



13 LOUISE BLOCK 10

101 Hitachi Solutions





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Hitachi Solutions



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VIETNAMESE  
NOODLE SOUP



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NOODLE SOUP

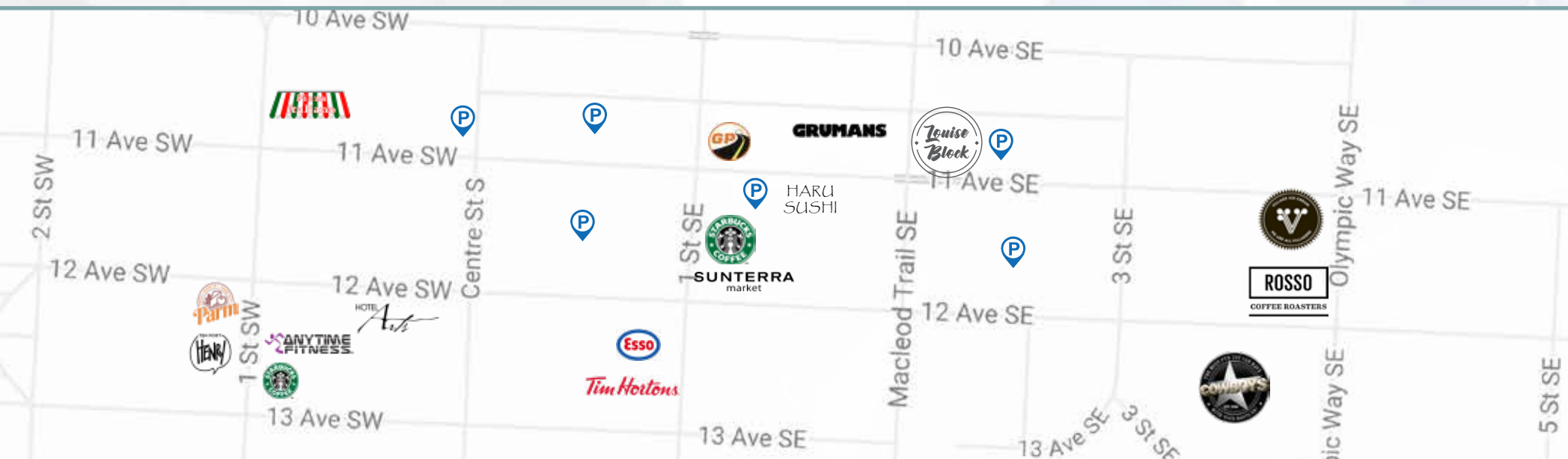


# 308 11<sup>TH</sup> AVENUE SE

AVAILABLE SPACE:	Suite 40: 5,314 s.f. (Main Level)
	Suite 110: 4,956 s.f. (Lower Level)
	<i>Suite 40 is contiguous with lower level</i>
	Suite 200: 10,577 s.f. (Full Floor)
	<i>Suite 200 is demisable</i>
BUILDING SIZE:	26,295 s.f.
OPERATING COSTS:	\$16.98 p.s.f. (Est. 2018)
NET RENT:	Market
TI ALLOWANCE:	Negotiable
PARKING:	Parking in the area, see map below

Louise Block was built in 1910 embodying Victorian and Edwardian architecture which was prevalent in the early twentieth century. Designed by Frank Fairey, the building engenders a classic character feel rich with exposed brick and large wood frame beams. Louise Block is proudly owned and managed by Strategic Group, one of Western Canada's largest private landlords and is a true Beltline landmark.

