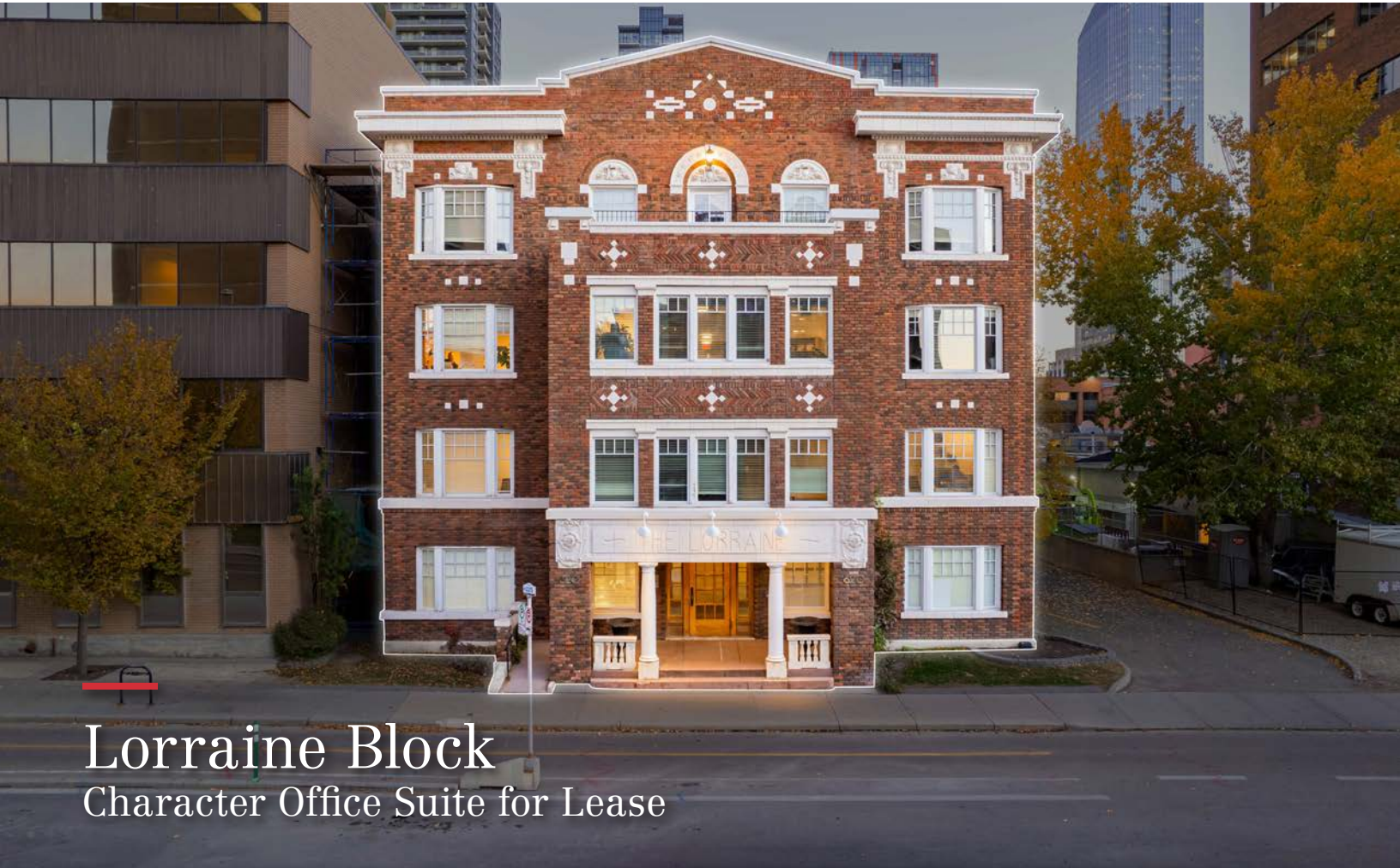




Lorraine Block

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

FLOORS	2nd & 3rd
LEASABLE AREA	2nd floor: ±3,214 SF 3rd floor: ±3,398 SF
LEASE RATE	Market
2026 ADDITIONAL RENT	\$17.01
TERM	Flexible
PARKING	\$325 /stall /month
OCCUPANCY	2nd floor: December 1, 2026 3rd floor: Immediate

For more information,
please contact:

