

For Sublease

CENTRE 10

517 10th Avenue SW

11,028 s.f. of Premium Office Space Available



Spacious bright southwest facing office suite

- Centre 10 is an 11-storey, Class A office tower in downtown Calgary's Beltline submarket with approximately 368,000 square feet of rentable area
- BOMA Best Gold, LEED Gold, and Energy Star certifications
- Building amenities include a fitness centre, underground parking, and expansive 2nd floor and rooftop terraces available for tenant use
- Close to banks, restaurants, shops and services with the Plus 15 located directly across 10th Avenue giving tenants immediate access to the Downtown core, while maintaining the convenience of the Beltline
- Excellent parking structure with convenient access and egress via 10th and 11th Avenue SW

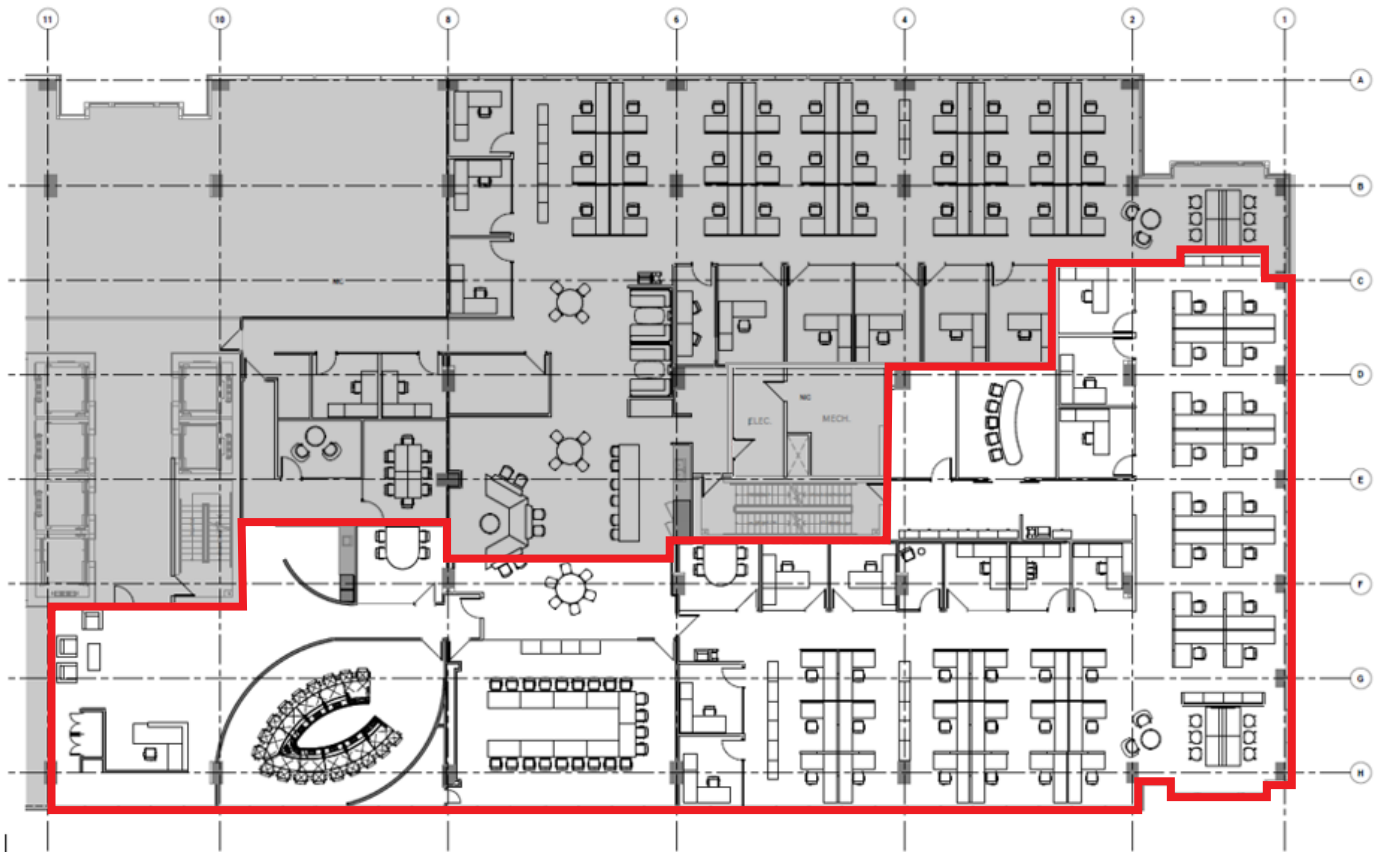
Unit Details

Annual Net Rent	Sublease Market Rate
Availability	30 Days
Expiry	November 30, 2029
Op Cost	\$19.14 p.s.f. (Est. 2026)
Parking	1 stall per 709 s.f. leased Call for parking rates

