

# Lorraine Block

620 - 12 Avenue SW, Calgary, Alberta

## CHARACTER OFFICE SPACES 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 201 - 3,214 sq ft  
Suite 203 - 2,004 sq ft  
Suite 302 - 1,692 sq ft  
Suite 401 - 4,090 sq ft (*demising options available*)  
Suite 405 - 1,141 sq ft  
Suite 410 - 1,627 sq ft
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$13.66 PSF (est. 2023) + Mgmt Fee

## LEASING CONTACT

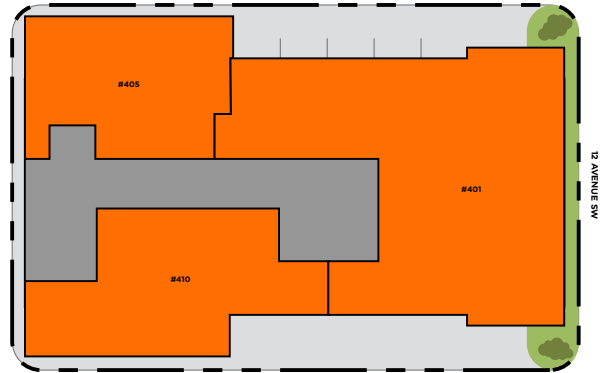
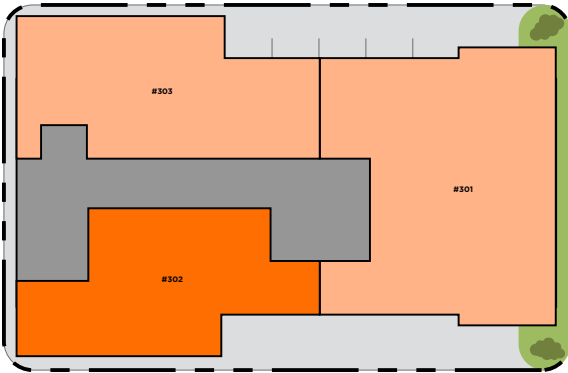
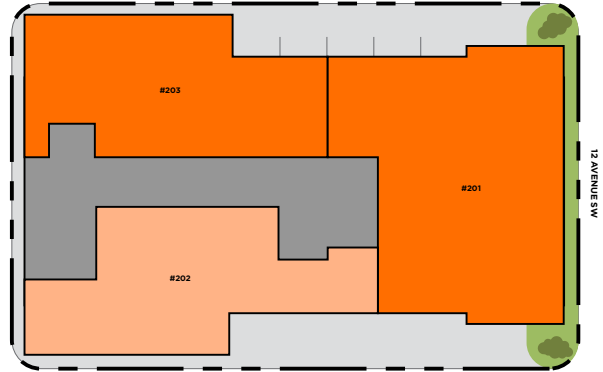
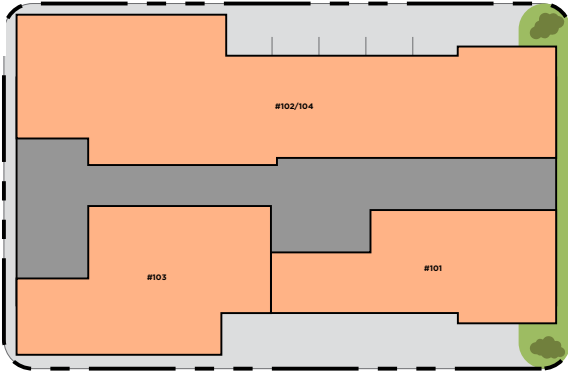
**Ben Cowie** Leasing Manager

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**Royop Development Corporation**

510 211-11th Avenue SW, Calgary, AB

# SITE PLAN



## MAIN FLOOR

- #101 EVS Canada 1,161 sf
- #102/4 Allisun T. Rana 3,136 sf
- #103 Rick Timlick Group of Companies 1,440 sf

## SECOND FLOOR

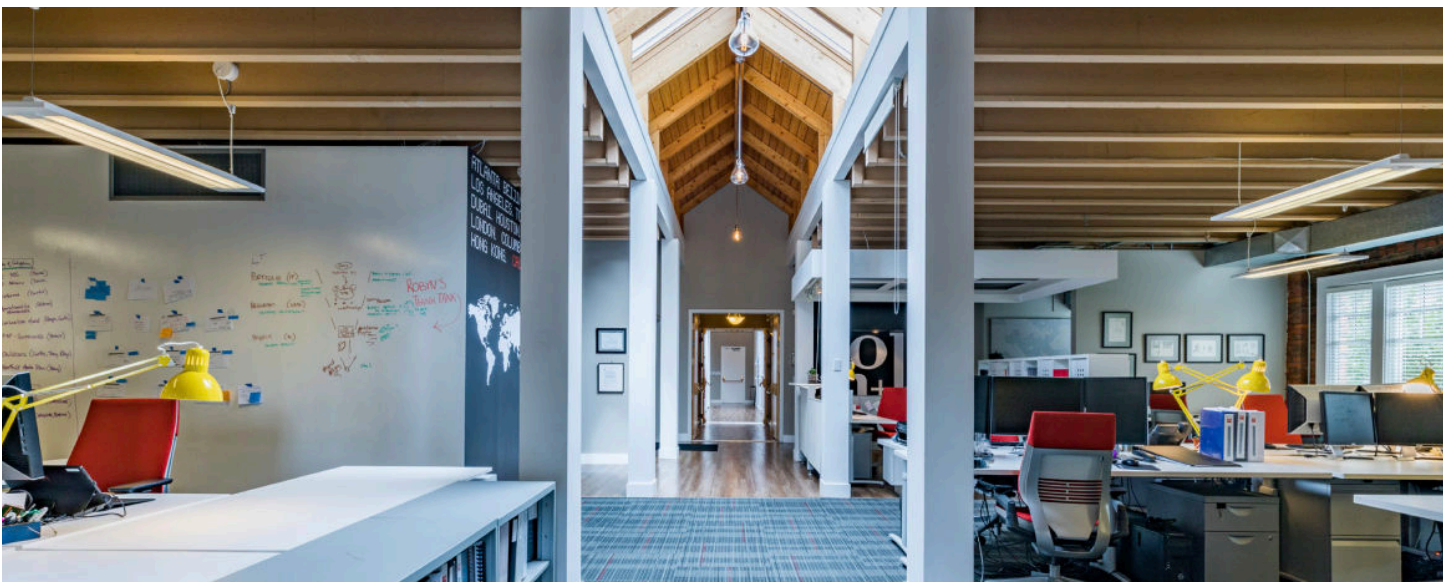
- #201 Vacant 3,214 sf
- #202 Upanup Studios Inc. 1,886 sf
- #203 Vacant 2,004 sf

## THIRD FLOOR

- #301 Resolute Law 3,398 sf
- #302 Vacant 1,692 sf
- #303 Marney Lutz 1,998 sf

## FOURTH FLOOR

- #401 Vacant 4,090 sf
- #405 Vacant 1,141 sf
- #410 Vacant 1,627 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.