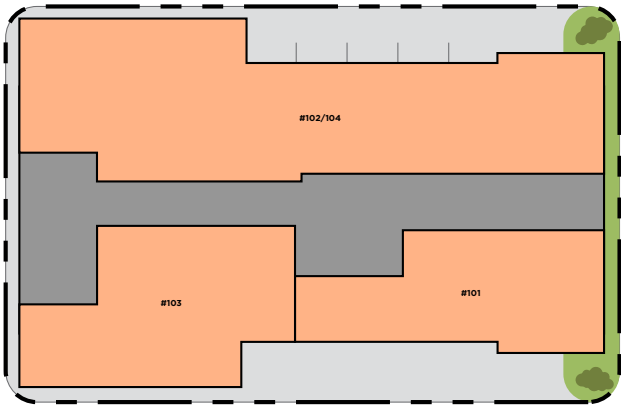
Houston Peterson Leasing Manager, Associate

403.808.7932 | hpeterson@royop.com

Royop Development Corporation

510 211-11th Avenue SW, Calgary, AB

SITE PLAN



MAIN FLOOR

- #101 EVS Canada 1,161 sf
- #102/4 Resolute Law Group 3,258 sf
- #103 Millennium Chiropractic Centre 1,440 sf

SECOND FLOOR

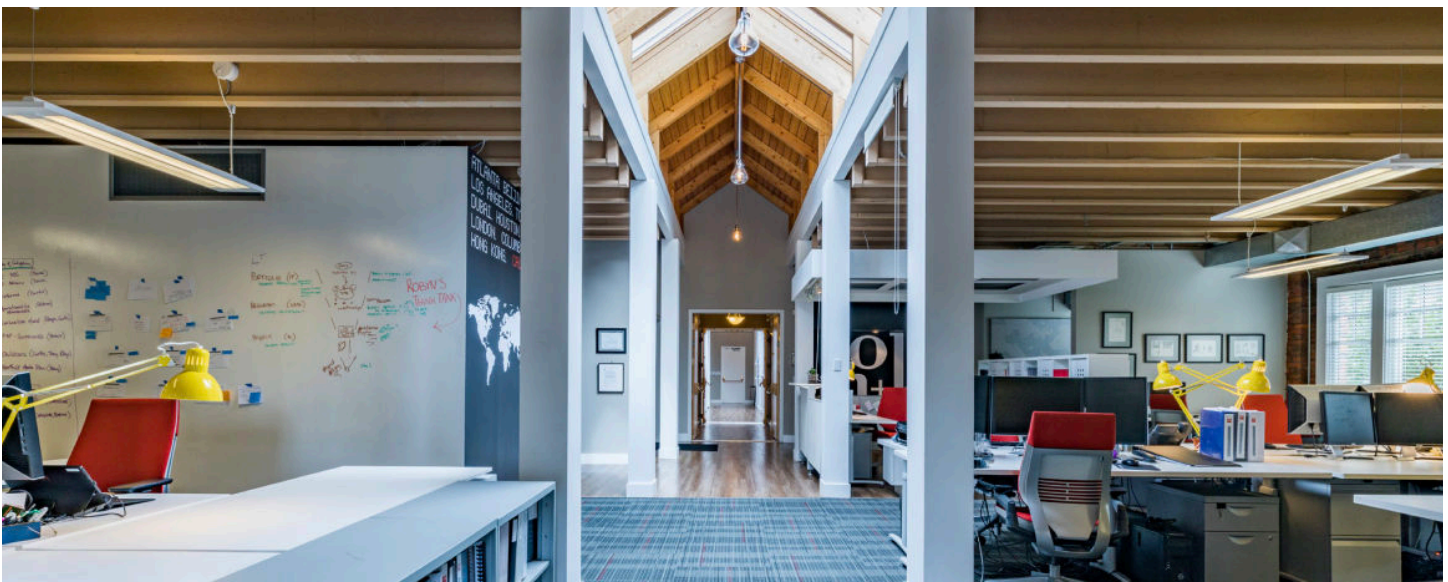
- #201 Delacour Development Corp. 3,214 sf
- #202 Upanup Studios Inc. 1,886 sf
- #203 The Marc Group 2,004 sf

THIRD FLOOR

- #301 Vacant 3,398 sf
- #302 Calgary Parks Foundation 1,692 sf
- #303 Marney Lutz 1,998 sf

FOURTH FLOOR

- #401 CI2 6,858 sf



Our rich history spans 60 years in Western Canada. Royop is a leader and expert in development and management. Our leasing strategy is proven to retain and attract best-in-class retailers to our centres. We develop and manage mixed use projects.