



**5/5**

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

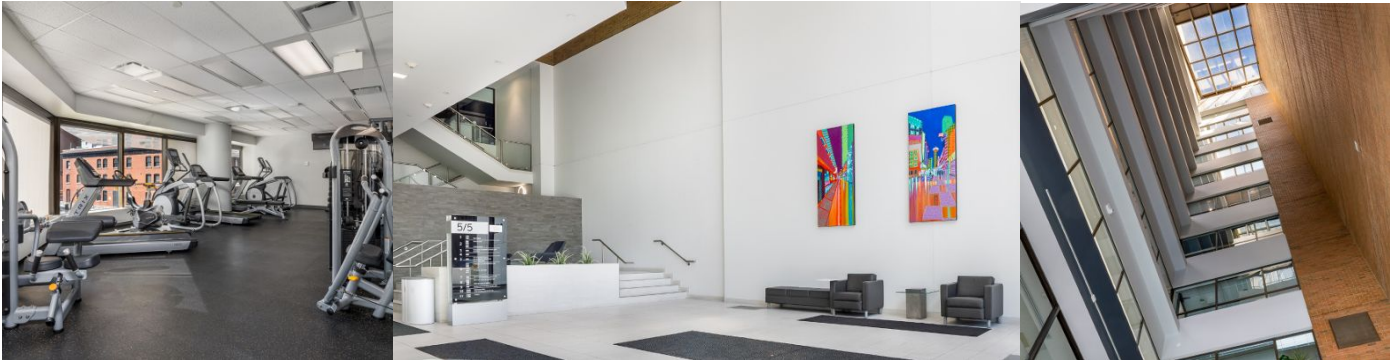
**Security**  
Monday – Friday, 7:00 am – 5:00 pm

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

# Amenities & location.

**Everything you need, already onsite.**

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## 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

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### 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.

## Flexible configurations.

| Floor | Suite | Area     | Availability    |
|-------|-------|----------|-----------------|
| 11    | 1105  | 1,663 SF | January 1, 2027 |

## Competitive rates & turn-key spaces for real work.

### Lease terms & rates

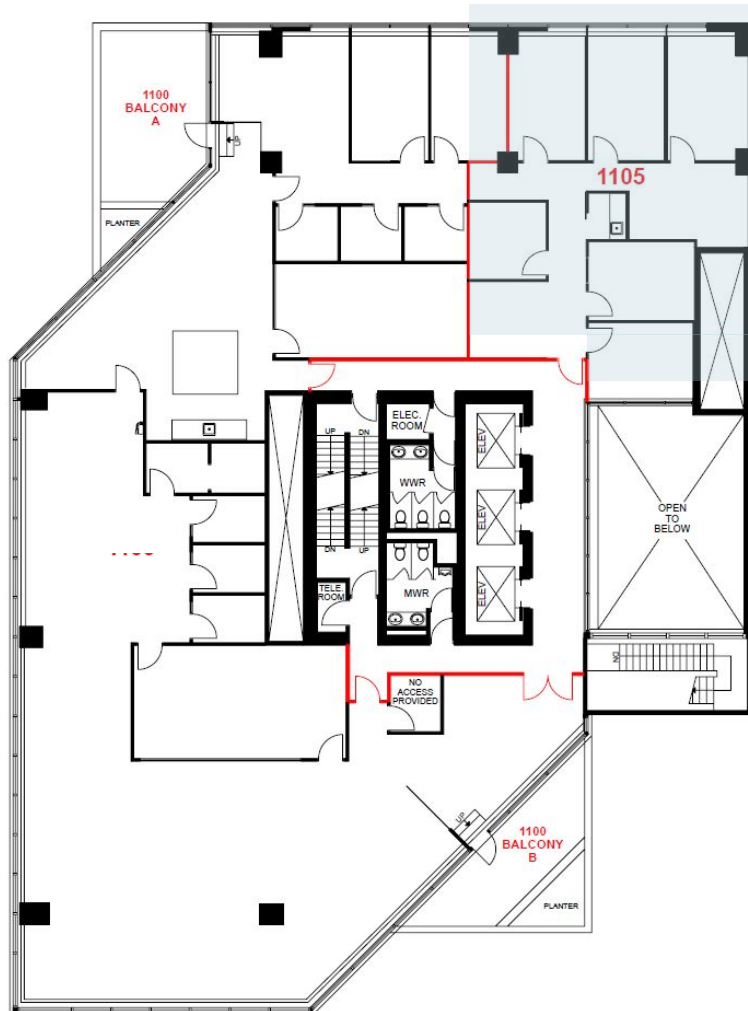
- Gross leases (All-in) for predictable lease costs
- 3 year leases starting at \$25/SF gross (as-is spaces)
- 5 year leases starting at \$23/SF gross (as-is spaces)

### 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 - 1,663 SF



Let's talk

# 550 11th Avenue SW

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



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*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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