

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

A large, multi-story brick building with a modern design, featuring large windows and a prominent corner entrance. A red car is parked on the street in front of the building. In the background, a tall glass skyscraper and construction cranes are visible under a clear sky.

602 11th Avenue SW | Calgary, AB

# Sunrise Square

## Office Space For Lease

### **Matt Lannon**

Vice President | Partner  
+1 403 571 8824  
[matt.lannon@colliers.com](mailto:matt.lannon@colliers.com)

### **Brittany Block**

Vice President  
+1 403 571 8756  
[brittany.block@colliers.com](mailto:brittany.block@colliers.com)

Accelerating success.

# Property Overview

|                                    |                                                                                                                                                                                                                                  |          |                                 |                           |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------|---------------------------|
| Available Space                    | Suite L100                                                                                                                                                                                                                       | 4,108 SF | <a href="#">3D Virtual Tour</a> | Contiguous up to 3,541 SF |
|                                    | Suite 203                                                                                                                                                                                                                        | 1,811 SF | <a href="#">3D Virtual Tour</a> |                           |
|                                    | Suite 204                                                                                                                                                                                                                        | 1,730 SF | <a href="#">3D Virtual Tour</a> |                           |
|                                    | Suite 300                                                                                                                                                                                                                        | 1,051 SF |                                 |                           |
|                                    | Suite 307                                                                                                                                                                                                                        | 1,600 SF | <a href="#">3D Virtual Tour</a> | Contiguous up to 7,385 SF |
|                                    | Suite 303                                                                                                                                                                                                                        | 1,540 SF | <a href="#">3D Virtual Tour</a> |                           |
|                                    | Suite 305                                                                                                                                                                                                                        | 2,576 SF | <a href="#">3D Virtual Tour</a> |                           |
|                                    | Suite 309                                                                                                                                                                                                                        | 1,669 SF | <a href="#">3D Virtual Tour</a> |                           |
|                                    | Suite 310                                                                                                                                                                                                                        | 2,376 SF | <a href="#">3D Virtual Tour</a> | Contiguous up to 5,930 SF |
|                                    | Suite 404                                                                                                                                                                                                                        | 837 SF   | <a href="#">3D Virtual Tour</a> |                           |
|                                    | Suite 408                                                                                                                                                                                                                        | 3,181 SF | <a href="#">3D Virtual Tour</a> |                           |
|                                    | Suite 410                                                                                                                                                                                                                        | 759 SF   | <a href="#">3D Virtual Tour</a> |                           |
|                                    | Suite 412                                                                                                                                                                                                                        | 1,153 SF | <a href="#">3D Virtual Tour</a> |                           |
|                                    |                                                                                                                                                                                                                                  |          |                                 |                           |
| Occupancy                          | Immediately                                                                                                                                                                                                                      |          |                                 |                           |
| Net Rent                           | Market Rates                                                                                                                                                                                                                     |          |                                 |                           |
| Operating Costs<br>(2025 Estimate) | CAM: \$12.21 PSF/Annum<br>Tax: <u>\$2.80 PSF/Annum</u><br>Total: \$15.01 PSF/Annum                                                                                                                                               |          |                                 |                           |
| Term                               | 1-5 Years                                                                                                                                                                                                                        |          |                                 |                           |
| Parking                            | 1 Stall Per 600 SF<br>\$300/Stall/Month // Reserved Underground                                                                                                                                                                  |          |                                 |                           |
| Building Size                      | 58,443 SF                                                                                                                                                                                                                        |          |                                 |                           |
| Year Built                         | 1979                                                                                                                                                                                                                             |          |                                 |                           |
| Floors                             | 4                                                                                                                                                                                                                                |          |                                 |                           |
| Building Hours                     | 7:00am to 6:00pm // Monday to Friday                                                                                                                                                                                             |          |                                 |                           |
| HVAC Hours                         | 4:00am to 10:00pm // Monday to Friday 7:00am to 8:00pm // Saturday to Sunday                                                                                                                                                     |          |                                 |                           |
| Fibre Provider                     | Telus and Shaw                                                                                                                                                                                                                   |          |                                 |                           |
| Highlights                         | <ul style="list-style-type: none"><li>• High Profile Beltline Location</li><li>• Excellent Access to Downtown Core via 5th Street Underpass</li><li>• Common Area Boardroom</li><li>• Renovated Lobby and Common Areas</li></ul> |          |                                 |                           |

