

For Lease



OFFICE SPACE

301, 1725 10 AVENUE SW
CALGARY, ALBERTA






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
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 Population 97,608	 Median Age 35.1	 Household Income \$117,655
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PROPERTY DESCRIPTION

Base Rent:	Market
Op Costs & Taxes:	\$14.76 psf
Area:	Suite 301 - 1,947 sq. ft.
Term:	Negotiable

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

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