

13 LOUISE BLOCK 10

Hitachi Solutions



STRATEGIC LEASING strategicgroup.ca

Hitachi Solutions

PHO Cho Lon

VIETNAMESE NOODLE SOUP

308 11TH AVENUE SE

~~Suite 110: 4,956 s.f. (Main Level) LEASED~~

- AVAILABLE SPACE:
- Suite 40: 2,929 s.f. (Lower Level)
 - \$15.00 p.s.f. gross (Short Term)
 - Suite 200: 10,577 s.f. (Full Floor)
 - Suite 200 is demisable

BUILDING SIZE: 26,295 s.f.

OPERATING COSTS: \$15.40 p.s.f. (Est. 2019)

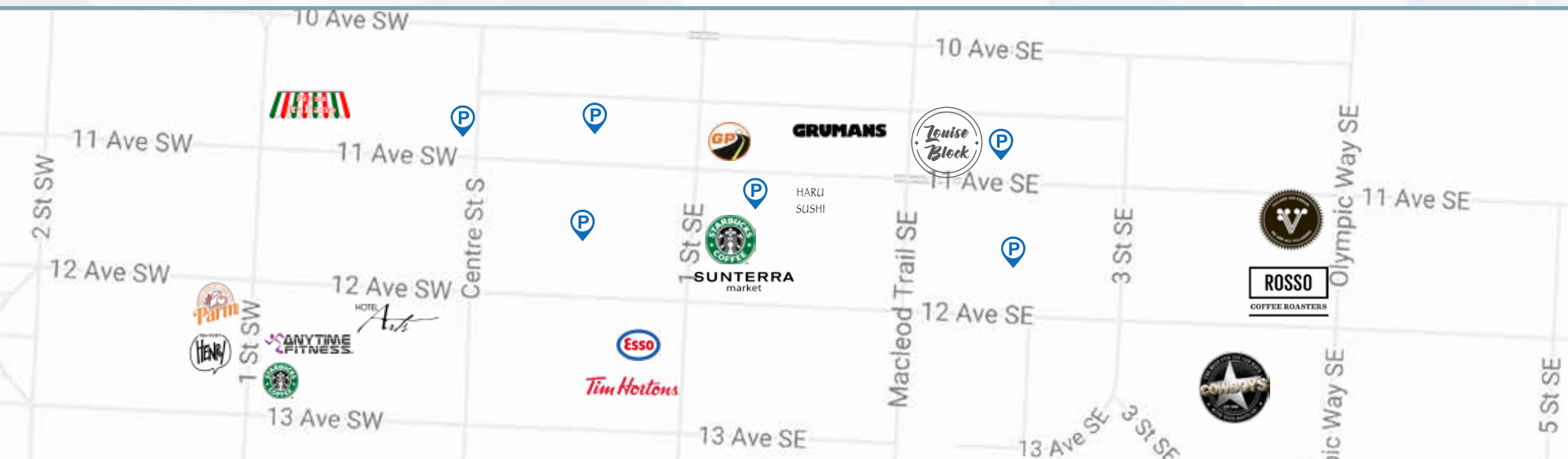
NET RENT: Market

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



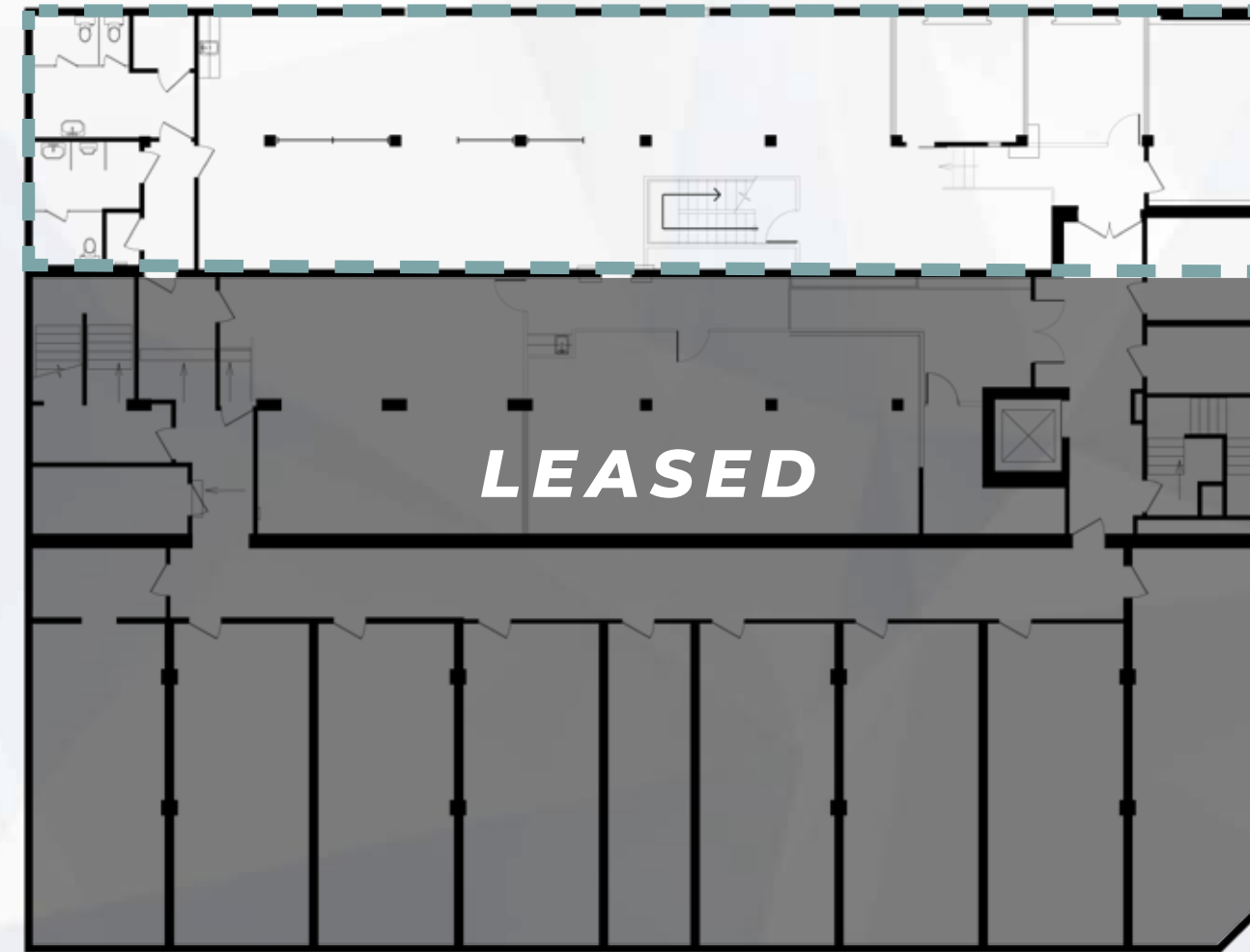
MAIN FLOOR



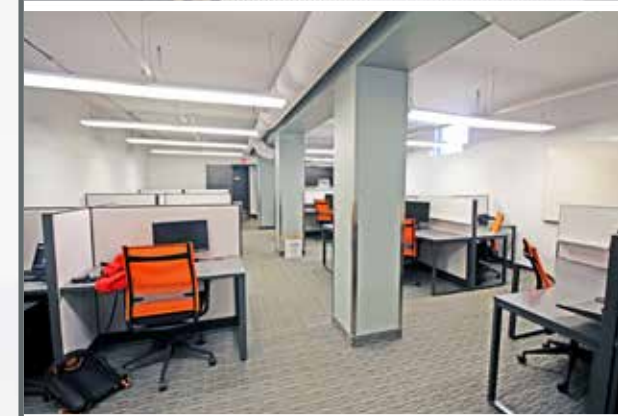
- Open concept office
- Large reception area
- Two closed offices
- Kitchen and dining area
- Internal stairs leading down to lower level office space
- Signage opportunities



