

**AVISON
YOUNG**

Character Office For Sublease

Suite 210

323 - 10 Avenue SW
Calgary, AB

Large open area can accommodate
up to 12 people, and includes
2 private offices.

Suite 210

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Calgary, AB



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Property details

ADDRESS

323 - 10 Avenue SW, Calgary, AB

TOTAL SF

2,360 sf

SUBLEASE EXPIRY

August 31, 2026

SUBLEASE RATE

\$12.00/sf

OPERATING COSTS

\$8.50/sf (excludes cooling & janitorial)

PARKING

2 surface stalls

PARKING RATE

\$250.00/stall/month

AVAILABLE

60 days' notice

Highlights



Flexible office space with 2 offices, and a large open area that seats 12 people



Furniture negotiable



Located in the heart of the Beltline with various amenities, such as the National, Craft, Rodney's, and Luca



Great access to public transit: LRT is a 5-minute walk away, numerous bus routes within one block, and nearby bike lanes

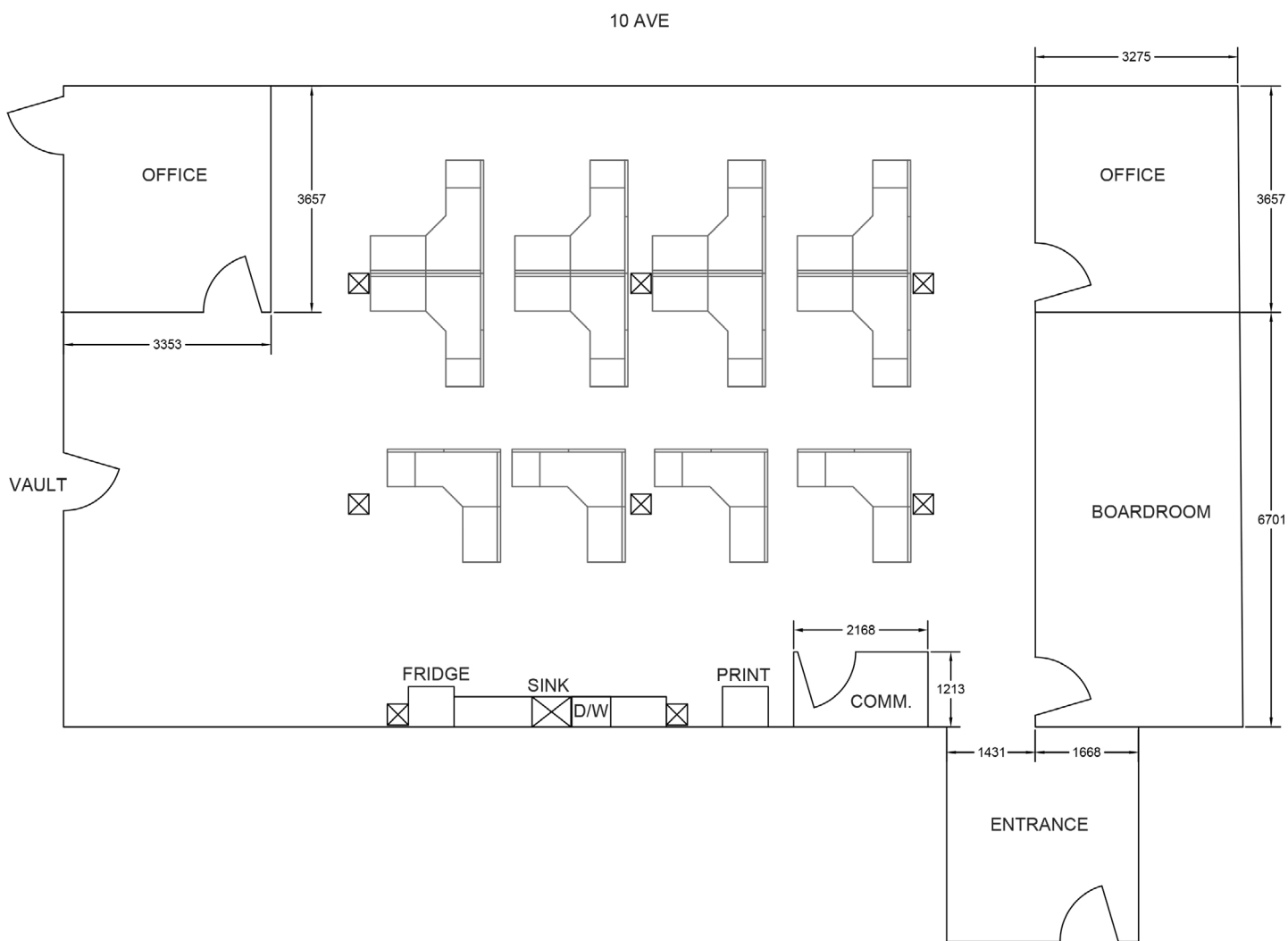


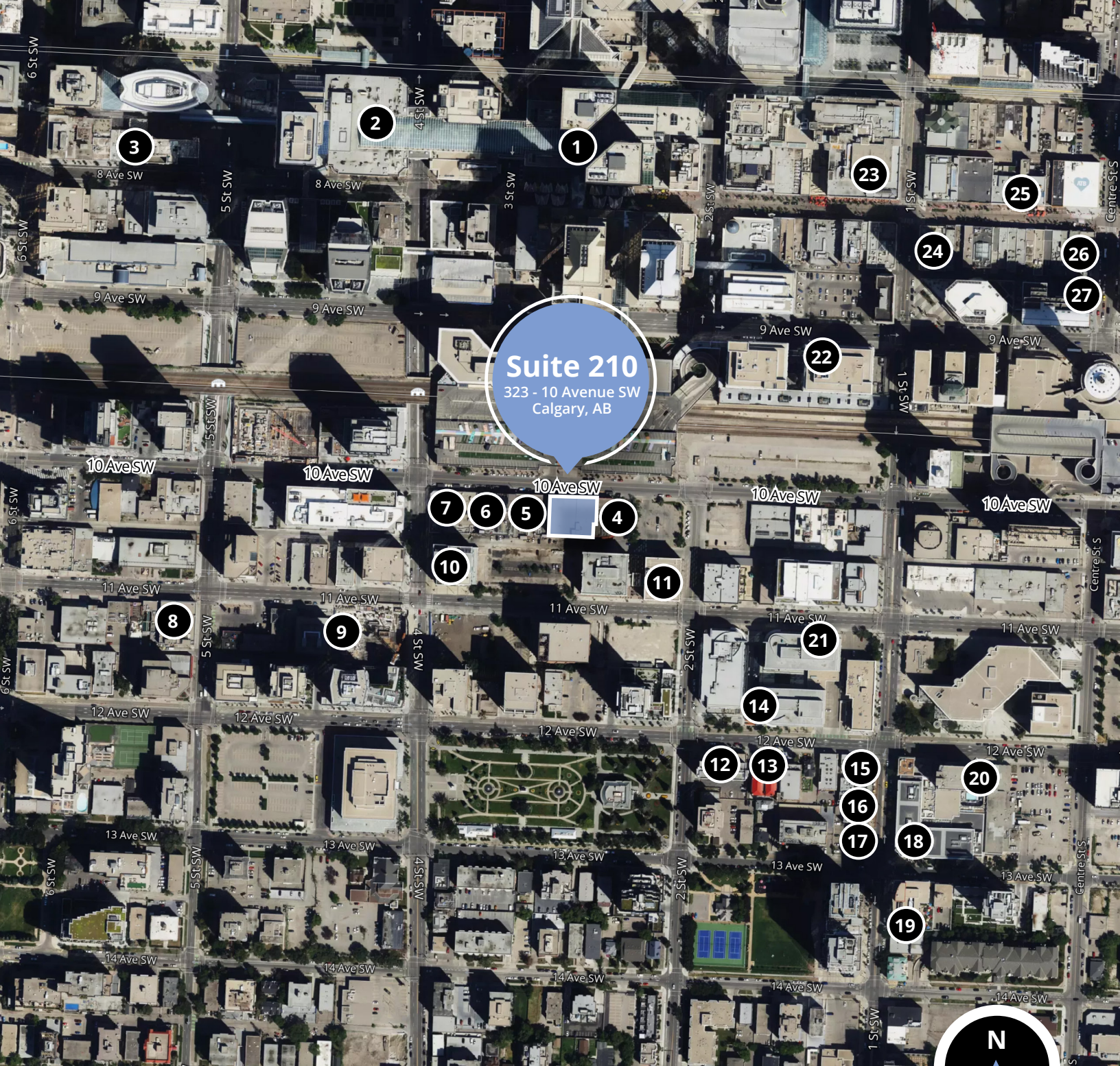
1,530 above ground parking stalls available across the street in City Centre Parkade (Lot 25)

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Calgary, AB

Availability: 2,360 sf





Nearby amenities

- | | | |
|-----------------------------------|-------------------------|------------------------|
| 1. Cactus Club Cafe | 10. Namo Cafe | 19. Proof |
| 2. CORE Shopping Centre | 11. Vintage Chophouse | 20. Yellow Door Bistro |
| 3. The Derrick Grill Mill & Bar | 12. The Beltliner | 21. Kama |
| 4. Japanese Village | 13. Native Tongues | 22. Sukiyaki House |
| 5. National on 10th | 14. Central Restaurants | 23. The Guild |
| 6. CRAFT Beer Market | 15. Sushi AOI | 24. Murrieta's |
| 7. Rodney's Oyster House | 16. Home and Away YYC | 25. The Wednesday Room |
| 8. Last Best Brewing & Distilling | 17. Ten Foot Henry | 26. Saltlik |
| 9. Singapore Sam's | 18. Starbucks | 27. Charcut |

AVISON YOUNG

Avison Young is the real estate partner businesses trust for intelligent, integrated solutions. We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.

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For Sublease

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