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409 10th Avenue SE | Calgary, AB

# Character Office Building **for Sale**

Unique owner occupier or long term investment opportunity in close proximity to Calgary's new Scotia Place Event Centre. Full building (68,910 SF) available with holding income on 30,930 SF until June 2027. Building underwent an expansion and significant renovations in 2014. Features include fully fixtured office space with furniture in excellent move in ready condition with high exposed ceilings, plus rooftop and second floor outdoor patios.

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# Property Overview

## THE OFFERING

- 409 10<sup>th</sup> Ave is a 68,910 square foot, two storey office building located on a 0.90 acre site in the east side of Calgary's trendy Beltline District. The building is located in close proximity to the BMO Centre, downtown +15 network, LRT stations, and proposed River District revitalization which includes Scotia Place arena.
- 409 10<sup>th</sup> Ave features an impressive atrium style lobby, high exposed ceilings, a main floor loading dock, rooftop and second floor outdoor patio, as well as 77 heated underground parking stalls. Furthermore, 409 10<sup>th</sup> Ave has been designed to be able to add up to two additional floors to the East Wing, providing the opportunity for future expansion.
- 409 10<sup>th</sup> Ave is currently 45% leased to a strong covenant tenant and is a fantastic opportunity for an owner occupier looking to acquire a well performing, character office property in a high profile Beltline location, in a strengthening Calgary rental market. This is a unique opportunity to participate in the future River District revitalization and Scotia Place arena opening which will bring additional vibrancy to the area.



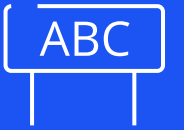
## BUILDING DETAILS

<b>Constructed</b>	1952 (Renovated and expanded in 2014)
<b>Total Building Area</b>	68,910 Sq.ft
<b>Average Floorplate</b>	16,712 Sq.ft
<b>Number of Floors</b>	2 floors and a 2,062 Sq.ft basement
<b>HVAC</b>	Zone controls throughout the building
<b>Existing Income</b>	45% of the building under lease until June 2027
<b>Zoning</b>	CC-X

## AVAILABLE SPACE & COSTS

<b>Rentable Area</b>	West Wing: 30,930 <i>(Available for sublease until June, 2027)</i> East Wing: 37,980 <i>(Vacant and available)</i> Total: 68,910 Square Feet
<b>Property Taxes</b>	\$194,629 [2024]
<b>Operating Costs</b>	\$14.00 [2024] <i>Includes utilities, janitorial services, maintenance and management</i>
<b>Sale Price</b>	Contact listing agent for pricing
<b>Parking</b>	77 heated underground stalls 86 public surface stalls located across the street

## KEY HIGHLIGHTS



Building signage available



Several retail amenities nearby



Walking distance to Bow River Pathway System



Walking distance to LRT station



Ample reserved & public parking



Close proximity to the BMO Event Centre & Scotiabank Saddledome

# Floor Plans

## Main Floor + Basement - 33,413 SF



### Main Floor - West Wing

~15,287 square feet (Includes 2,062 sf basement)

*Sublease expires June 30, 2027*

- 27 Exterior offices
- 26 Workstations
- 3 Meeting rooms
- Kitchen
- Reception

### Main Floor - East Wing

~16,917 square feet

*Headlease*

- 11 Exterior offices
- 21 Interior offices
- 44 Workstations
- Large boardroom
- 2 Meeting rooms
- Kitchen
- Reception
- Common area/lobby
- Loading dock

## Second Floor - 35,497 SF



### Second Floor - West Wing

~13,225 square feet

*Sublease expires June 30, 2027*

- 31 Exterior offices
- 3 Interior offices
- 20 Workstations
- Boardroom
- Kitchen

### Second Floor - East Wing

~21,063 square feet

*Headlease*

- 17 Exterior offices
- 21 Interior offices
- 64 Workstations
- Boardroom
- 2 Meeting rooms
- Breakout room
- Kitchen

