

# The Gallery at Hotel Arts

## Executive Office Space

150 13th Avenue SW, Calgary AB

Promotional Pricing  
In Effect

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## Property Information

Year Built	2008
Space Available	Individual executive office spaces Suites from 482-1,074 SF available
Date Available	Immediately
Parking	Underground: \$300 per stall per month Surface: \$175 per stall per month

## Property Highlights



"A" Class Office Space



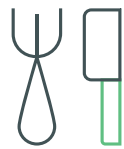
Well Developed with  
DIRTT Wall Systems



Fully Furnished



Situated Along the  
Revitalized 1st Street  
Retail Corridor



Multiple Food  
Amenities



Multiple Drink  
Amenities



Child Care Facilities



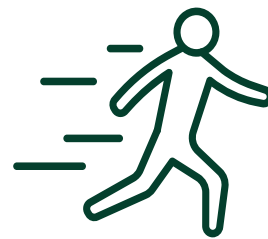
Connected to  
Hotel Arts



Conference Centres  
and Meeting Rooms  
Available



*Situated along the revitalized 1st street retail, restaurant and entertainment corridor. Steps away from urban parks and many of Calgary's best restaurants and coffee shops!*



**96**  
Walker's Paradise



**92**  
Biker's Paradise



**81**  
Excellent Transit

# Common Areas

New Washrooms Renovated 2021



Renovated Main Floor Lobby with Starbucks Access



New Washrooms Renovated 2021



Dedicated Office Entrance off 13th Ave



3rd Floor Lobby Renovated 2021



# Suite 310



Suite	SF	Monthly Rate
116/120	747	\$3,150.00
121	482	\$2,275.00
147	811	\$3,400.00
149	979	\$4,100.00
151	1,074	\$4,500.00

