# 707 10 Avenue SW



**CBRE** 

### CALGARY, AB

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# Property Information

	One block from the Downtown Core via 5th Street Underpass	Year Built	1977
Ð	Opportunity for building signage	Operating Costs	\$21.36 PSF (2025)
$\bigcirc$	One block from the Downtown Core via 5th Street Underpass	Space Available	Suite 110: 2,102 SF* Suite 150: 1,942 SF
	Walking distance to the LRT and +15 connection Numerous amenities within walking	Availability	Immediately *Available on 30 days notice
) [] ~~~	distance	Darking	1 Stall per 500 SF
∑∽́ Æ	Upgraded HVAC and Elevator New cooling tower, boiler and glycol heat	Parking	\$300 Reserved
	exchange	Comments	130 and 150 can be combined

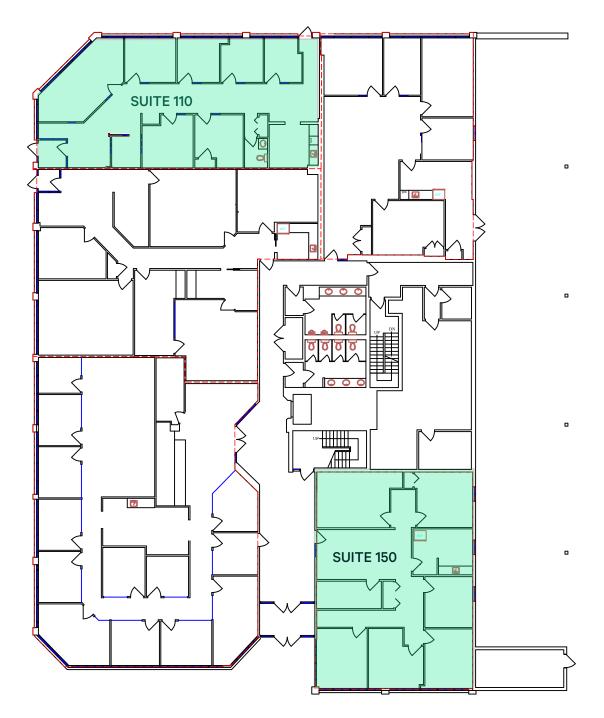


For Lease

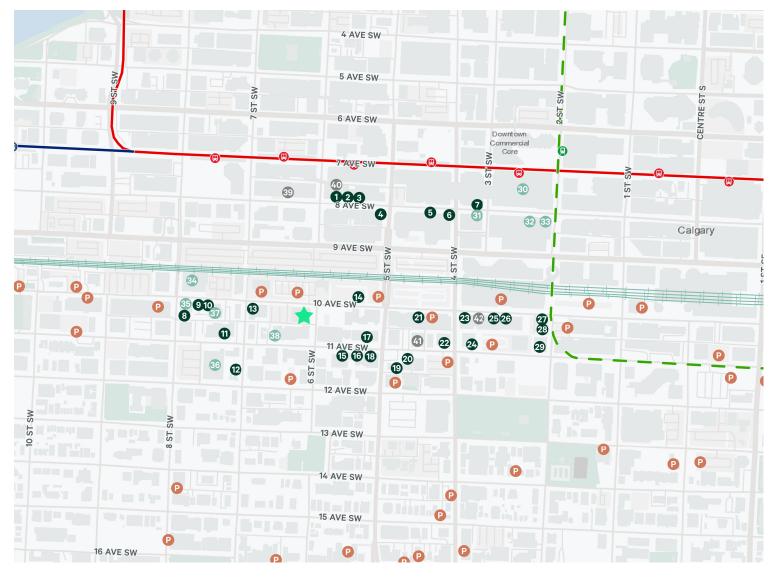
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# **Suite 110** 2,102 SF

## **Suite 150** 1,942 SF



# Location



#### RESTAURANTS

- 1. Common Bond
- 2. Escoba Wine Bar
- 3. UNTITLED
- 4. State & Main
- 5. Cucina
- 6. Barcelona Tavern
- 7. Hy's Steakhouse
- 8. Bonterra Trattoria
- 9. Wayne's Bagels
- 10. Holy Grill
- 11. Inner City Brewing
- 12. Vegan Street
- 13. Bridgette Bar
- 14. Orchard Restaurant
- 15. REGRUB Beltline

#### Broken City

16.

- 17. Milano Coffee
- 18. Last Best Brewing
- 19. Canadian Pizza Unlimited
- 20. Singapore Sam's
- 21. Pampa Brazilian Steakhouse
- 22. Tim Horton's
- 23. Rodney's Oyster House
- 24. Starbucks
- 25. CRAFT Beer Market
- 26. National on 10th
- 27. Briggs Kitchen & Bar
- 28. Japanese Village
- 29. Vintage Chophouse

#### SHOPPING AND SERVICES

- 30. The CORE
- 31. HSBC Bank
- 32. RBC Royal Bank
- 33. CIBC
- 34. MEC Calgary
- 35. 7-Eleven
- 36. Safeway
- 37. Atmosphere Calgary
- 38. Metrovino Fine Wines

#### FITNESS

- 39. Anytime Fitness
- 40. Freedom Fit Pass
- 41. Passage Studios
- 42. UNDRCARD Boxing Studio

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## For Lease



### **Contact Us**

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