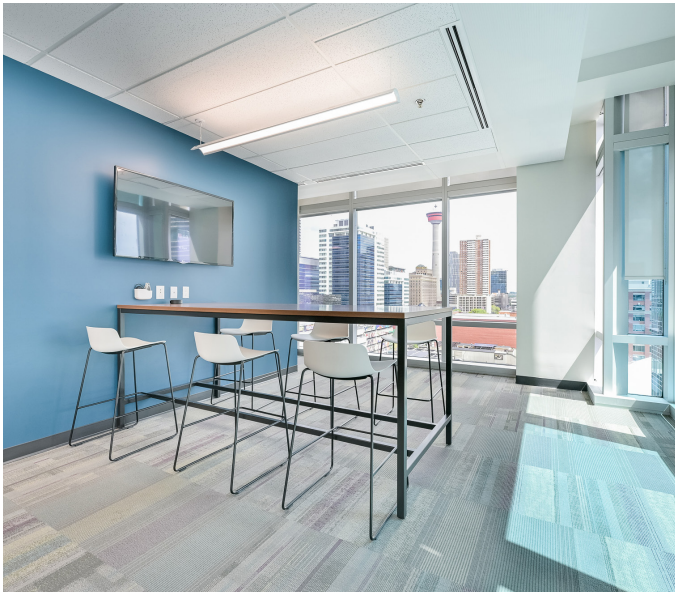


Unit 850 - 11,028 s.f.

- 10 Offices
- 34 Workstations
- 2 Large Boardroom
- 4 Meeting Rooms
- Open Corner Meeting Area
- Reception Area
- Small Kitchenette



Current Floor Plan Gallery



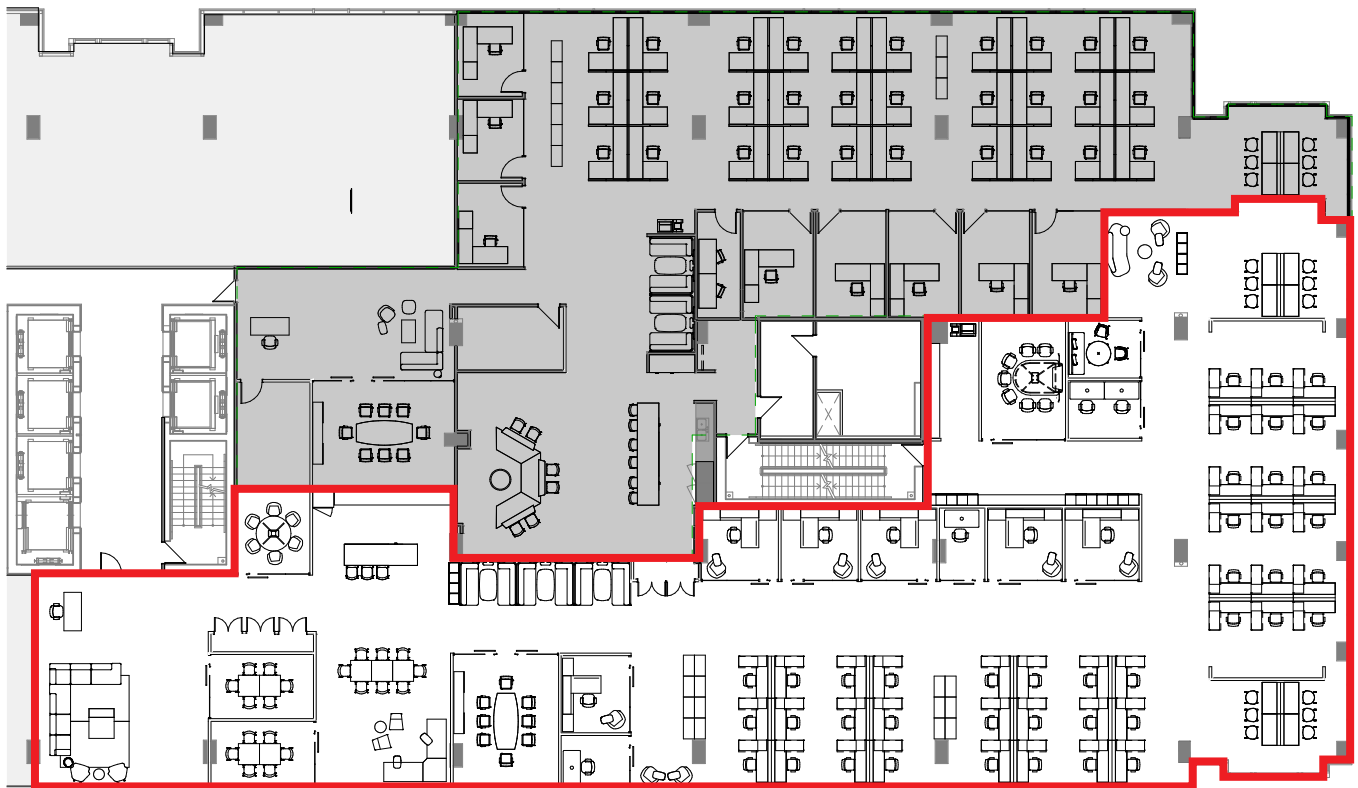
Current Floor Plan Gallery



Unit 850 - 11,028 s.f.

Proposed floor plan

- 8 Offices
- 42 Workstations
- 4 Open collaboration areas
- 1 Large Boardroom
- 4 Meeting rooms
- Kitchen
- Reception area



Proposed Floor Plan Renderings



Cafe/Lounge Area



Open Work Area



For more information please contact

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