\*\*\*Promotional Pricing\*\*\*

Leased

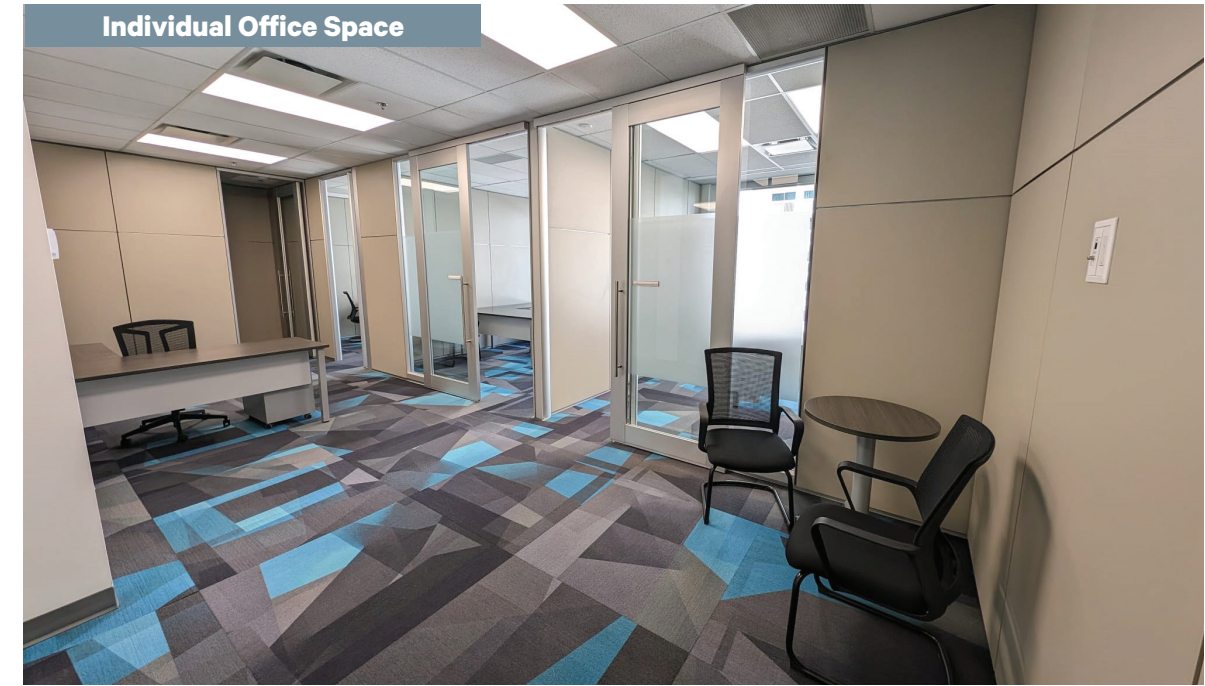


# Suite 310

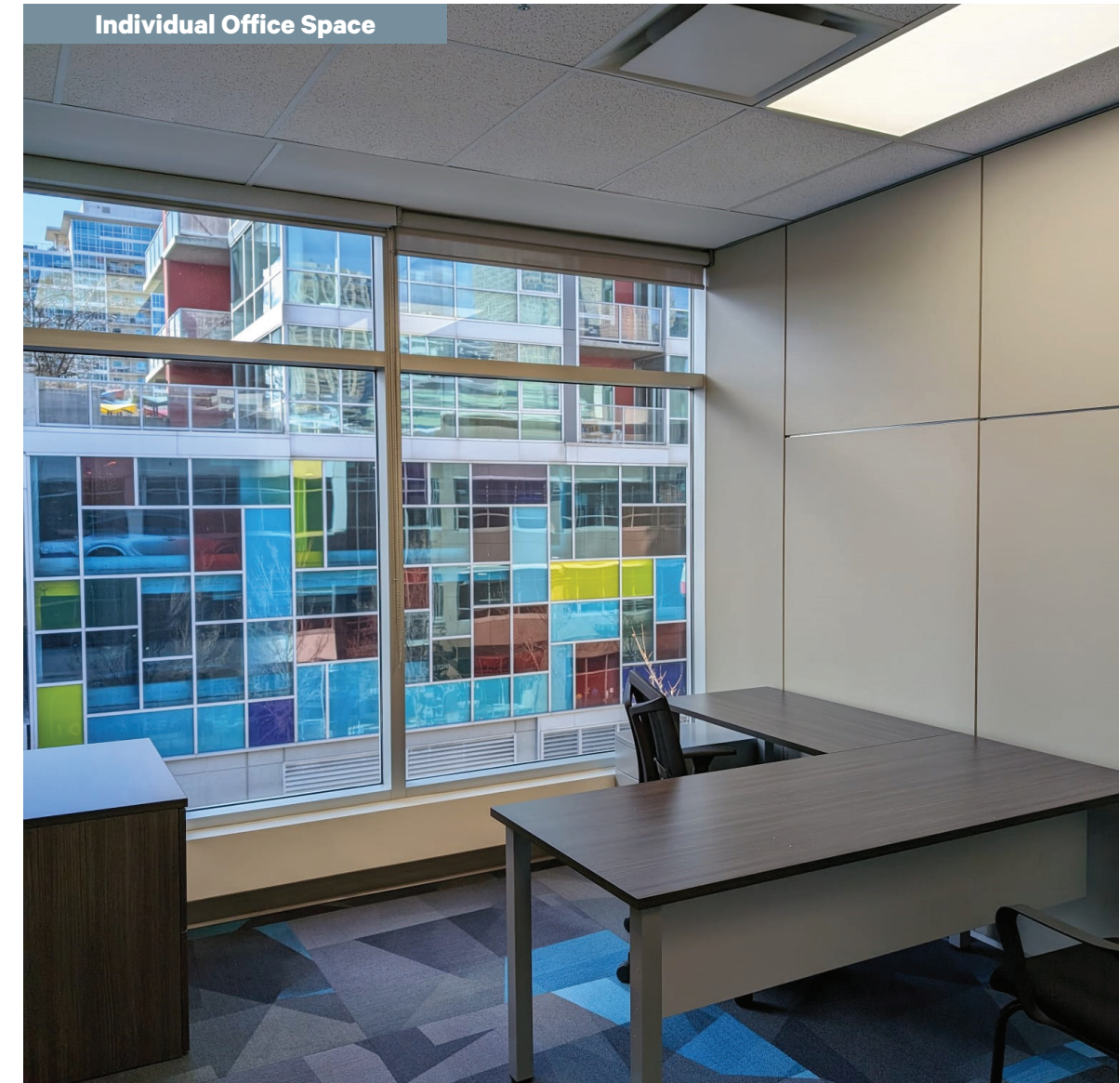
Lounge Area



Individual Office Space



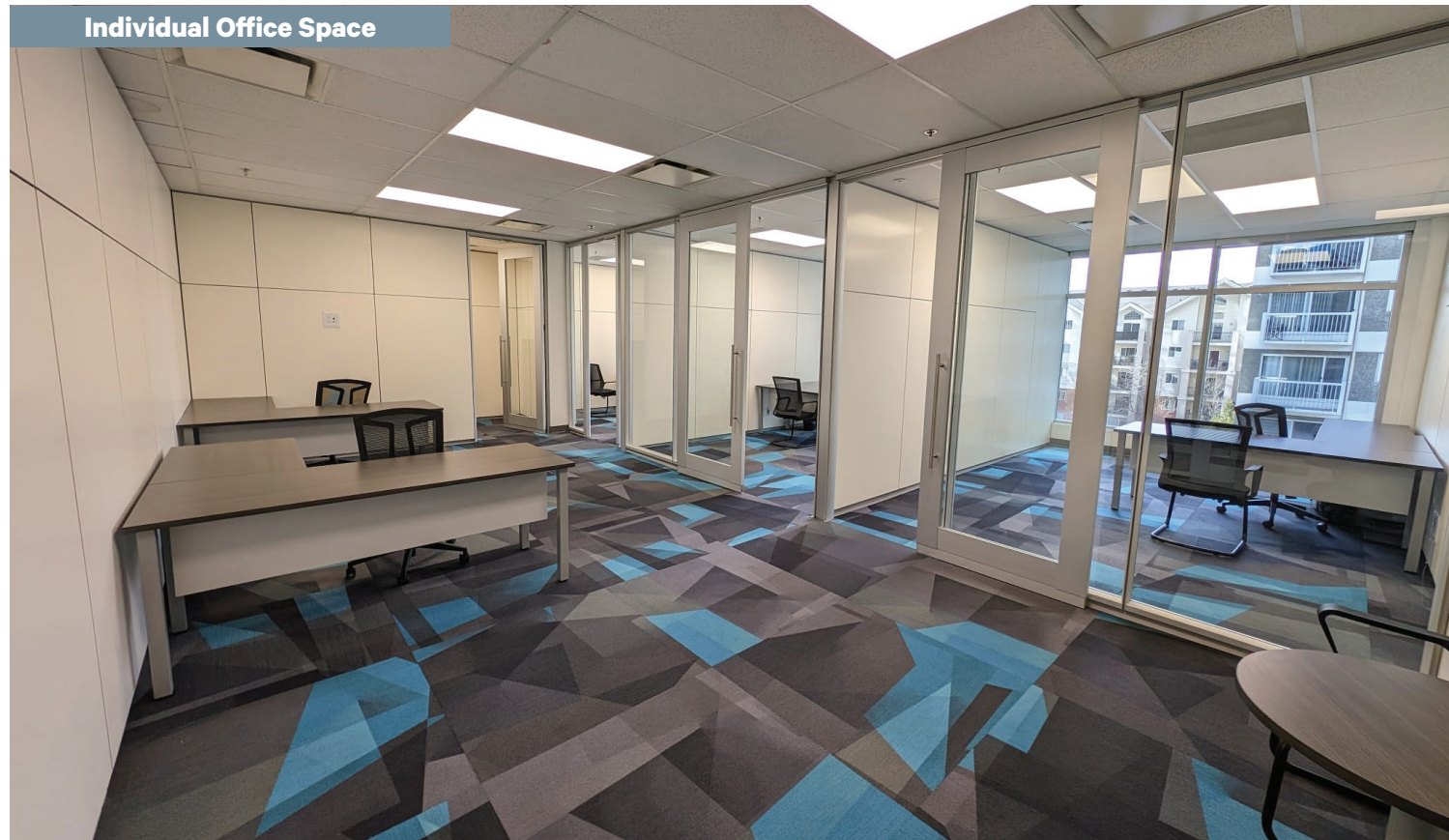
Individual Office Space



Shared Boardroom



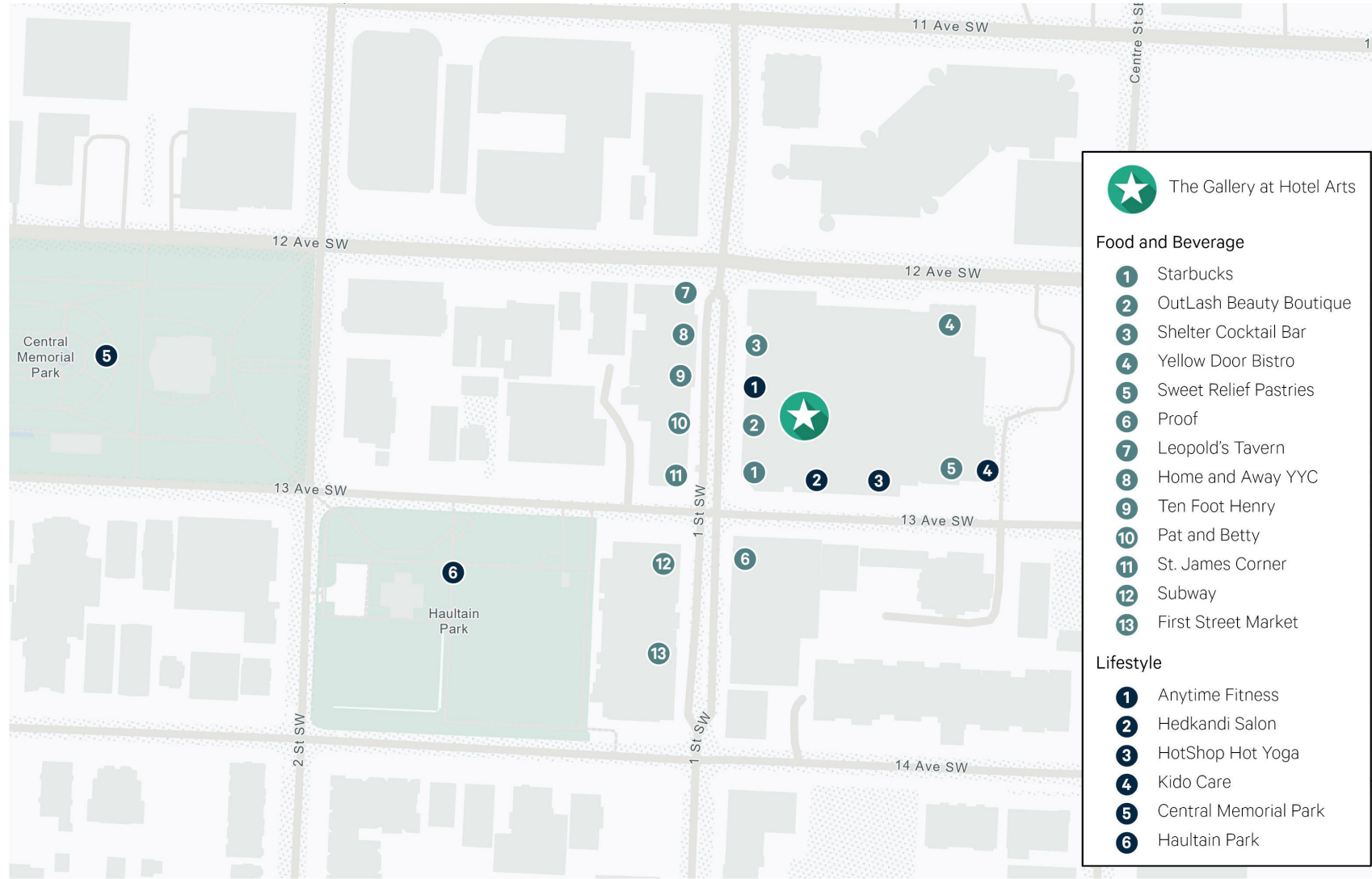