LOWER LEVEL



- Suite 40: 2,929 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

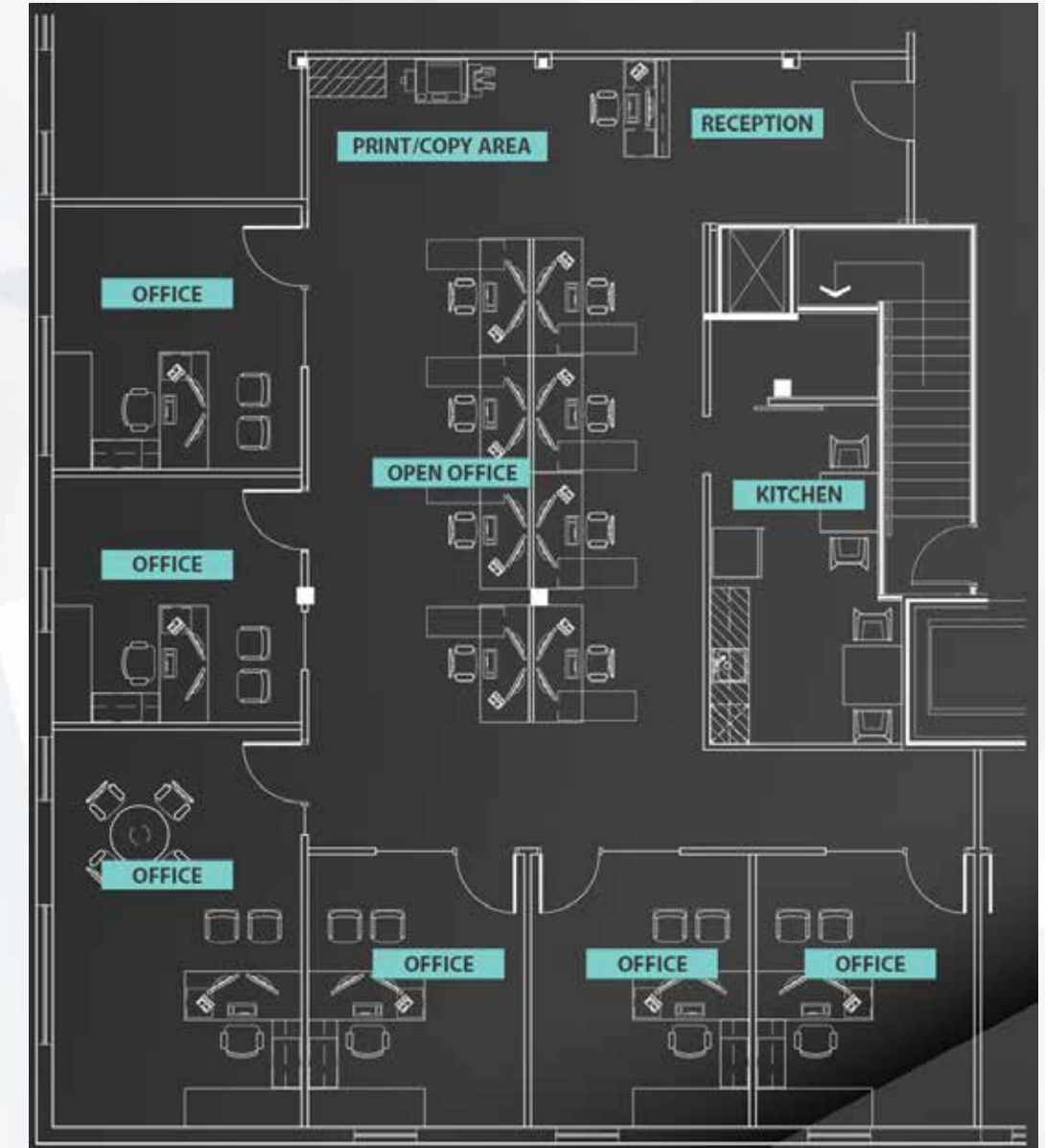


- Suite 200 - 10,577 s.f.
- Mix of open area workspace and closed offices
- Kitchen and dining area

- Two large boardrooms
- Small fitness room
- Many demising options



POTENTIAL DEMISING & RENDERS





FOR MORE INFORMATION, PLEASE CONTACT:

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