

Office | For Lease

CBRE

# 707 10 Avenue SW

CALGARY, AB

**STUART WATSON**

Senior Vice President

+1 403 750 0540

[stuart.watson@cbre.com](mailto:stuart.watson@cbre.com)

**KATIE SAPIEHA**

Senior Vice President

+1 403 750 0529

[katie.sapieha@cbre.com](mailto:katie.sapieha@cbre.com)

**SARA ATCHISON**

Associate

+1 403 750 0526

[sara.atchison@cbre.com](mailto:sara.atchison@cbre.com)





# Property Information



One block from the Downtown Core via 5th Street Underpass



Opportunity for building signage



One block from the Downtown Core via 5th Street Underpass



Walking distance to the LRT and +15 connection



Numerous amenities within walking distance



Upgraded HVAC and Elevator



New cooling tower, boiler and glycol heat exchange

**Year Built** 1977

**Operating Costs** \$21.36 PSF (2025)

**Space Available** Suite 110: 2,102 SF\*  
Suite 150: 1,942 SF

**Availability** Immediately  
\*Available on 30 days notice

**Parking** 1 Stall per 500 SF  
\$300 Reserved

**Comments** 130 and 150 can be combined for 4,035 SF

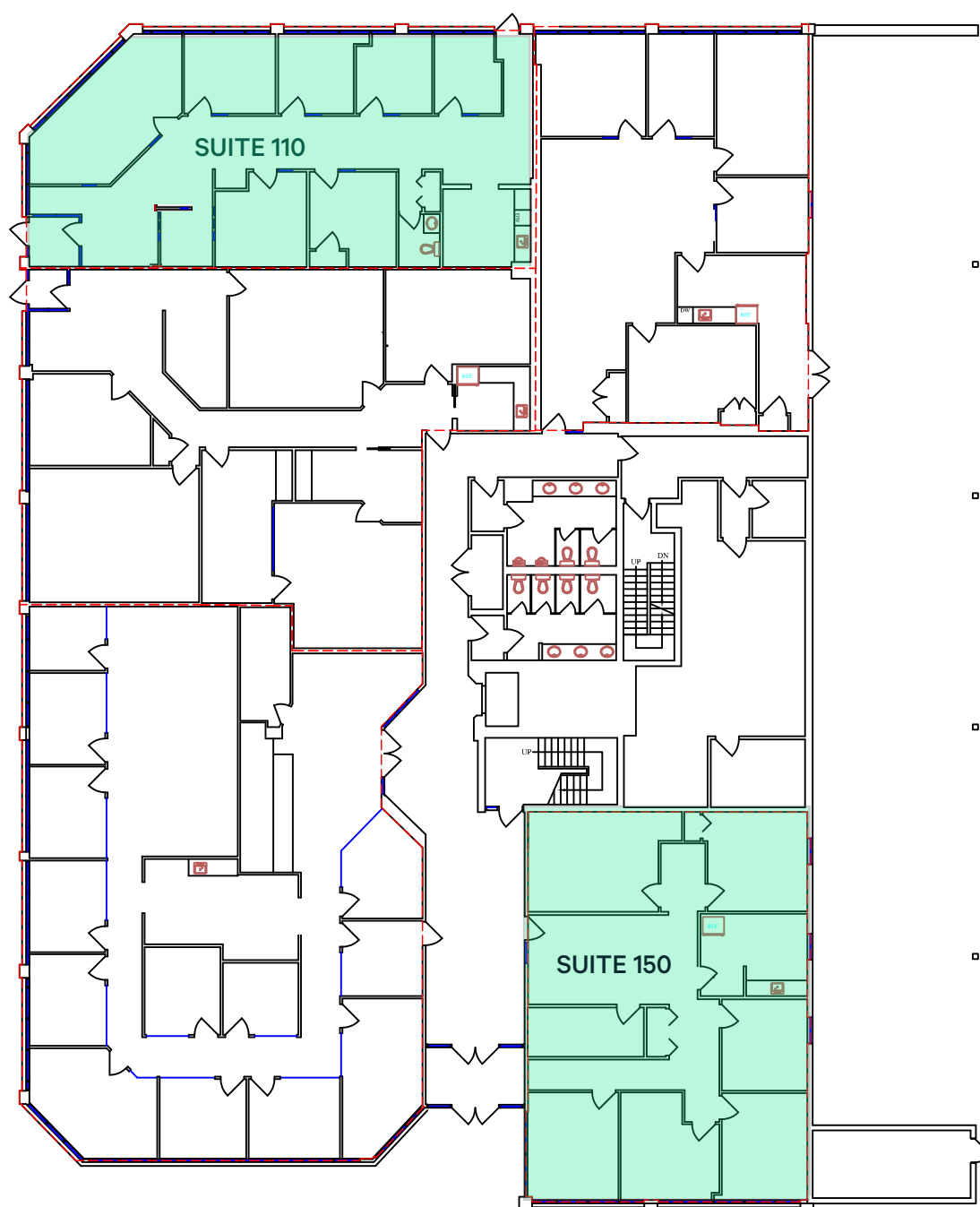


# Suite 110

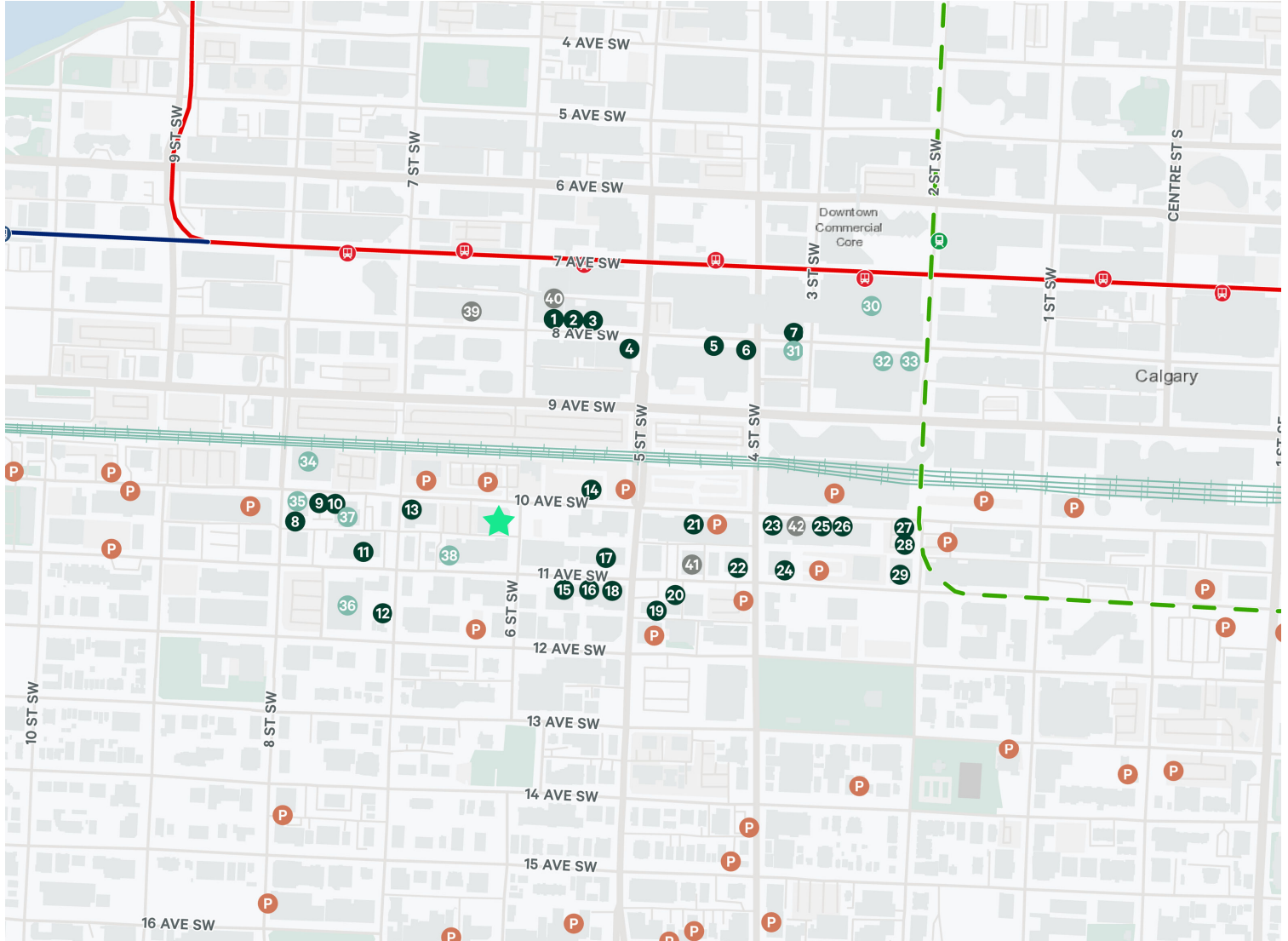
2,102 SF

# 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

16. Broken City
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

## PARKING

 Parking Lot

## LOCATION

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707

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## Contact Us

**Stuart Watson**

Senior Vice President

+1 403 750 0540

[stuart.watson@cbre.com](mailto:stuart.watson@cbre.com)

**Katie Sapieha**

Senior Vice President

+1 403 750 0529

[katie.sapieha@cbre.com](mailto:katie.sapieha@cbre.com)

**Sara Atchison**

Associate

+1 403 750 0526

[sara.atchison@cbre.com](mailto:sara.atchison@cbre.com)

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