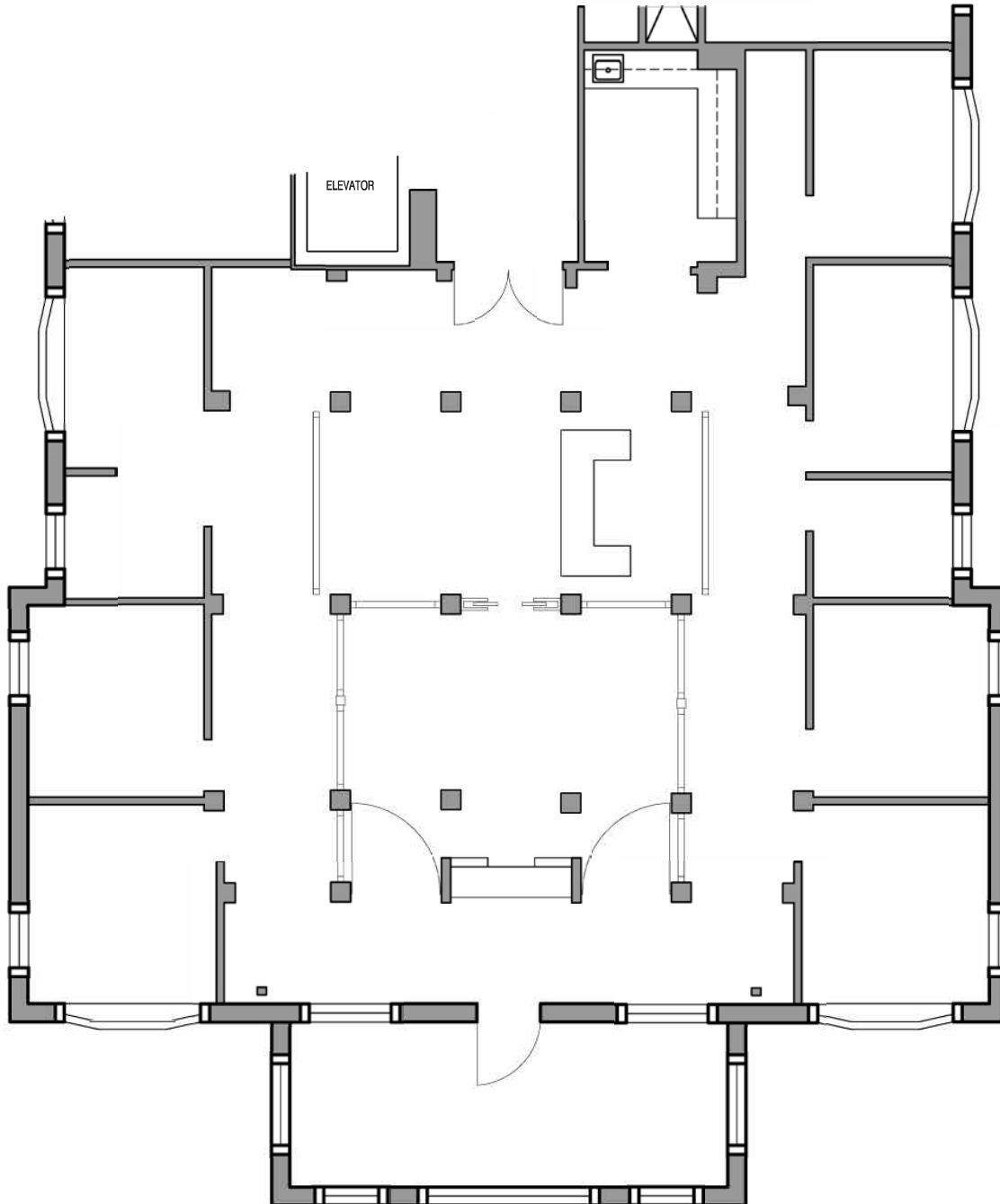
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+1 403 605 2294
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2ND FLOOR - FLOOR PLAN



LAYOUT

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

For more information,
please contact:

