



Colliers

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 10th 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 10th 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 10th 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 10th 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.



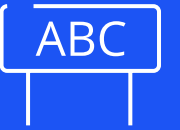
BUILDING DETAILS

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

AVAILABLE SPACE & COSTS

Rentable Area	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
Property Taxes	\$194,629 [2024]
Operating Costs	\$14.00 [2024] <i>Includes utilities, janitorial services, maintenance and management</i>
Sale Price	Contact listing agent for pricing
Parking	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

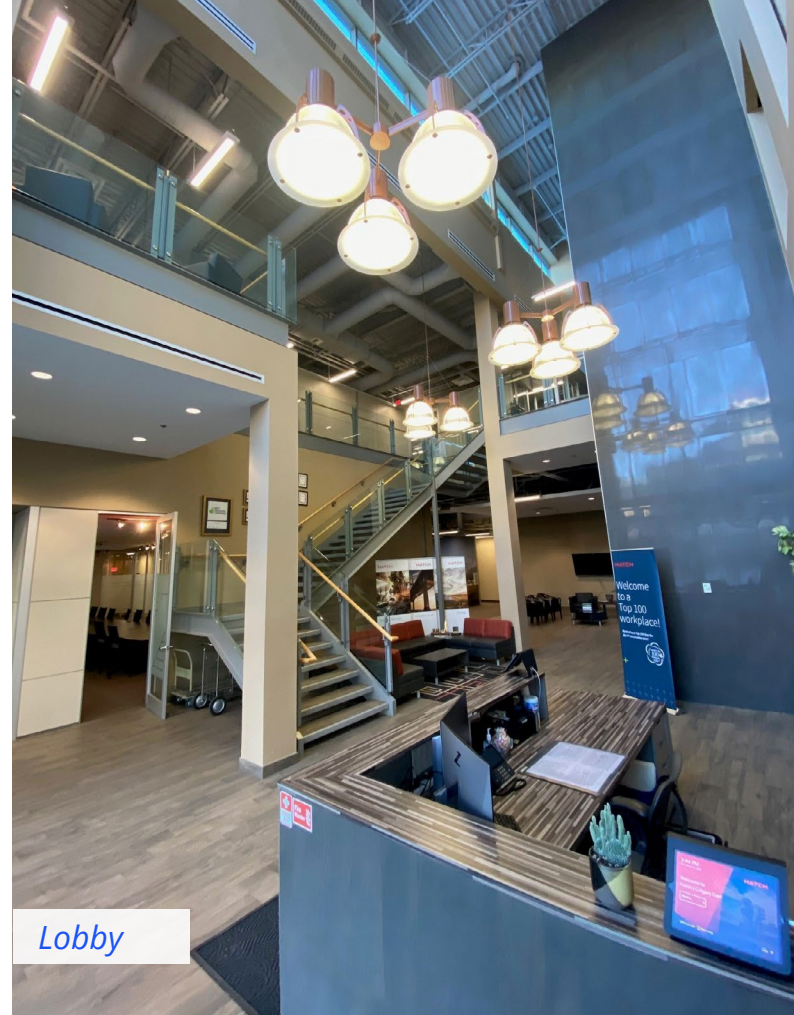
Headlease

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

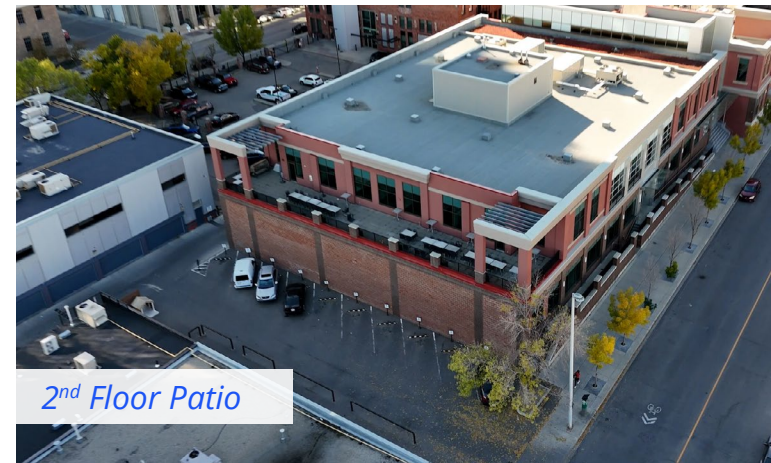
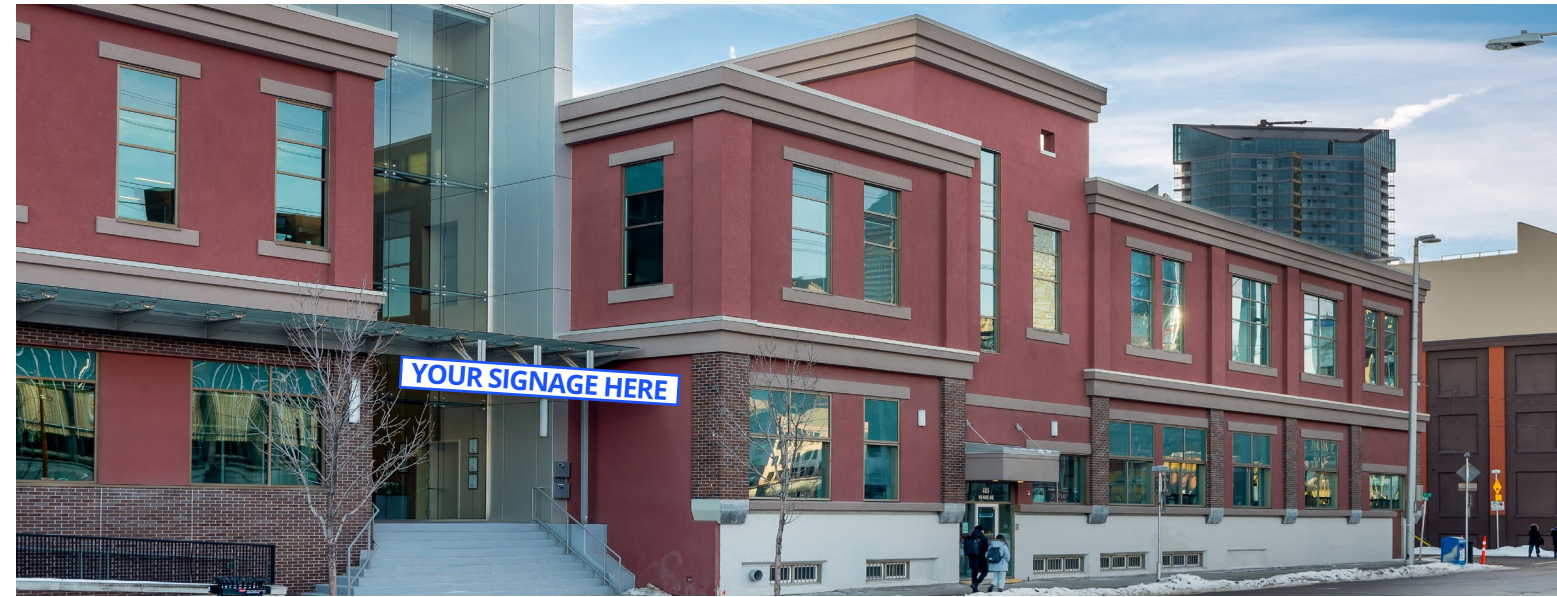
Property Photos



Reception



Lobby



2nd Floor Patio



Rooftop Patio



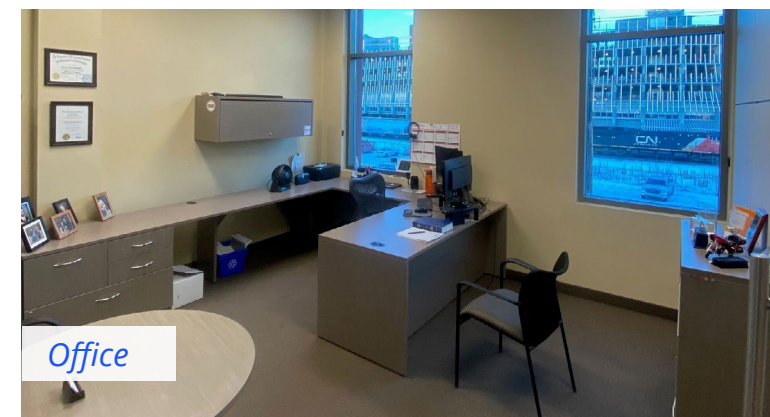
Boardroom



Workstations



Workstations



Office



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