

# Lorraine Block

620 - 12 Avenue SW, Calgary, Alberta

## OFFICE SPACE FOR LEASE



## 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:** #102-104 - 2,997 sq ft
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$14.46 PSF (est. 2025) + Mgmt Fee

## LEASING CONTACT

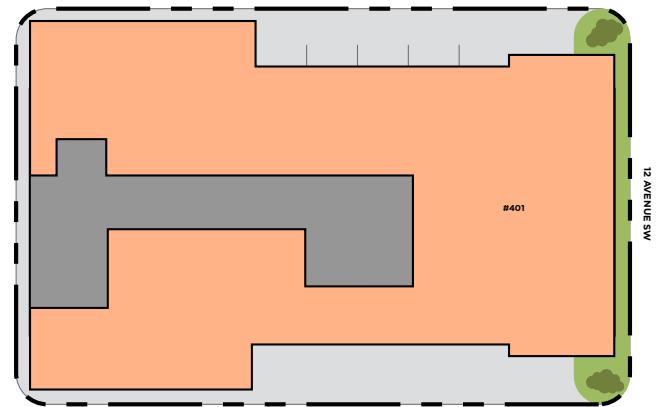
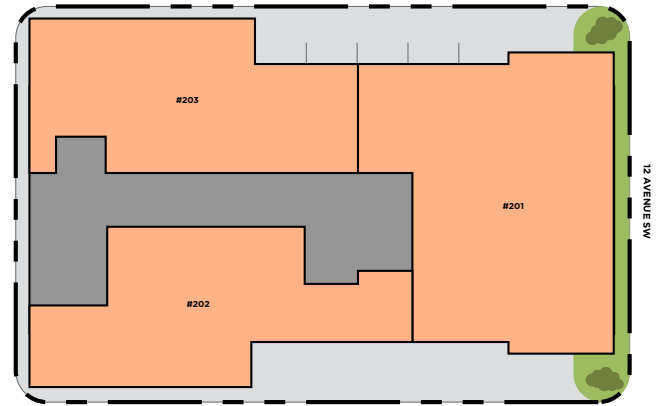
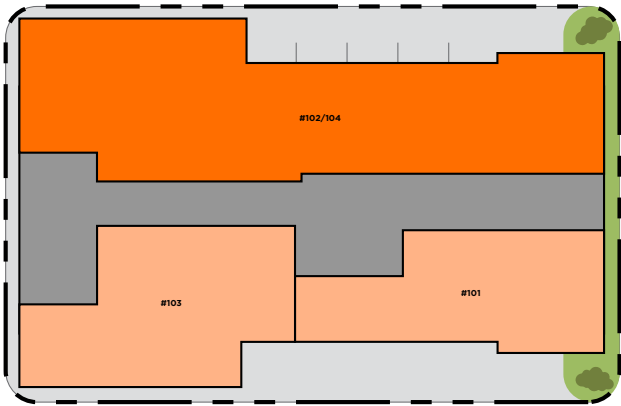
**Ben Cowie** Leasing Manager

403.618.7753 | [bcowie@royop.com](mailto:bcowie@royop.com)

**Royop Development Corporation**

510 211-11th Avenue SW, Calgary, AB

# SITE PLAN



## MAIN FLOOR

- #101** EVS Canada 1,161 sf
- #102/4** Vacant 2,997 sf
- #103** Gary W. Klaudt Professional Corp. 1,440 sf

## SECOND FLOOR

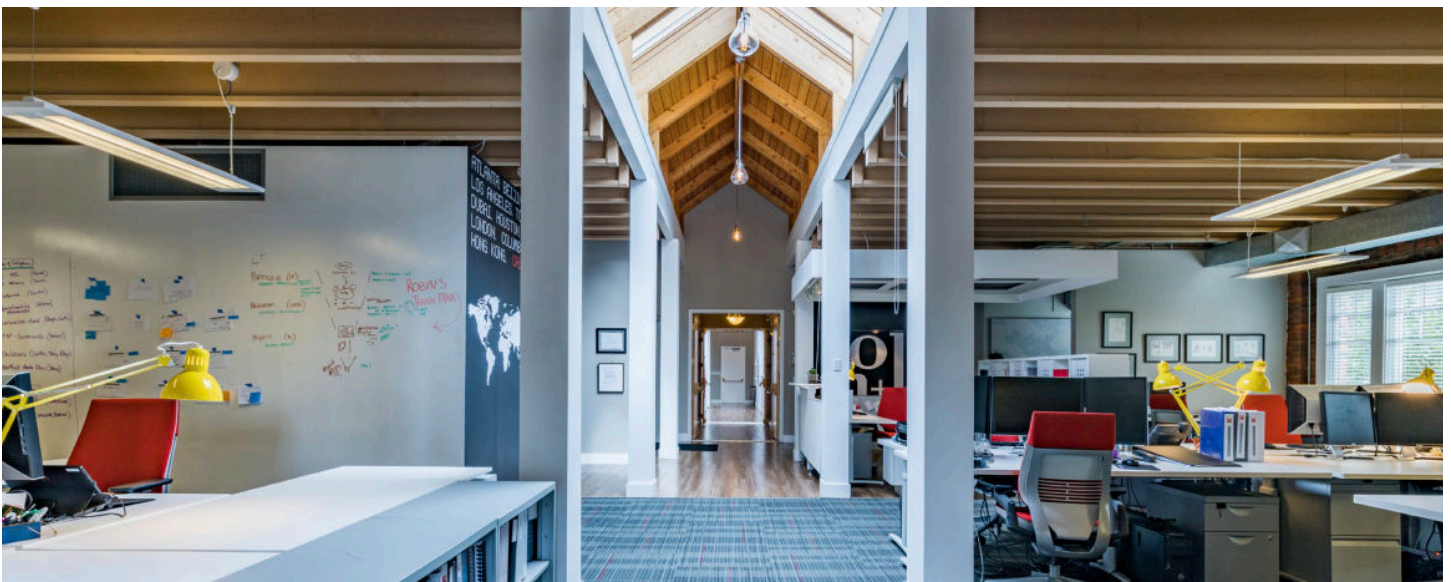
- #201** Delacour Development Corp. 3,214 sf
- #202** Upanup Studios Inc. 1,886 sf
- #203** The Marc Group 2,004 sf

## THIRD FLOOR

- #301** Resolute Law Group 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.