

OFFICE SPACE





Population 97,608

Median Age 35.1

Household

Income \$117,655 301, 1725 10 AVENUE SW CALGARY, ALBERTA

HIGHLIGHTS

- Third floor office. Bright, open space with elevator access
- Signage available
- Sunalta CTrain station is approximately 100 yards from building entrance
- Recently completed build out
- Below average operating costs
- Easily accessible from all quadrants of the city through major thoroughfares
- Street parking and underground parking

PROPERTY DESCRIPTION

Base Rent:	Market
Op Costs & Taxes:	\$14.76 psf
Area:	Suite 301 - 1,947 sq. ft.
Term:	Negotiable

HEAD OFFICE Suite 300, 1324 – 11 Avenue SW Calgary, Alberta T3C 0M6 Toll Free 1.800.750.6766 AvenueCommercial.com



FLOOR PLAN - 3RD FLOOR

3rd Floor



AVAILABLE Suite 303 2,490 sf (Potential Plan)



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PHOTOS - SUITE 301

SUITE 301 - 1,947 SF







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LOCATION

1725 10 Avenue SW, Calgary, Alberta



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