

The Colliers logo is a blue square with the word "Colliers" in white serif font. Below the text are three horizontal stripes in yellow, red, and blue.

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 blue sky.

602 11th Avenue SW | Calgary, AB

Sunrise Square

Office Space For Lease

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Accelerating success.

Property Overview

Available Space	Suite L100	4,108 SF	3D Virtual Tour	} Contiguous up to 3,541 SF
	Suite 203	1,811 SF	3D Virtual Tour	
	Suite 204	1,730 SF	3D Virtual Tour	
	Suite 307	1,600 SF	3D Virtual Tour	
	Suite 303	1,540 SF	3D Virtual Tour	} Contiguous up to 9,402 SF
	Suite 305	2,576 SF	3D Virtual Tour	
	Suite 320	1,310 SF		
	Suite 310	2,376 SF		
	Suite 314	957 SF	3D Virtual Tour	
	Suite 404	837 SF	3D Virtual Tour	} Contiguous up to 1,912 SF
	Suite 410	759 SF	3D Virtual Tour	
	Suite 412	1,153 SF	3D Virtual Tour	
Occupancy	Immediately			
Net Rent	Market Rates			
Operating Costs (2024 Estimate)	CAM: \$12.28 PSF/Annum <u>Tax: \$2.80 PSF/Annum</u> Total: \$15.08 PSF/Annum			
Term	1-5 Years			
Parking	1 Stall Per 600 SF \$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	• High Profile Beltline Location • Excellent Access to Downtown Core via 5th Street Underpass • Common Area Boardroom • Renovated Lobby and Common Areas			

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)

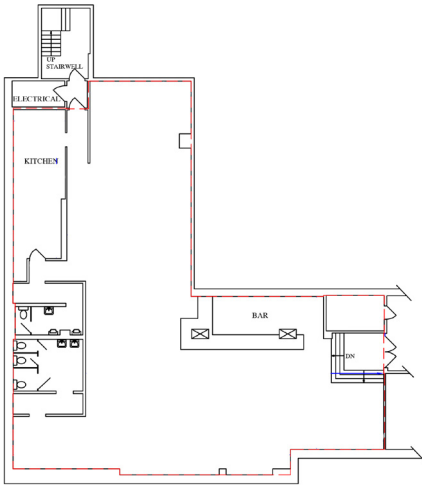
Suite	Square Footage	Parking Stall	Total Monthly Cost
203	1,811	1	\$3,400
204	1,730	1	\$3,250
307	1,600	1	\$3,000
320	1,310	1	\$2,550
314	957	1	\$1,950
404	837	1	\$1,750
410	759	1	\$1,600
412	1,153	1	\$2,250



Floor Plans



Lower Level



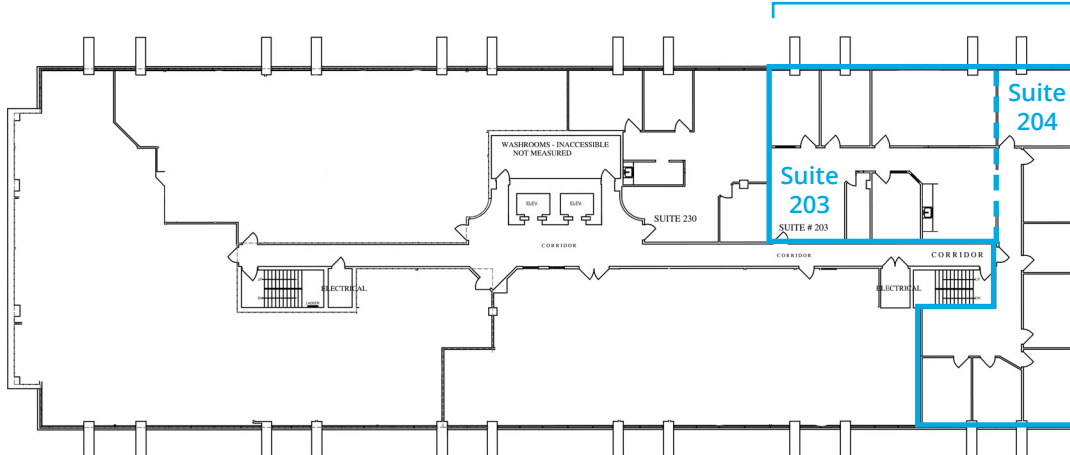
Suite L100 | 4,108 SF

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

- Open Area
- Kitchen
- Exclusive Exterior Entrance and Signage

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](#)

