

For Lease

102 - 10 Street NW
Calgary AB

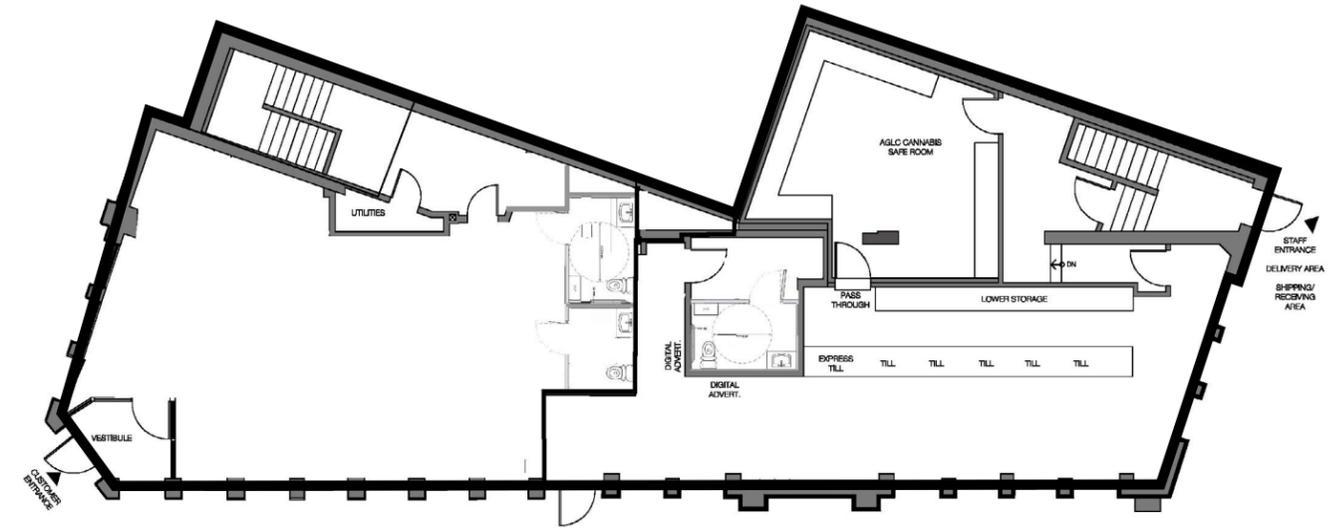


Premium unit available on the corner of **Memorial Drive** and **10 Street NW**

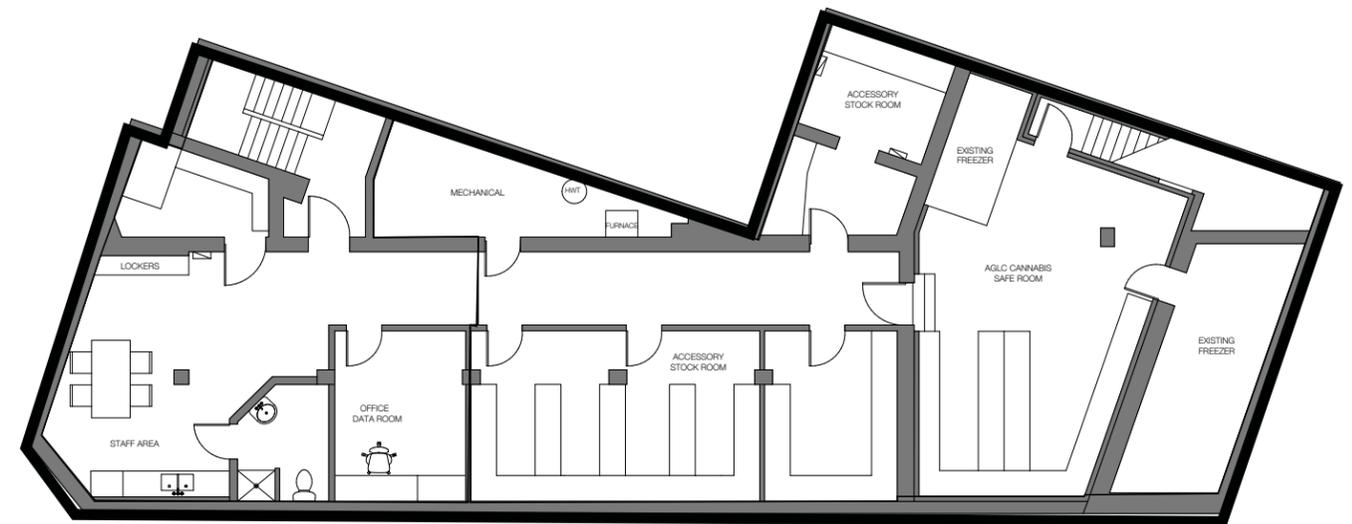


Floor Plan

Main Floor | 2,941 sf



Lower Level | 3,272 sf



Particulars

- Address:** 102 - 10 Street NW, Calgary, AB
- Occupancy:** Immediate
- Available:** Main Floor: 2,941 sf
Lower Level: 3,272 sf
- Parking stalls:** Street Parking
- Asking Rent:** Market
- Op. Costs:** \$13.26 psf (est. 2024)

