



# RETAIL & OFFICE SPACE

1725 10 AVENUE SW  
CALGARY, ALBERTA



## HIGHLIGHTS







- Main retail and third floor offices. Bright, open spaces with elevator access
- Signage available
- Sunalta CTrain station is approximately 100 yards from building entrance
- Recently completed build out
- Below average operating costs
- Easily accessible from all quadrants of the city through major thoroughfares
- Street parking and underground parking

## PROPERTY DESCRIPTION

<b>Base Rent:</b>	Market
<b>Op Costs &amp; Taxes:</b>	\$14.41 psf est. TBV
<b>Leaseable Space:</b>	Suite 300 - 2,050 sq. ft. Available July 1 2024 Suite 303B - 2,490 sq. ft.
<b>Term:</b>	Negotiable

## BUILDING INFORMATION

Demographics pulled from a 3km radius.

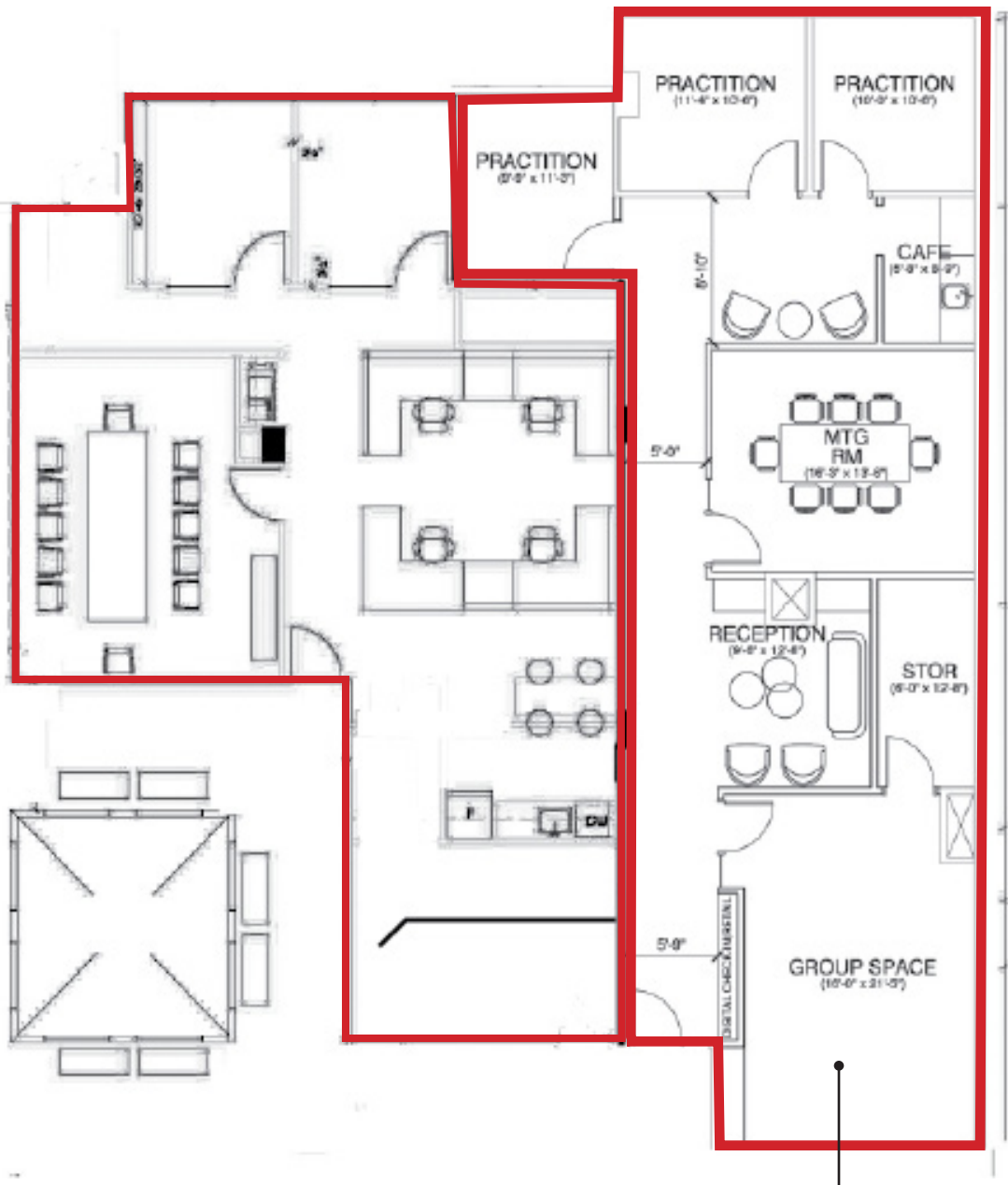
 <b>Zoning</b> D-C Direct Control	 <b>Building Size</b> 21,773 Sq Ft	 <b>Year Built</b> 1981
 <b>Population</b> 97,608	 <b>Median Age</b> 35.1	 <b>Household Income</b> \$117,655