# Small Suite Promotion

## Move In Ready Small Suite Promotion

The following move in ready suites are being offered on the following terms:

- Monthly Gross Rental Amount Inclusive of Rent, Operating Costs and Parking
- 1 Month Gross Free Rent for Move In and Conducting Business
- 1 or 2 Year Lease Terms Only
- 1 Underground Reserved Parking Stall Included per Suite (Additional Available)

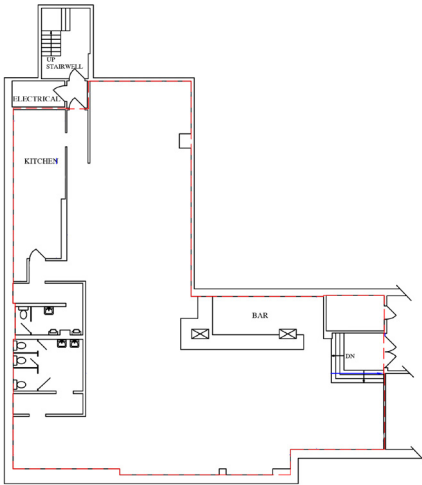
| Suite | Square Footage | Parking Stall | Total Monthly Cost |
|-------|----------------|---------------|--------------------|
| 203   | 1,811          | 1             | \$3,400            |
| 204   | 1,730          | 1             | \$3,250            |
| 300   | 1,051          | 1             | \$2,100            |
| 307   | 1,600          | 1             | \$3,000            |
| 309   | 1,669          | 1             | \$3,100            |
| 404   | 837            | 1             | \$1,750            |
| 410   | 759            | 1             | \$1,600            |
| 412   | 1,153          | 1             | \$2,250            |



# Floor Plans



## Lower Level



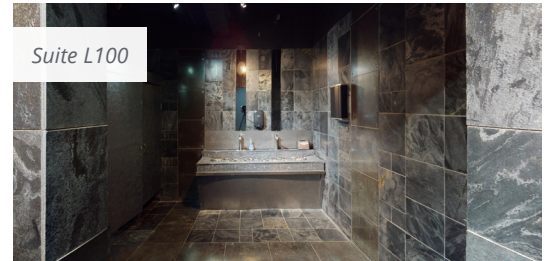
### Suite L100 | 4,108 SF

*Former Gallery and Event Space*  
[Click Here for Virtual Tour](#)

- Open Area
- Kitchen
- Exclusive Exterior Entrance and Signage



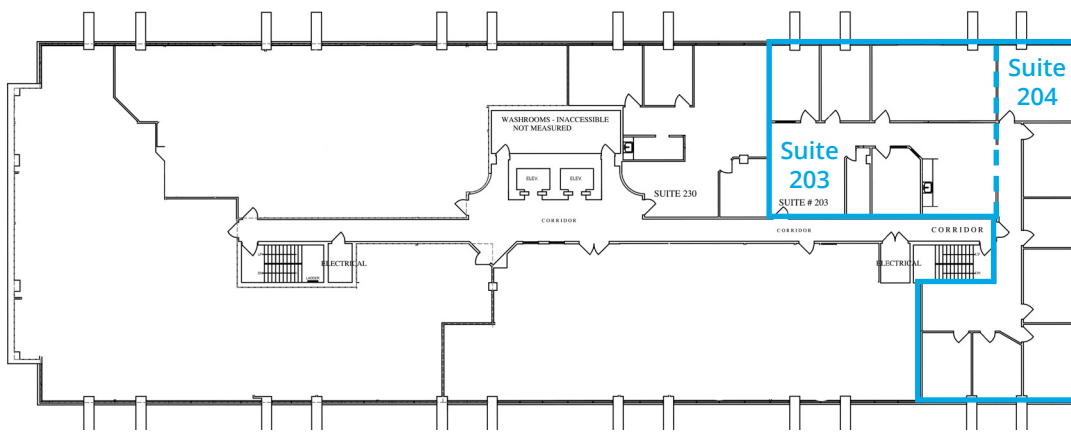
Suite L100



Suite L100

## Second Floor

Contiguous for 3,541 SF



### Suite 203 | 1,811 SF

[Click Here for Virtual Tour](#)

