



1111 Olympic Way Calgary Alberta

\$339,900

Position your business in one of Calgary's most vibrant and rapidly evolving districts with this exceptional 1,420 sq ft commercial office unit located at 240 - 1111 Olympic Way SE. Perfectly situated near downtown and surrounded by Calgary's iconic skyline, this professional office space offers a rare opportunity to own in the sought-after Victoria Park/Beltline area, just minutes from the core and steps from major amenities, transit, dining, and entertainment. Upon entering the building, visitors are welcomed by a building reception area, providing a professional first impression before arriving at the unit. Inside the office unit, a dedicated reception area (11'7" x 11'3") greets clients and guests, creating an organized and professional entry point for day-to-day business operations. Adjacent to the reception is a bright lobby (11'7" x 11'1"), providing additional waiting or transition space for clients and staff. The thoughtfully designed layout flows into a spacious open working area, ideal for collaborative workstations, team desks, or adaptable office configurations. A large private office (26'6" x 19'4") offers a comfortable executive workspace or can easily function as a secondary team office. For meetings and presentations, the unit features a generous meeting room (18'11" x 14'9"), providing ample room for boardroom-style seating, client consultations, or team discussions. Staff will appreciate the dedicated staff area (20'2" x 12'5"), perfect for workstations, support staff, or administrative operations. The office also includes a well-sized kitchen (13'5" x 11'10"), offering convenient space for staff breaks. This property is ideal for professional office use, making it perfect for businesses seeking a focused and professional work environment such as consulting firms, administrative offices, accounting practices, marketing teams, or tech startups. Th...

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