



Second Floor Office Space

Unit 200 - 1110 7 Street SW, Calgary, AB T2R 1A2

PROPERTY OVERVIEW

Located in Calgary's vibrant Beltline district, this property offers exceptional access to public transit, major roadways, and a walkable mix of dining, retail, and service amenities. This second-floor office suite spans ±1,101 SF and offers a bright, open-concept layout designed to support productivity, collaboration, and a polished professional presence. Featuring a dedicated reception area, skylight-enhanced natural lighting, and a functional kitchenette, the space is ideal for small to mid-sized businesses.

LEASE DETAILS

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|----------------|---|
| AVAILABLE AREA | ±1,101 SF |
| LEASE RATE | \$12.00 PSF (with annual escalations) |
| OP COST | \$13.50 PSF (2025) (Includes utilities) |
| JANITORIAL | \$130.00 /Month |
| ZONING | CC-X (Centre City Mixed Use) |
| PARKING | 1 Tandem @ \$180.00 /Month |
| YEAR BUILT | 1996 |

June 25, 2025

For more information,
please contact:



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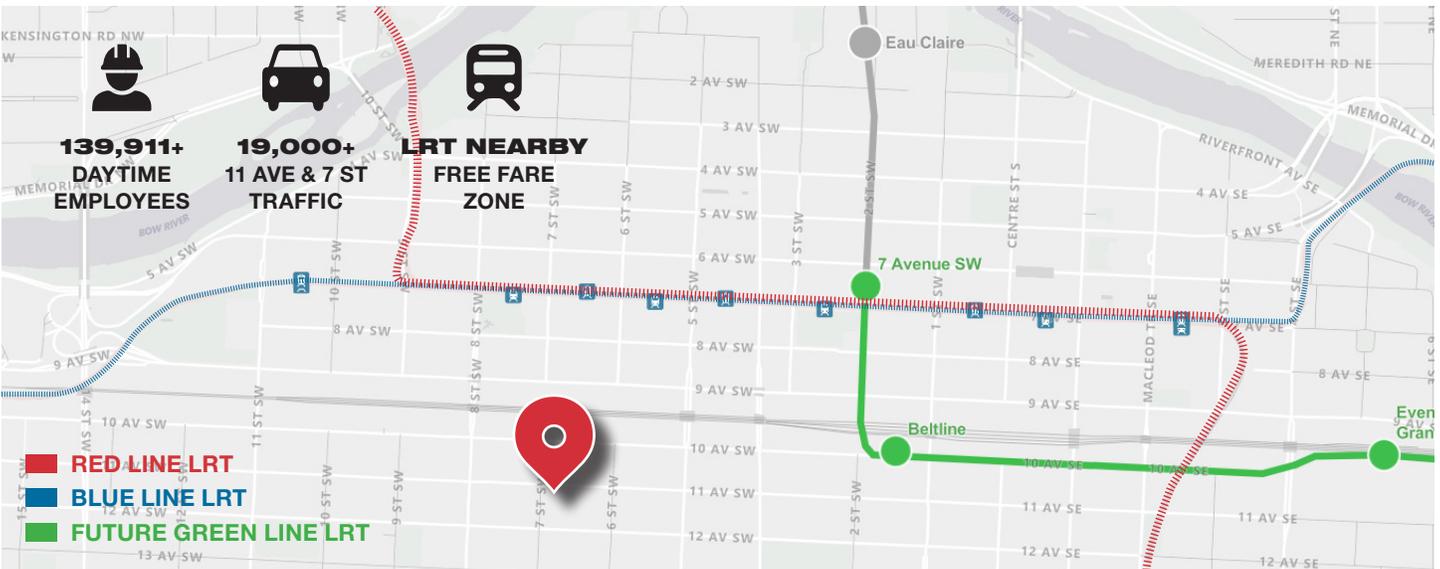
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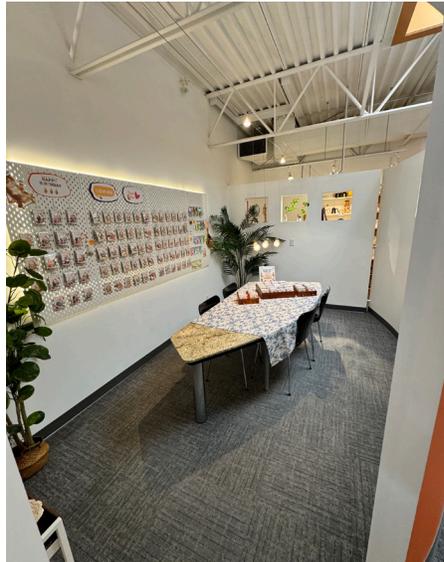
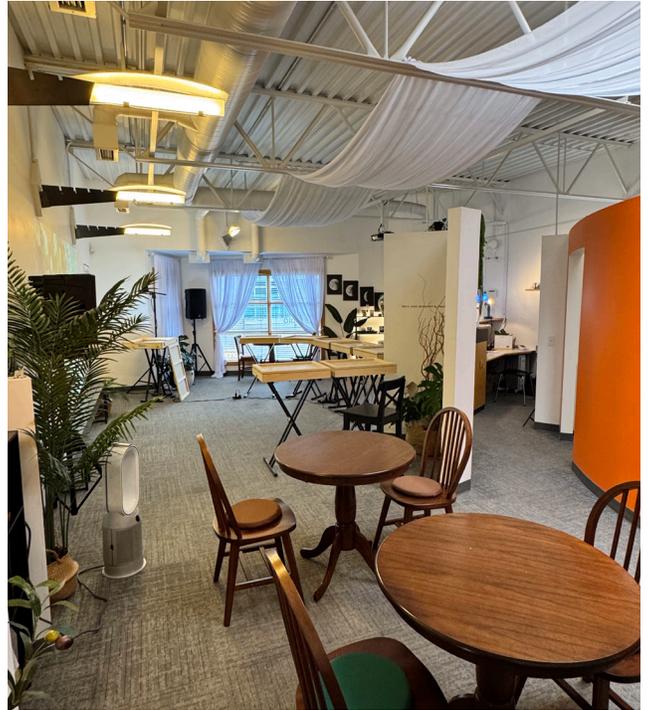
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