- Boardroom
- 3 Offices
- Kitchen

### Suite 204 | 1,730 SF

[Click Here for Virtual Tour](#)

- 7 Offices



Suite 203



Suite 204



Suite 203

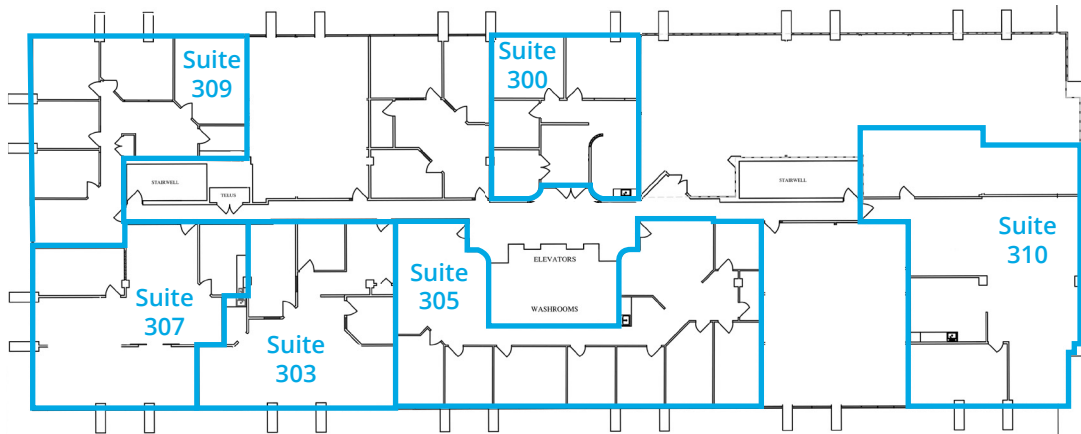


Suite 204



# Floor Plans

## Third Floor



**Suite 309 | 1,669 SF**

[Click Here for Virtual Tour](#)

- 4 Offices
- Boardroom
- Kitchen

**Suite 307 | 1,600 SF**

[Click Here for Virtual Tour](#)

- 1 Office
- Boardroom
- Kitchen
- Reception Area

**Suite 303 | 1,540 SF**

[Click Here for Virtual Tour](#)

- 3 Offices
- Open Area
- Kitchenette
- Reception Area

**Suite 305 | 2,576 SF**

[Click Here for Virtual Tour](#)

- 7 Office
- Boardroom
- Open Area
- Kitchenette
- Reception Area

Contiguous up to 7,385 SF

**Suite 300 | 1,051 SF**

- 4 Offices
- Kitchenette

**Suite 310 | 2,376 SF**

[Click Here for Virtual Tour](#)

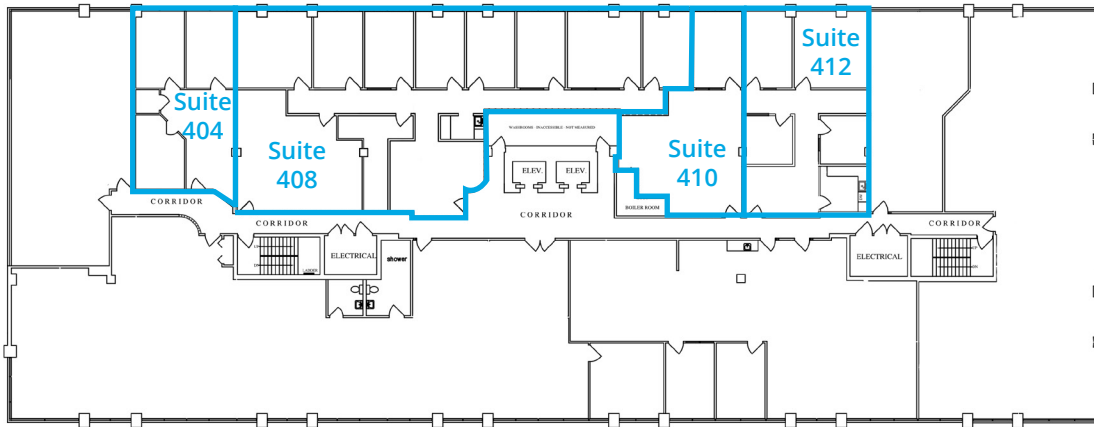
- 1 Office
- Boardroom
- Open Area
- Kitchen