Highlights

-  Featured building on the corner of one of the most active intersections in Calgary
-  Exposure to over 20,000 vehicles per day
-  Excellent access to the North and South West quadrants of the city along with immediate access to downtown through the 10 Street bridge
-  Flexible demising opportunity available with corner exposure onto 10 Street and Memorial Drive NW
-  Modern improvements in place with an open layout ready for tenant branding

Trade Area Demographics

19,476
0-1 km
Total Population

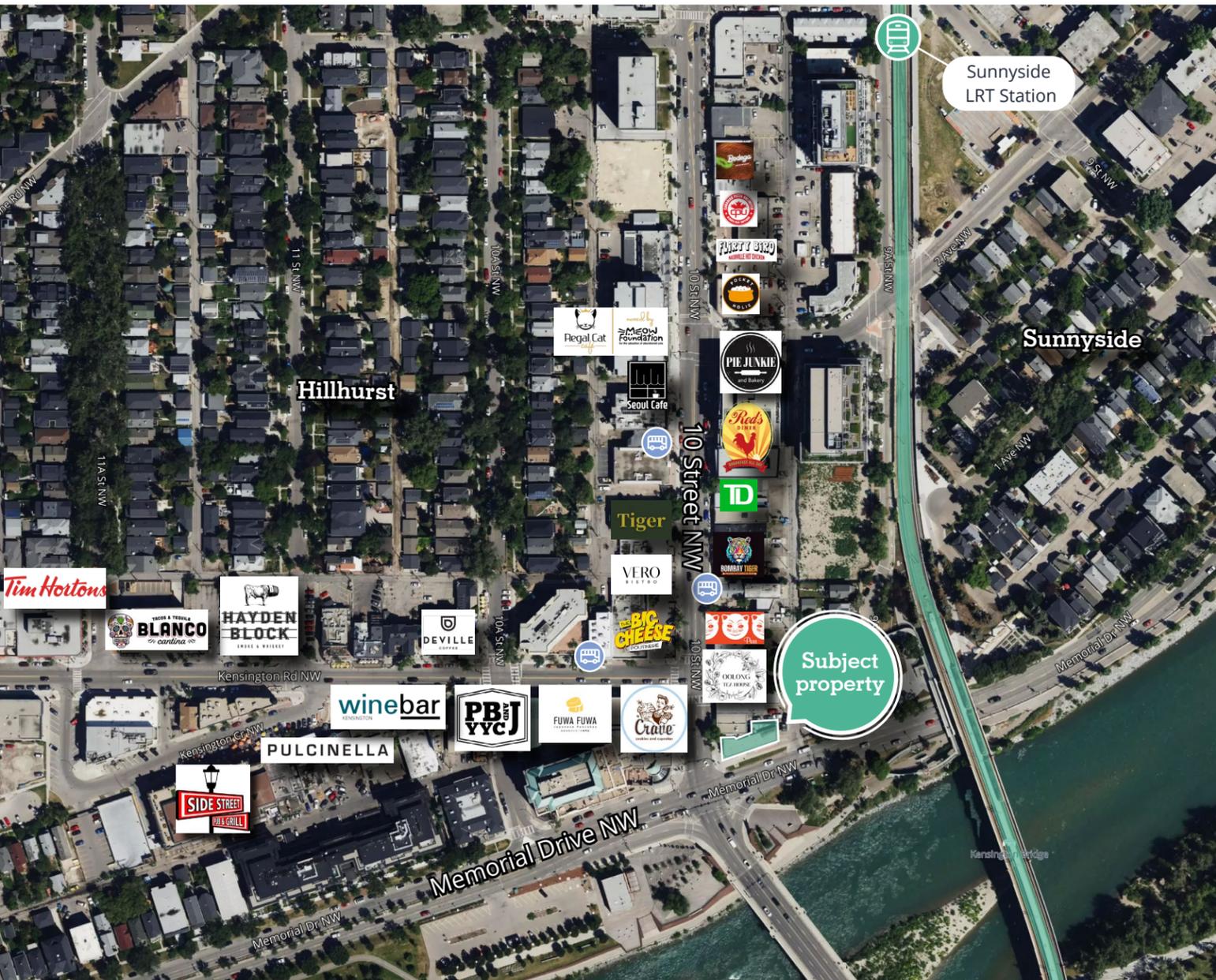
122,006
0-3 km
Total Population

221,161
0-5 km
Total Population

\$114,518
0-1 km
Average Household
Income

\$136,478
0-3 km
Average Household
Income

\$150,300
0-5 km
Average Household
Income



Experience the heartbeat of Calgary in Kensington!



- Discover Kensington, Calgary's most vibrant neighborhood!
- Nestled just northwest of downtown, Kensington is a trendy hub known for its eclectic mix of boutique shops, gourmet restaurants, and cozy cafes.
- This charming area seamlessly blends historic allure with modern amenities, offering a unique urban experience.
- Enjoy the walkability, scenic views of the Bow River, and close proximity to lush green spaces. Whether you're a resident or a visitor, Kensington's cultural events, festivals, and strong community spirit make it the perfect destination to explore and enjoy.



Get more info.

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