PRIME SUNALTA OFFICE SPACE

1638 10 AVENUE SW
CALGARY, ALBERTA

Newly Renovated Retail Exterior

HIGHLIGHTS

- Convenient access to Downtown Calgary, Crowchild Trail, 14th Street SW, and Bow Trail.
- The nearby Sunalta LRT Station provides direct transit access while supporting the area's continued growth as a vibrant destination for boutique retail, gaming, arts, live music, and theatre.
- Approximately 9,000 vehicles pass the property daily, providing excellent visibility and exposure.

PROPERTY DESCRIPTION

Available Area:	Unit 200: 5,300 sq. ft.
Rate:	Market
Op. Costs & Utilities:	$10.45 psf est.
Zoning:	C-COR2
Signage:	Front, Rear Building & Fascia

Brandon Lau
VP, Retail Sales & Leasing
403.708.0730
blau@avenuecommercial.com

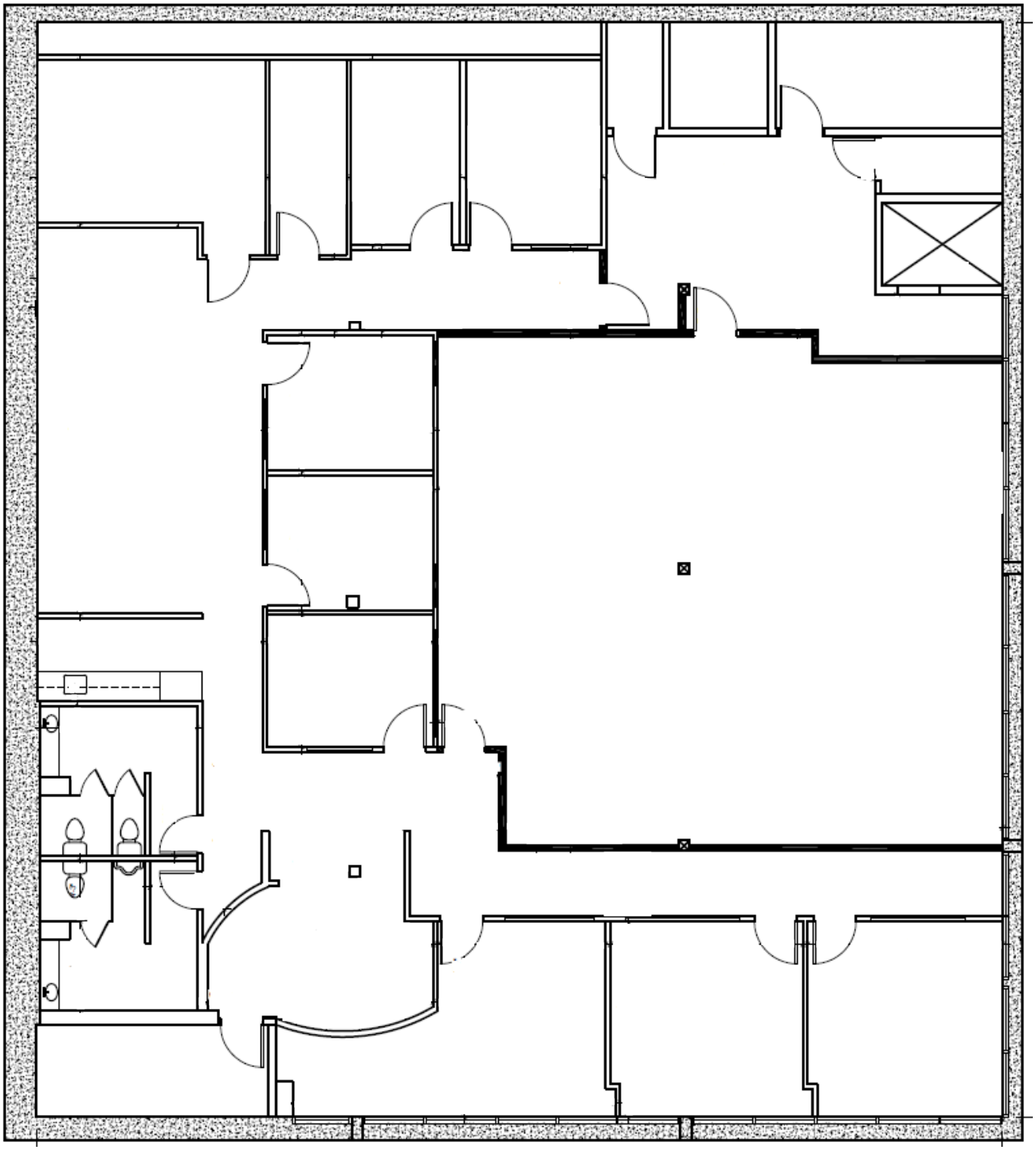
HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

SECOND FLOOR OFFICE PLAN

1638 10 Avenue SW, Calgary, Alberta

Available: 5,300 sf



AVENUE | Commercial
Real Estate Solutions

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Main 403.802.6766
Toll Free 800.750.6766

AvenueCommercial.com

PHOTOS

1638 10 Avenue SW, Calgary, Alberta

AVENUE | Commercial
Real Estate Solutions

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Main 403.802.6766
Toll Free 800.750.6766

AvenueCommercial.com

LOCATION

1638 10 Avenue SW, Calgary, Alberta

CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

Brandon Lau
VP, Retail Sales & Leasing
403.708.0730
blau@avenuecommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof.
The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.