*Louise Block*  
EST.1910

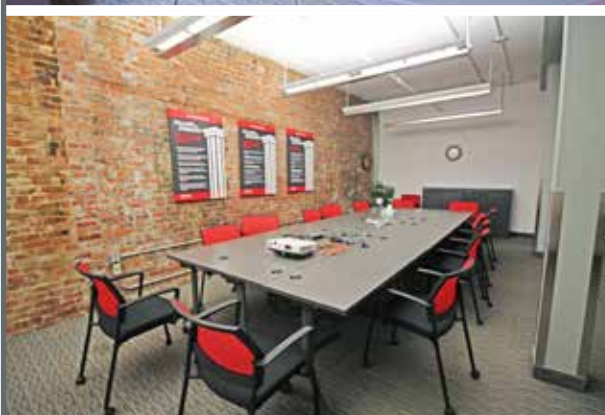




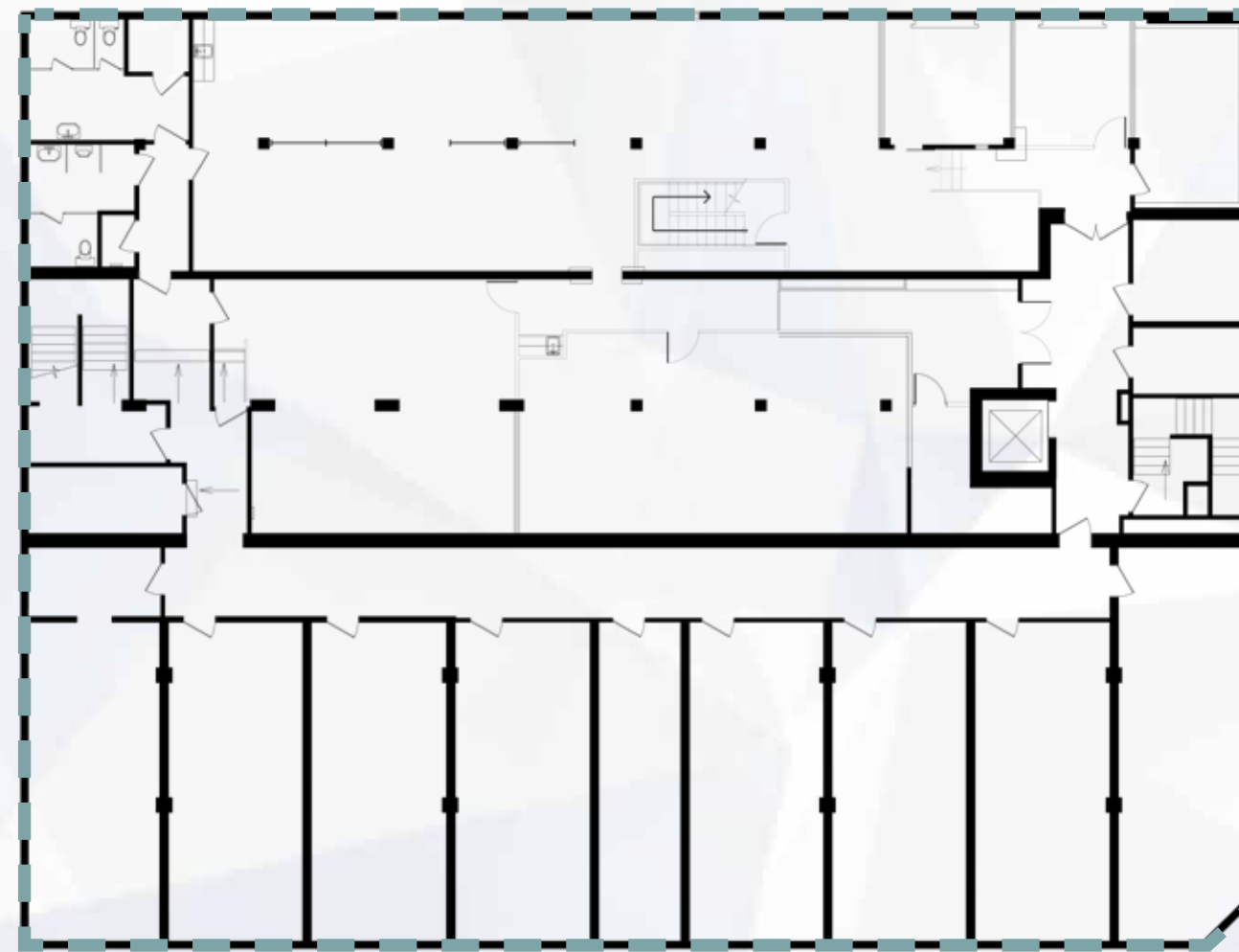
# MAIN FLOOR



- Suite 110 - 4,956 s.f.
- Open concept office
- Large reception area
- Two closed offices
- Kitchen and dining area
- Internal stairs leading down to lower level office space
- Signage opportunities



# LOWER LEVEL



- Suite 40 - 5,314 s.f.
- Mix of open area workspace and closed offices
- Plenty of storage area
- Small kitchen area
- Internal stairs leading up to Main Floor/Suite 110





# SECOND FLOOR



- Suite 200 - 10,577 s.f.
- Mix of open area workspace and closed offices
- Kitchen and dining area
- Two large boardrooms
- Small fitness room







FOR MORE INFORMATION, PLEASE CONTACT:

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