

# Lorraine Block

## Character Office Suite for Lease

### PROPERTY HIGHLIGHTS

- » Calgary Beltline's premier "A" class character office building.
- » Great central location close to amenities, 3-minute walk to the +15 system and the downtown core.
- » Beautiful brick heritage building with large windows.
- » Exposed brick, natural light, and high-end improvements.

### PROPERTY DETAILS

FLOOR	3rd
LEASABLE AREA	±3,398 SF
LEASE RATE	Market
2026 ADDITIONAL RENT	\$14.79 + Mgmt Fee
TERM	Flexible
PARKING	\$325 /stall /month
OCCUPANCY	Immediate

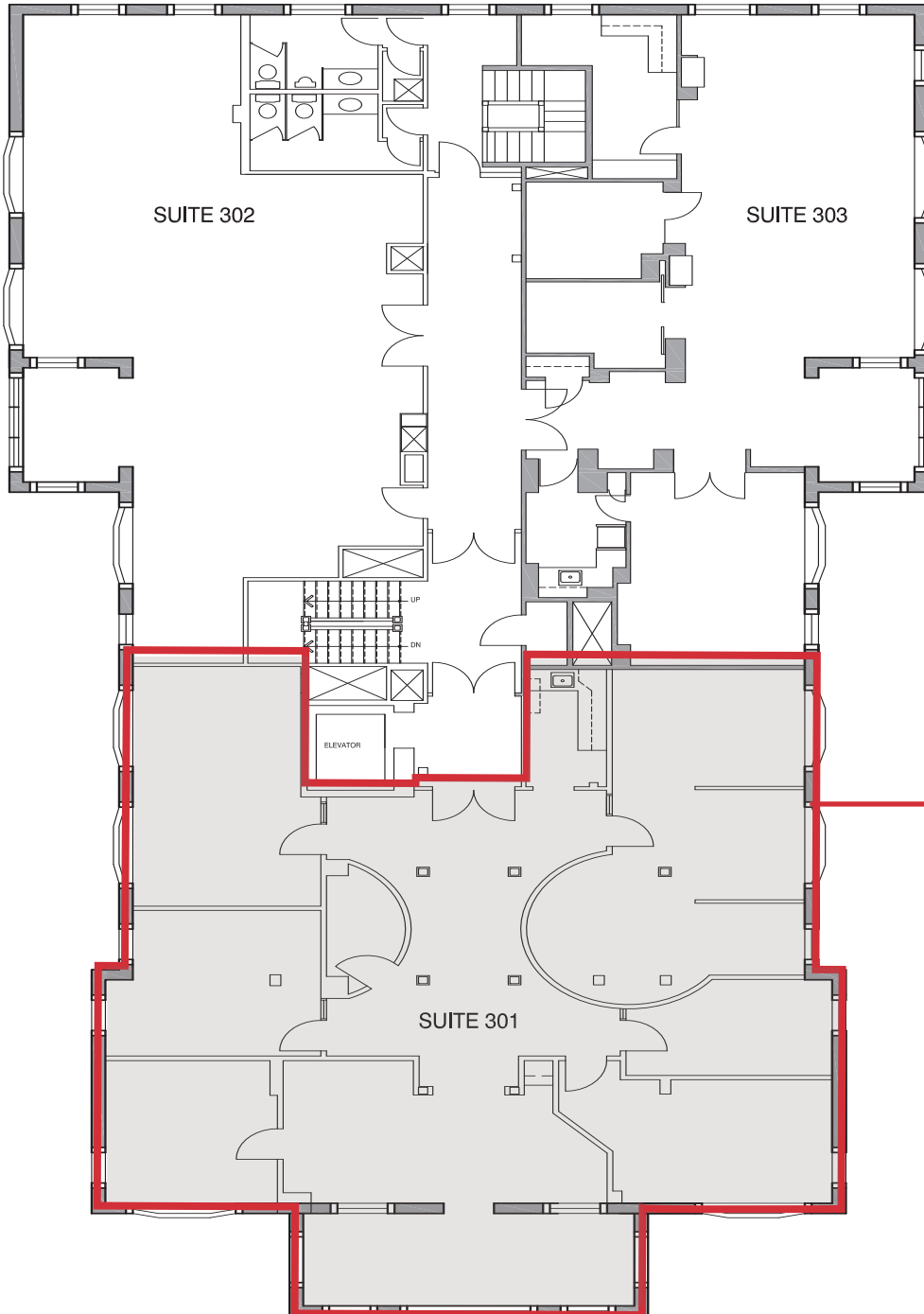
For more information, please contact:

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**FLOOR PLAN**



**SUITE 301**  
**±3,398 SF**

**Existing Buildout:**

- » 4 Offices
- » Boardroom
- » Meeting Room
- » Open Area for Workstations
- » Kitchen
- » Storage Room

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**PROPERTY LOCATION**



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