**HEAD OFFICE**  
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**AvenueCommercial.com**

**AVENUE** | Commercial  
Real Estate Solutions

## 3rd Floor

AVAILABLE FROM  
JULY 1 2024  
Suite 300  
2,050 sf



AVAILABLE  
Suite 303  
2,490 sf  
(Potential Plan)



## SUITE 300 - 2,050 SF



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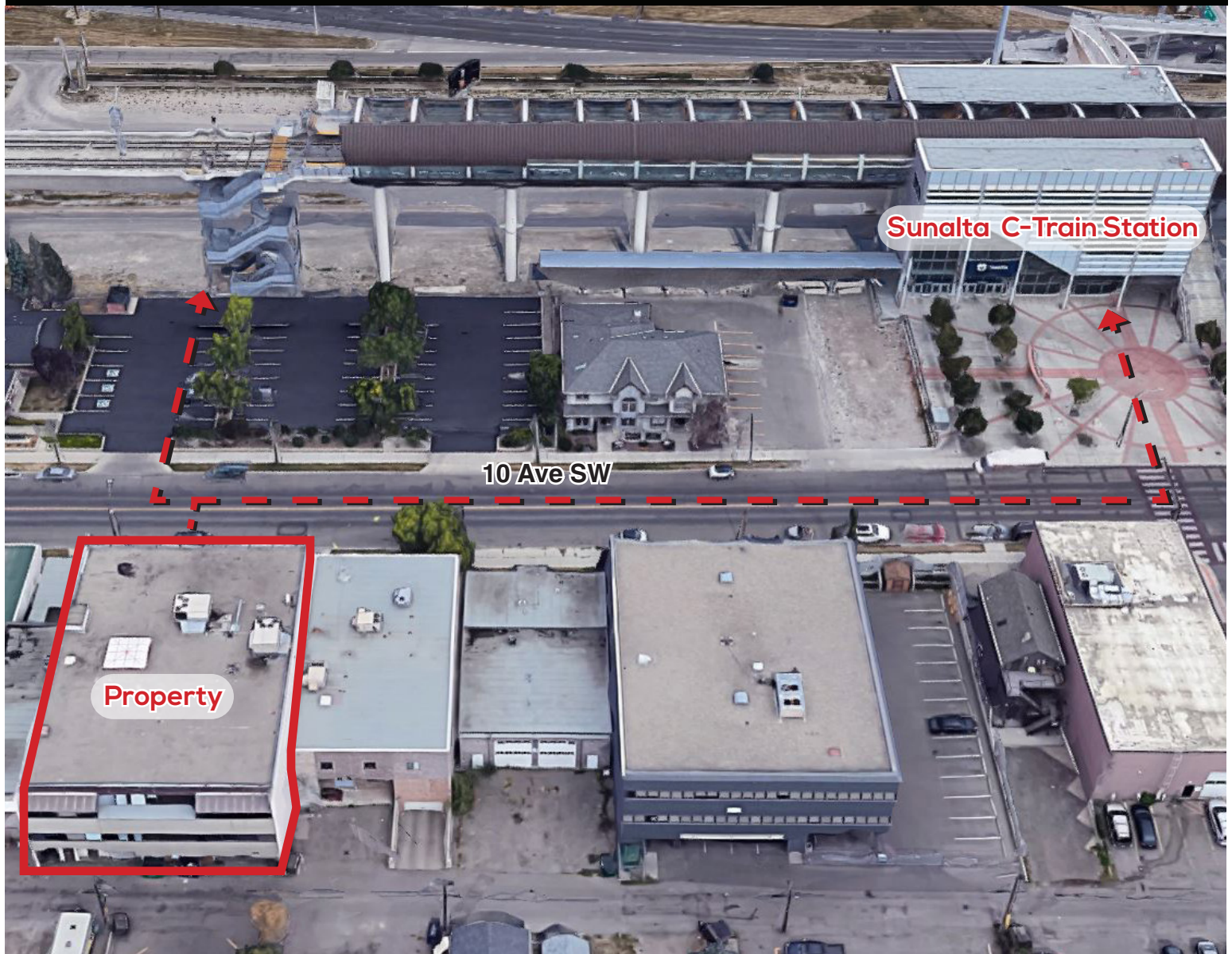
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## LOCATION

1725 10 Avenue SW, Calgary, Alberta



## CHOOSE YOUR AVENUE

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