

2,355 sf

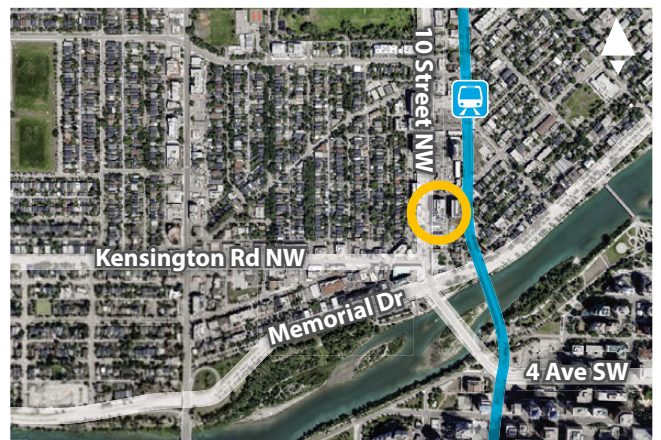
Suite 310



BUILD-TO-SUIT OFFICE FOR SUBLEASE

150 10th Street NW
Calgary

» Tenant Allowance available or Turnkey Space negotiable



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Murray Ion, ASSOCIATE
c: 403-797-3103
d: 403-294-7179
mion@barclaystreet.com

**BARCLAY
STREET**
REAL ESTATE

LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE
REAL ESTATE SERVICES

CELEBRATING

50
YEARS

1973-2023



- » Located in the heart of Kensington on 10th Street NW
- » Many amenities in the vicinity
- » Bike and shower facility on the lower level.
- » Floor to ceiling windows.

SUBLEASE INFORMATION

MUNICIPAL ADDRESS:
150 10th Street NW, Calgary

AVAILABLE FOR SUBLEASE:
2,355 sq. ft. – Suite 310

TERM: Up to 6 years

AVAILABILITY: Available Immediately for fixturing

PARKING: Street and parkade in vicinity

T.I.A.: Tenant allowance available or turn-key space negotiable

OP. COSTS AND TAXES: \$12.79 per sq. ft. (est.)

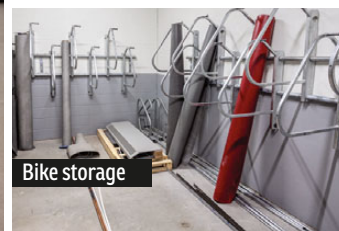
LEASE RATE: \$20-22 per sq. ft.



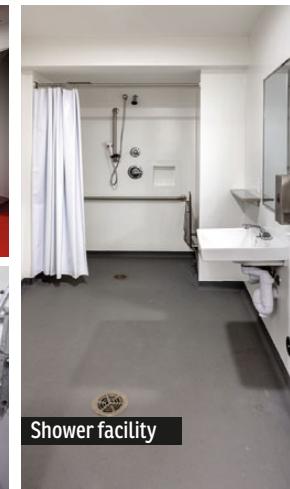
Building's lobby



Locker room

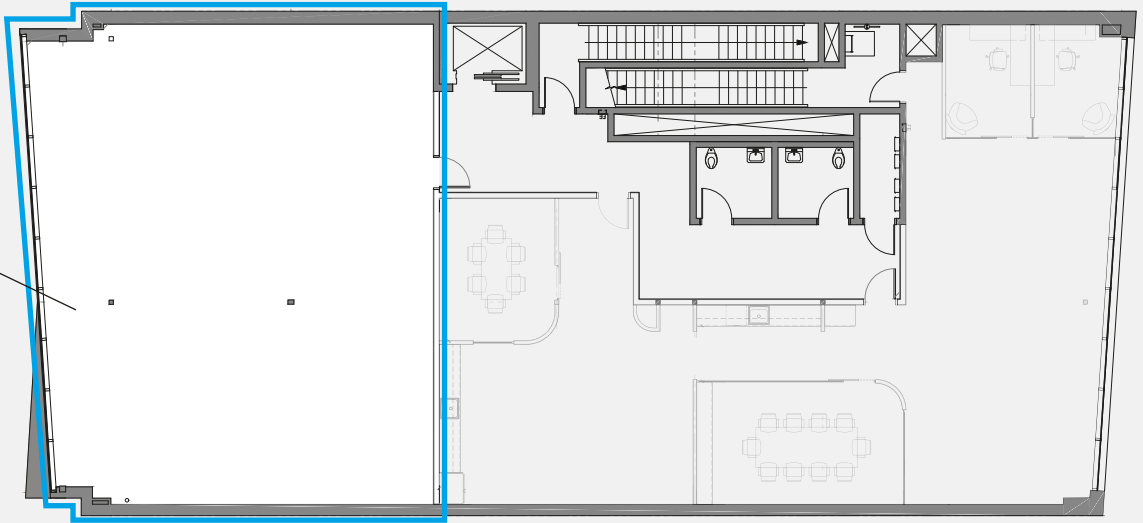


Bike storage

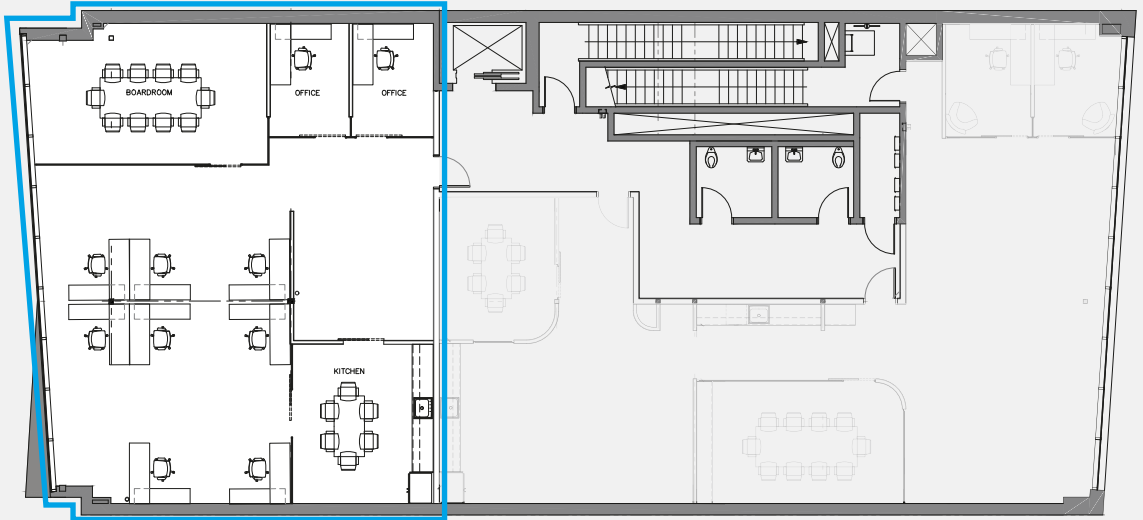


Shower facility

SUITE 310
2,355 SF



EXISTING LAYOUT



PROPOSED LAYOUT



Kensington

Whether you want to bike along the river, stroll the neighbourhood while sipping some of Calgary's finest coffee or spend the night listening to live music – Kensington has it all!

250+
businesses
offering dining,
shopping & services

Considered Calgary's Urban Village, Kensington offers a unique, inner-city experience.

Located just off the Sunnyside LRT Station and walking distance from downtown, it's possible to spend an entire day exploring the shops and restaurants, or an entire weekend by staying at one of the beautiful boutique hotels.



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