# Suite 310



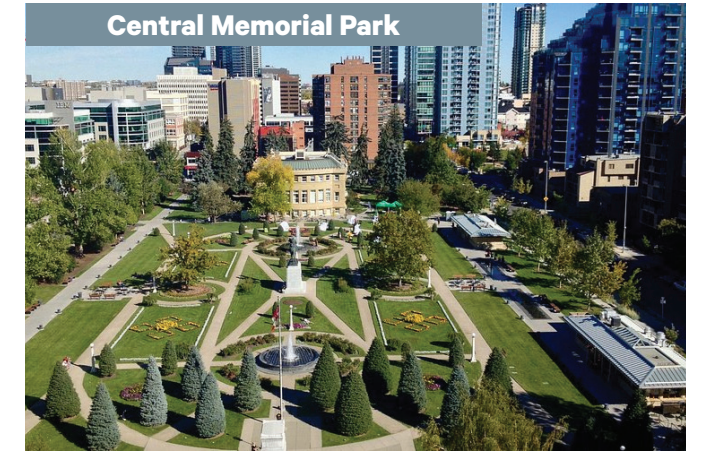
# Amenities and Retailers On-Site

\*Discounts Available with Select Participating Retailers





- ★ The Gallery at Hotel Arts**
- Food and Beverage**
- 1 Starbucks
  - 2 OutLash Beauty Boutique
  - 3 Shelter Cocktail Bar
  - 4 Yellow Door Bistro
  - 5 Sweet Relief Pastries
  - 6 Proof
  - 7 Leopold's Tavern
  - 8 Home and Away YYC
  - 9 Ten Foot Henry
  - 10 Pat and Betty
  - 11 St. James Corner
  - 12 Subway
  - 13 First Street Market
- Lifestyle**
- 1 Anytime Fitness
  - 2 Hedkandi Salon
  - 3 HotShop Hot Yoga
  - 4 Kido Care
  - 5 Central Memorial Park
  - 6 Haultain Park



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