

# Lorraine Block

620 - 12 Avenue SW, Calgary, Alberta

## CHARACTER 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:** Suite 202 - 1,657 sq ft  
Suite 302 - 1,551 sq ft  
Suite 400 - 3,685 sq ft (*demising options available*)  
Suite 405 - 1,041 sq ft  
Suite 410 - 1,484 sq ft
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$13.66 PSF (est. 2023) + Mgmt Fee

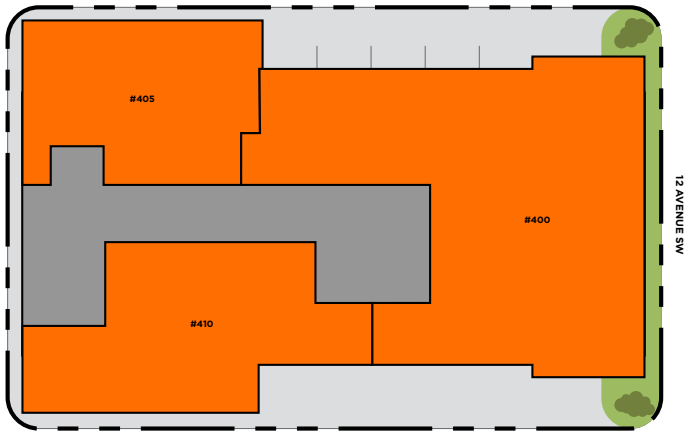
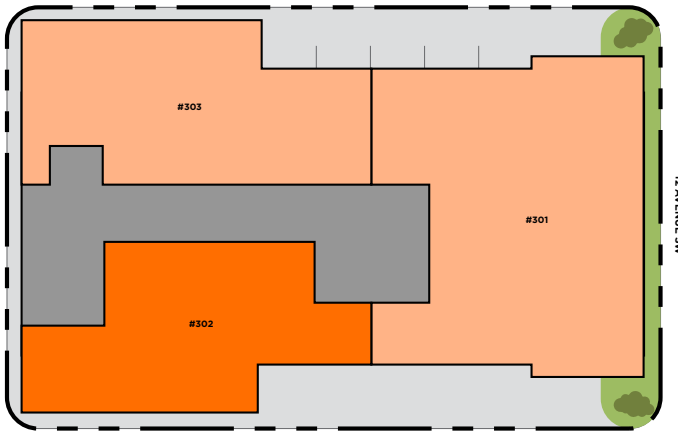
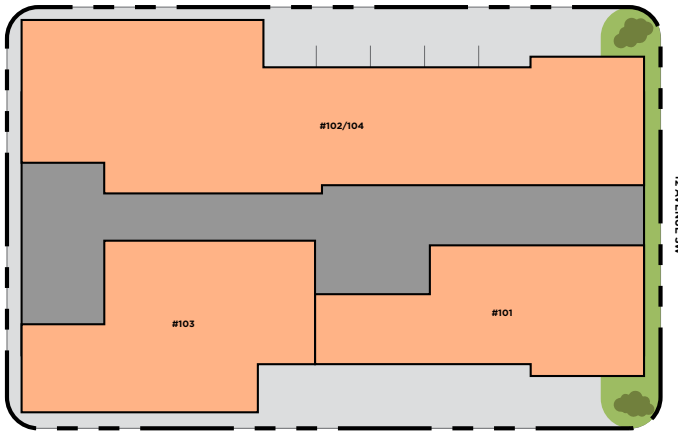
## LEASING CONTACT

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**Royop Development Corporation**  
510 211-11th Avenue SW, Calgary, AB

# SITE PLAN



### MAIN FLOOR

- #101 Winsome Oil 1,238 sf
- #102/4 Allisun T. Rana 3,136 sf
- #103 Envision Group 1,440 sf

### SECOND FLOOR

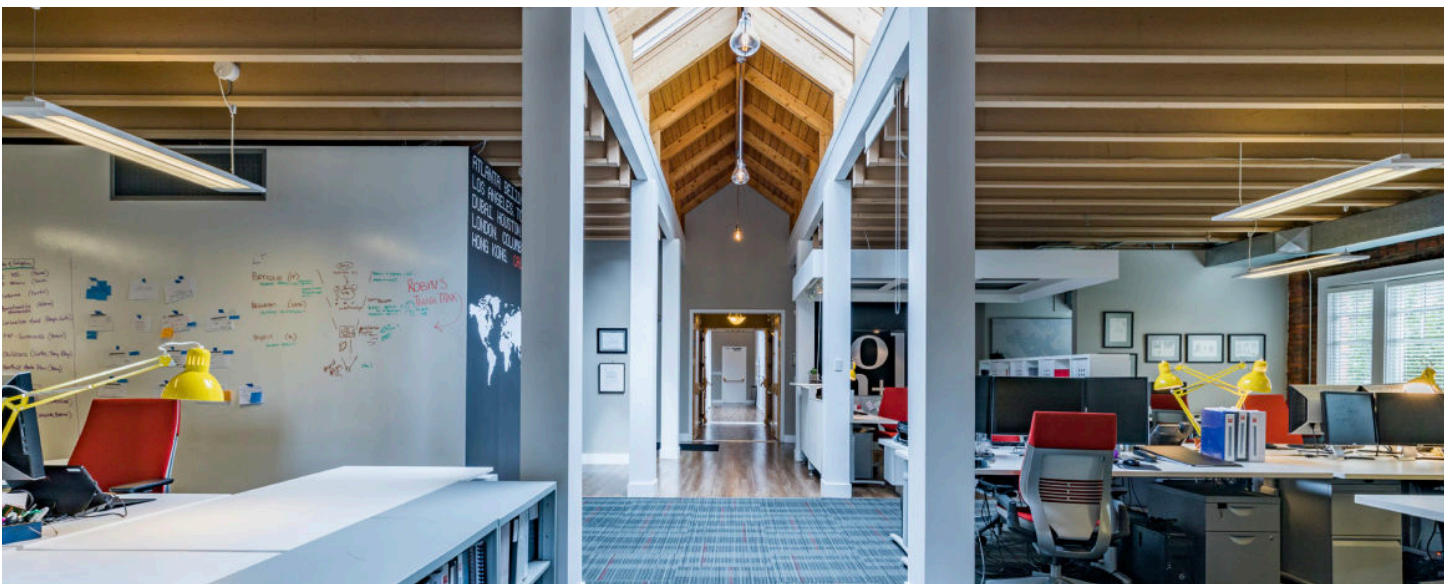
- #201 Plastik 3,214 sf
- #202 Vacant 1,657 sf
- #203 Trialto Wine Group 1,857 sf

### THIRD FLOOR

- #301 Resolute Law 3,398 sf
- #302 Vacant 1,551 sf
- #303 Marney Lutz 1,998 sf

### FOURTH FLOOR

- #400 Vacant 3,685 sf
- #405 Vacant 1,041 sf
- #410 Vacant 1,484 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.