# Floor Plans



## Fourth Floor



### Suite 404 | 837 SF

[Click Here for Virtual Tour](#)

- 3 Offices
- Reception

### Suite 408 | 3,181 SF

[Click Here for Virtual Tour](#)

- 8 Offices
- Meeting Room
- Kitchenette
- Reception

### Suite 410 | 759 SF

[Click Here for Virtual Tour](#)

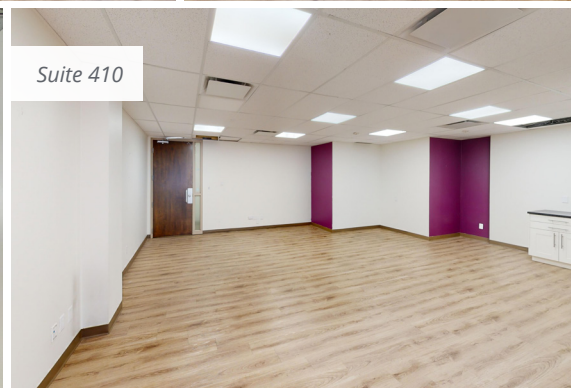
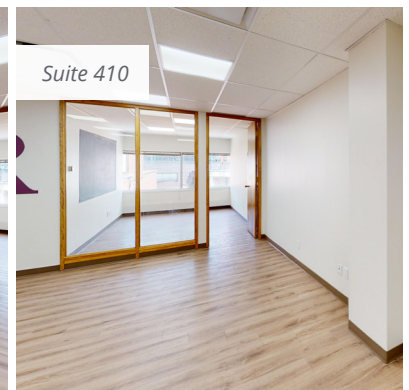
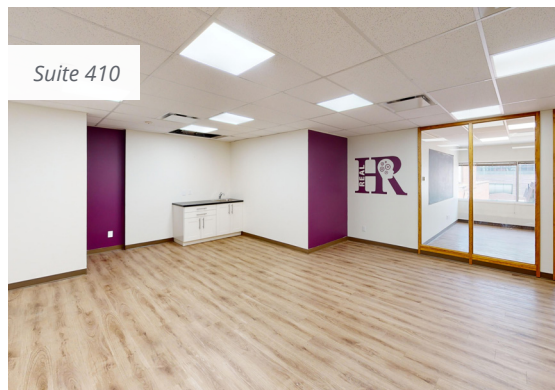
- 1 Office
- Open Area

### Suite 412 | 1,153 SF

[Click Here for Virtual Tour](#)

- 4 Offices
- Kitchen
- Reception

Contiguous for 5,930 SF



# Surrounding Amenities



- 1 Bridgette Bar
- 2 REGRUB
- 3 Hudsons Canada's Pub
- 4 Last Best Brewing Company
- 5 Milano Coffee
- 6 Orchard Restaurant
- 7 Stable Cafe
- 8 Residence Inn by Marriott
- 9 Calgary Courts Centre
- 9 F45 Training



Royal Bank Building  
Suite 900  
335 - 8th Avenue SW  
Calgary, AB T2P 1C9

602 11th Avenue SW | Calgary, AB

**Matt Lannon**

Vice President | Partner  
+1 403 571 8824  
matt.lannon@colliers.com

**Brittany Block**

Vice President  
+1 403 571 8756  
brittany.block@colliers.com



*Scan to View Online  
Listing & Virtual Tours*

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025 CMN Calgary Inc.