

# 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

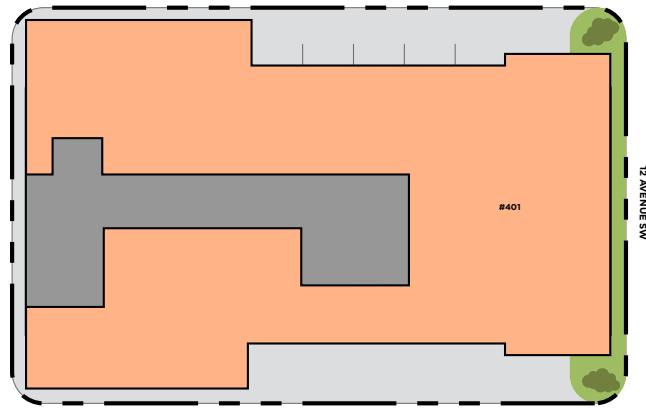
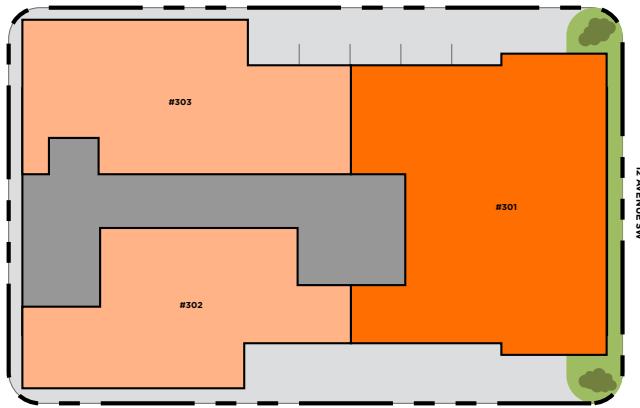
**Houston Peterson** Leasing Manager, Associate

403.808.7932 | [hpeterson@royop.com](mailto:hpeterson@royop.com)

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

# SITE PLAN

N



#### MAIN FLOOR

**#101** EVS Canada 1,161 sf  
**#102/4** Resolute Law Group 3,258 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** 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.