# Property Photos



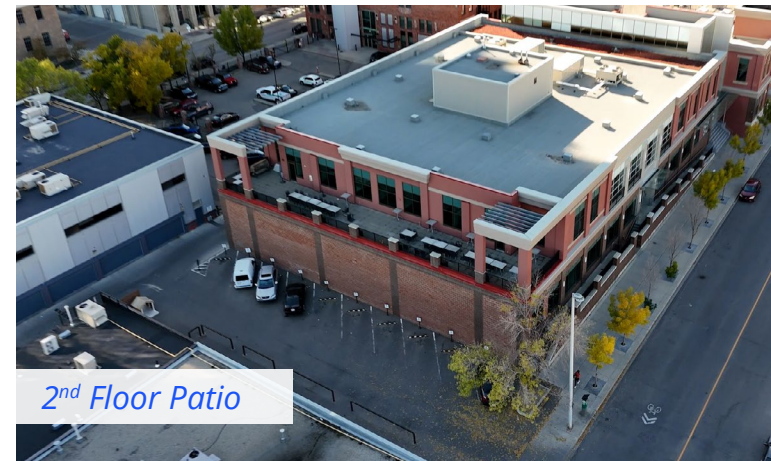
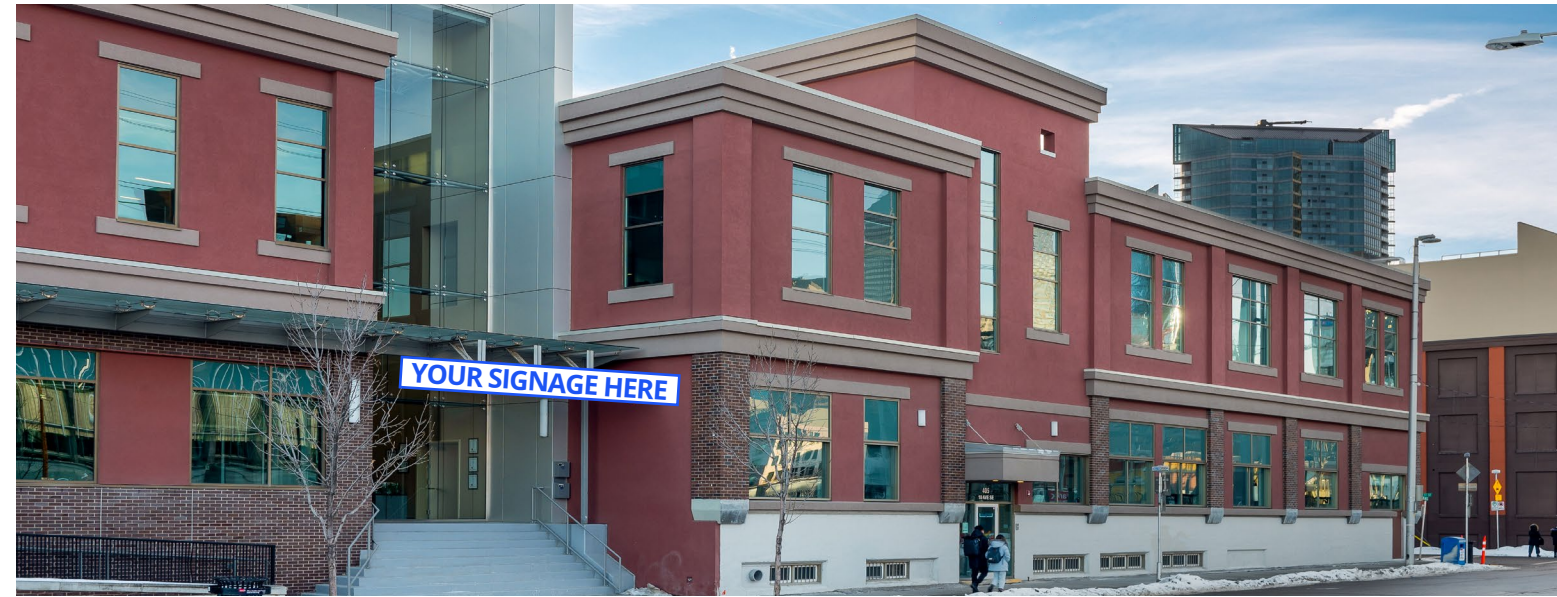
Reception



Lobby



Boardroom



2<sup>nd</sup> Floor Patio



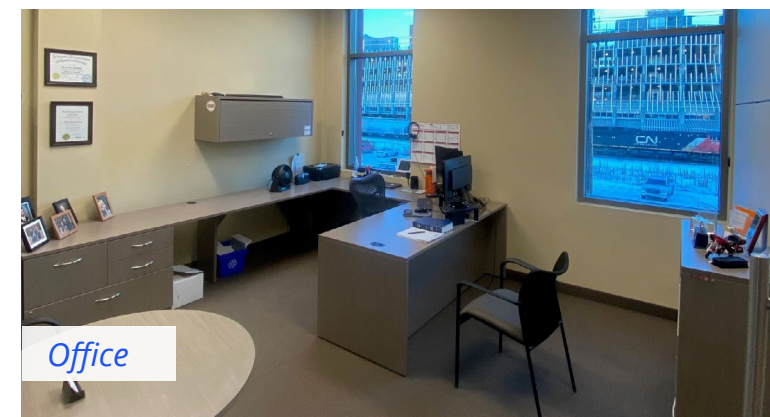
Rooftop Patio



Workstations



Workstations



Office



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