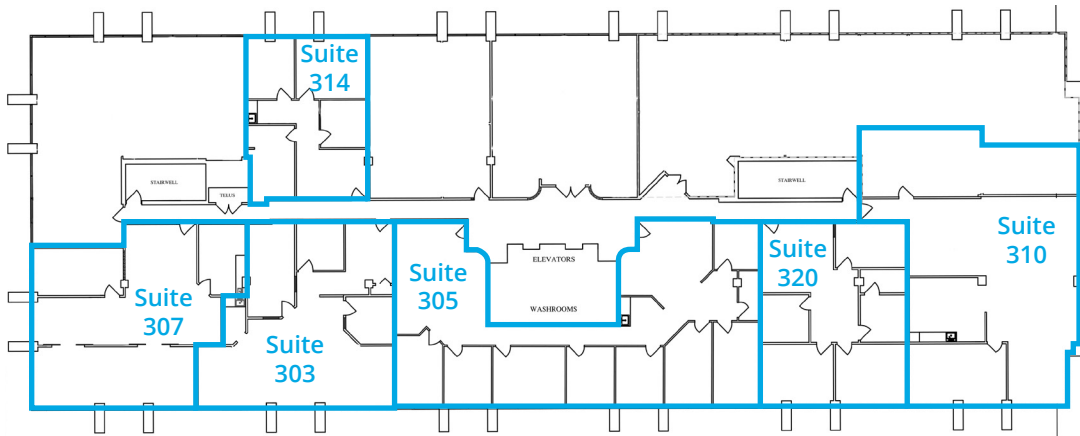
- 7 Offices





Floor Plans

Third Floor



Suite 307 | 1,600 SF

Suite 303 | 1,540 SF

Suite 305 | 2,576 SF

Suite 320 | 1,310 SF

Suite 310 | 2,376 SF

[Click Here for Virtual Tour](#)

- 1 Office
- Boardroom
- Kitchen
- Reception Area

[Click Here for Virtual Tour](#)

- 3 Offices
- Open Area
- Kitchenette
- Reception Area

[Click Here for Virtual Tour](#)

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

[Click Here for Virtual Tour](#)

- 5 Offices
- Open Area
- Reception

[Click Here for Virtual Tour](#)

- 1 Office
- Boardroom
- Open Area
- Kitchen

Contiguous up to 9,402 SF

Suite 314 | 957 SF

[Click Here for Virtual Tour](#)

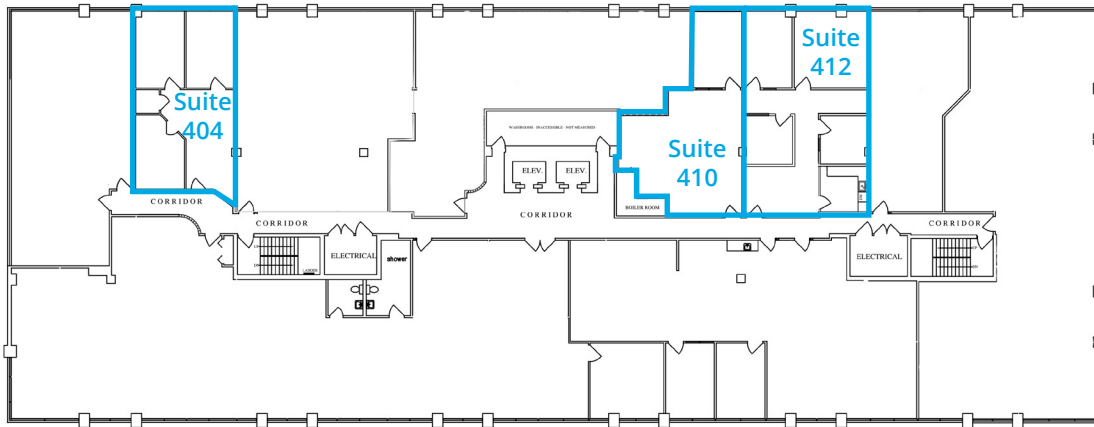
- 4 Offices
- Kitchenette
- Reception Area





Floor Plans

Fourth Floor



Suite 404 | 837 SF

[Click Here for Virtual Tour](#)

- 3 Offices
- 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 1,912 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
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