



HIGHLIGHTS

- Third floor office. Bright, open space 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

BUILDING INFORMATION

Demographics pulled from a 3km radius.



Zoning

D-C

Direct Control



Building Size

21,773 Sq Ft



Year Built

1981



Population

97,608



Median Age

35.1



Household Income

\$117,655

PROPERTY DESCRIPTION

Base Rent:

Market

Op Costs & Taxes:

\$14.41 psf

Area:

Suite 301 - 1,947 sq. ft.

Term:

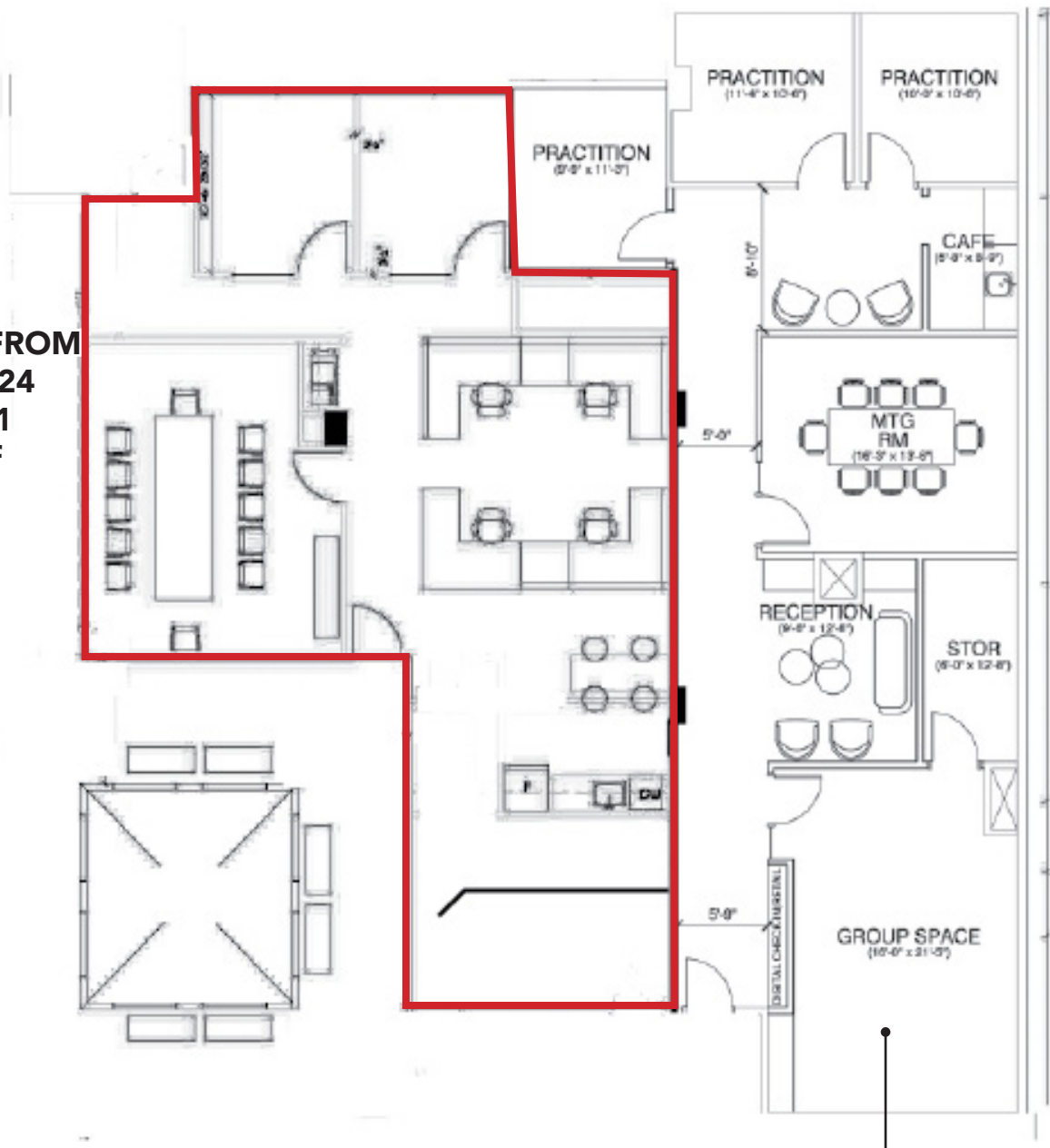
Negotiable

HEAD OFFICE
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AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

3rd Floor

**AVAILABLE FROM
JULY 1 2024
Suite 301
1,947 sf**



**AVAILABLE
Suite 300
2,490 sf
(Potential Plan)**

SUITE 301 - 1,947 SF



LOCATION

1725 10 Avenue SW, Calgary, Alberta



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