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550 11th Avenue SW, Calgary, Alberta

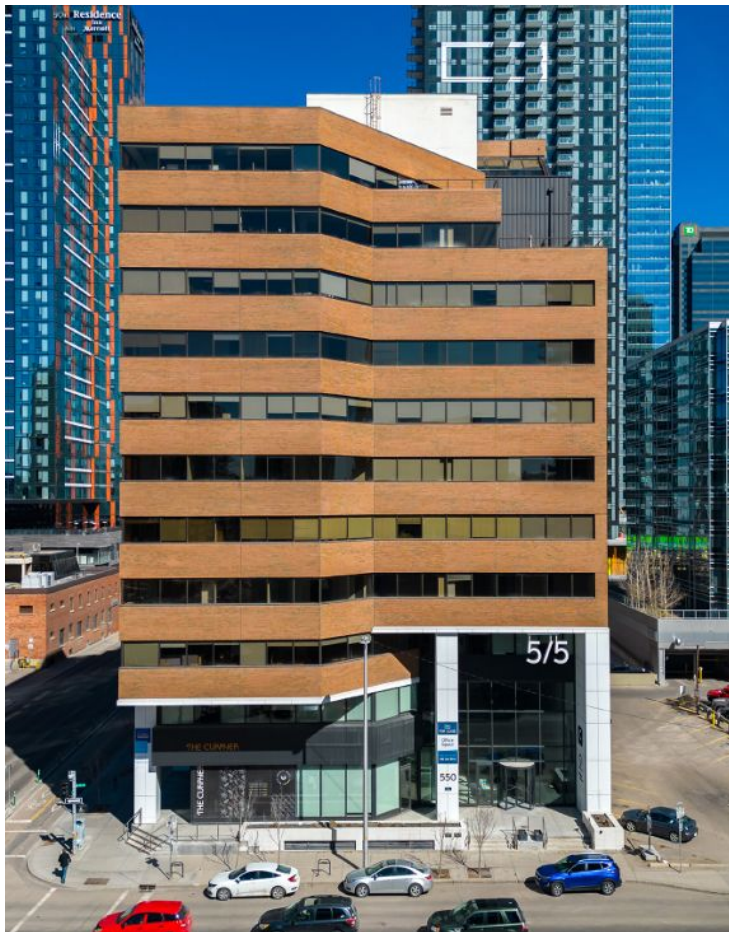
Office space for lease

welcome.

to 550 11th Avenue SW

Your business belongs downtown.

550 11th Avenue SW is located in the vibrant community of Beltline in Southwest Calgary. Surrounded by a variety of restaurants, cafés, fitness studios, and retail amenities, the property offers tenants excellent access to nearby destinations such as First Street Market, Analog Coffee, and the shops and services along 17th Avenue SW. Its close proximity to Calgary's Downtown Core, public transit, and major roadways provides strong connectivity and convenience for businesses and visitors alike.



Property details

Year built
1983

Rentable area
97,839 sq ft

Typical floorplate
~ 11,000 sq ft

Number of floors
11

Security
Monday – Friday, 7:00 am – 5:00 pm

Parking
1 : 2,038 sq ft
Underground | \$395/month

Amenities & location.

Everything you need, already onsite.



Building Highlights

- Tenant onsite fitness centre
- Near multiple inner city parks
- Multiple food and drink amenities in immediate area
- Easy access to downtown core
- Secure bike parking area located in parkade
- Rogers (Shaw) and Telus Fibre Providers

Easy access to surrounding amenities and services

Transit

- WB 4 Street SW LRT - 7 min walk
- EB 6 Street SW LRT - 6 min walk

Parks & Recreation

- Haultain Park
- High Park
- Tomkins Park

Restaurants & Amenities

- Safeway
- National on 10th
- Analog Coffee
- Last Best Brewing & Distilling
- Anytime Fitness

Available spaces.

Two available suites, flexible configurations.

Two office suites are currently available, offering 4,311 SF and 4,532 SF with flexible build-out options.

Floor	Suite	Area	Availability
11	1105	4,532 SF	January 1, 2027

Competitive rates & turn-key spaces for real work.

Lease terms & rates

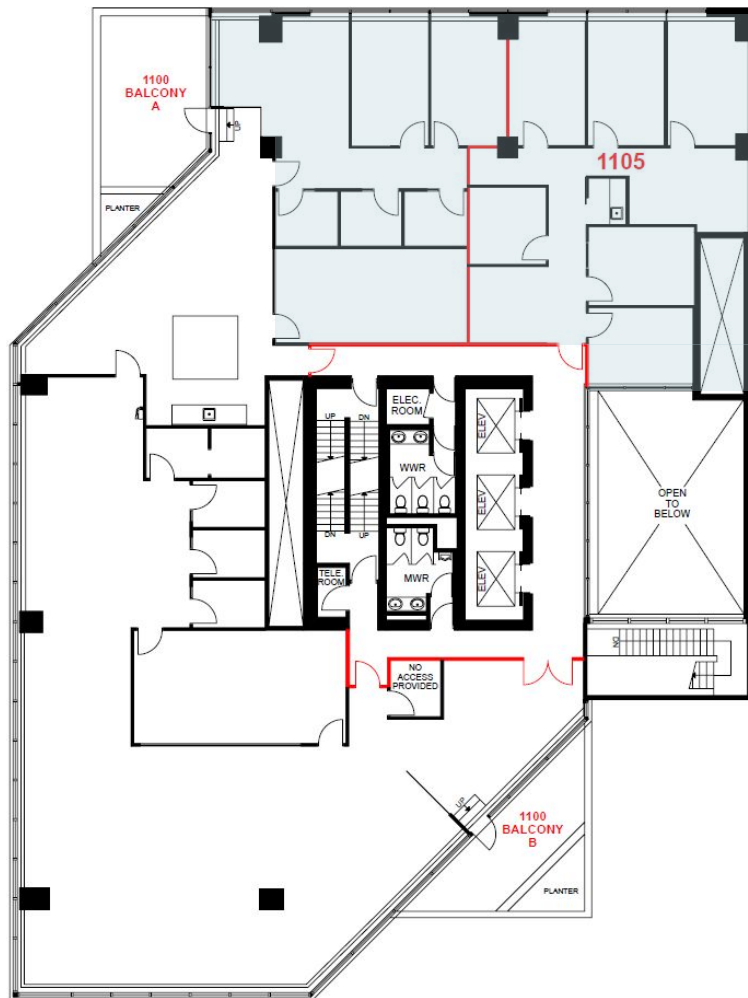
- Gross leases (All-in) for predictable lease costs
- 3 year leases starting at \$25/SF gross (as-is spaces)
- 5 year leases starting at \$23/SF gross (as-is spaces)

Space improvements

- From light improvements to full build outs completed by landlord
- Light - Paint, flooring, lighting, minimal layout changes
- Full build outs - suited to tenant needs

Floor Plans.

11th Floor - 4,532 SF



SUITE 1105 - 4,532 SF



Let's talk

550 11th Avenue SW

To request a viewing, lease details, or additional information, please contact our leasing team.



Ammar Memon

Managing Director

ammar@rivn.ca

403.988.4244



Peyton Armstrong

Leasing Manager

peyton@rivn.ca

403.992.4910

This document has been prepared by Rivn for general information only. All areas are approximate and details are subject to change. Any interested party should undertake their own inquiries as to accuracy.

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