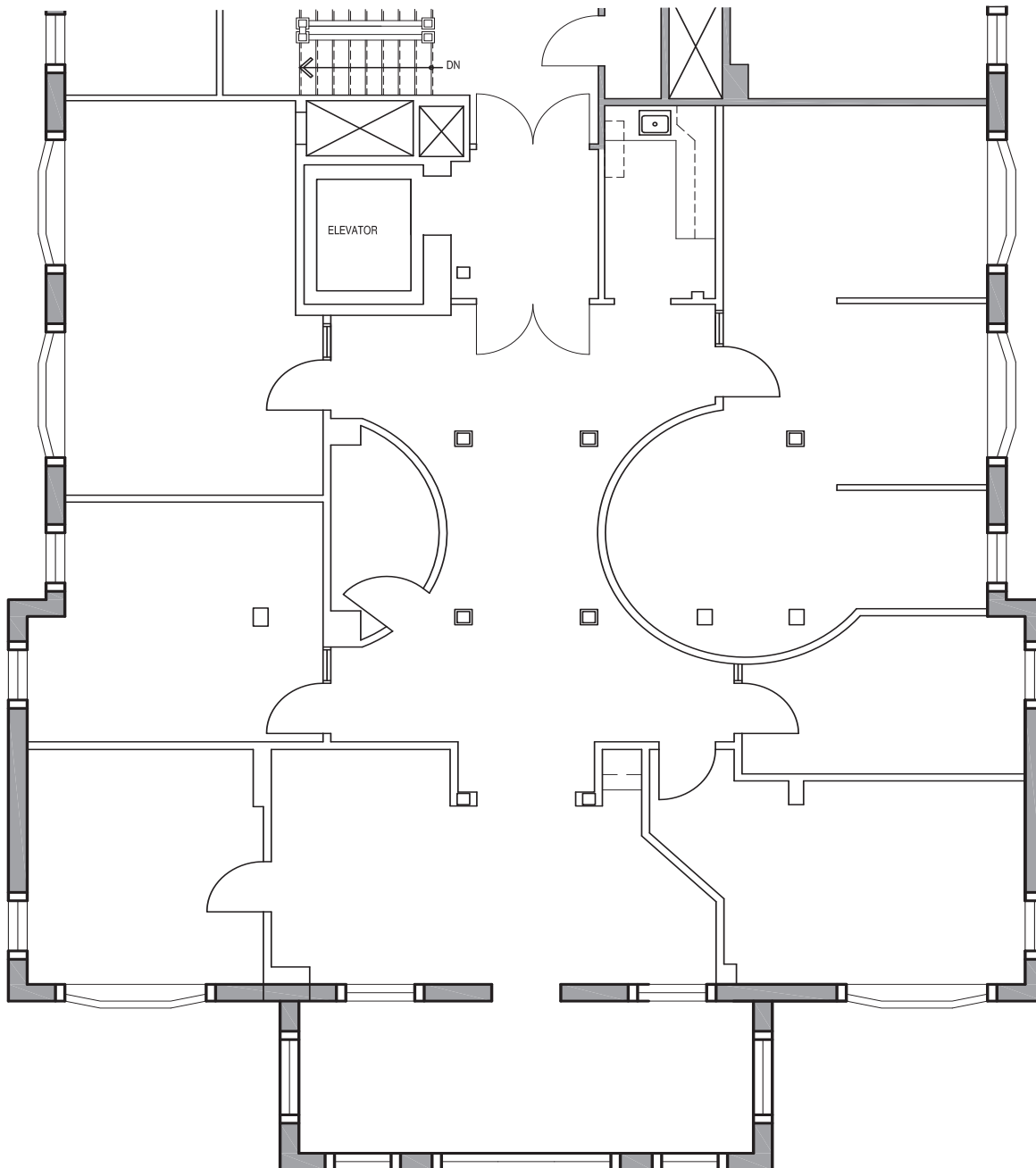
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3RD FLOOR - FLOOR PLAN



LAYOUT

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

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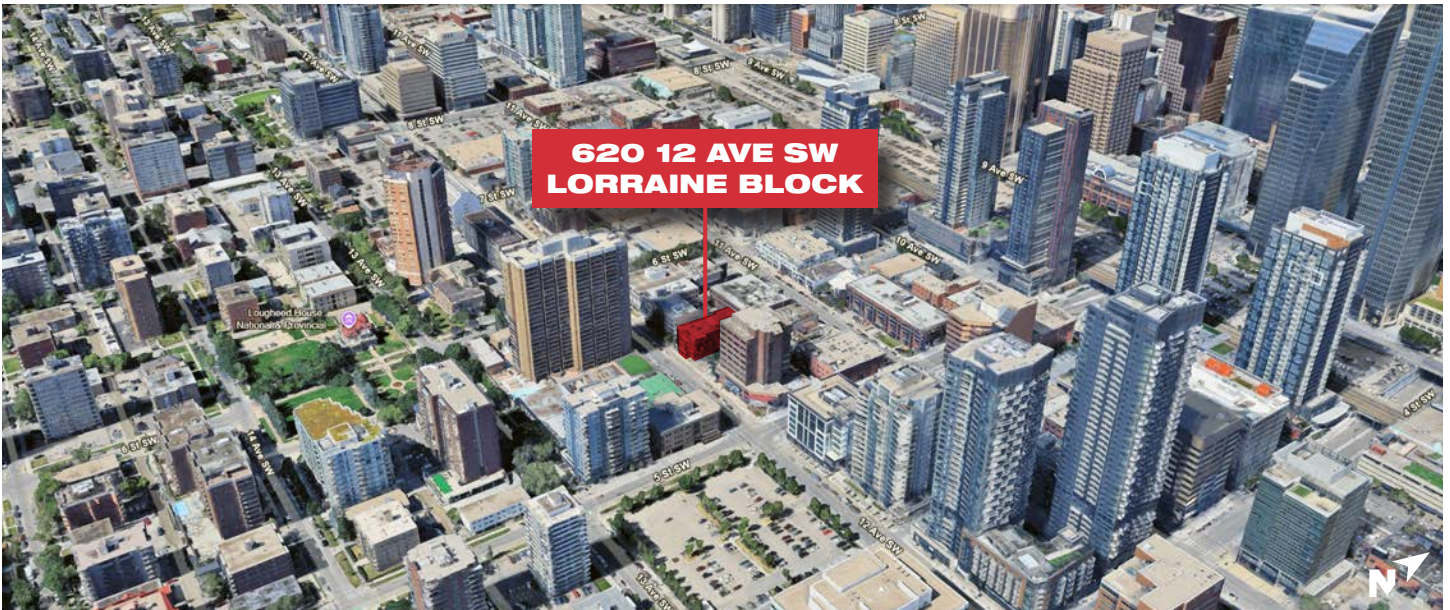
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PROPERTY LOCATION



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