

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin white border. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.

Colliers

For Lease

# 1711 10<sup>th</sup> Avenue SW

- Exterior Storage Can Be Created To Suit Tenant Requirements
- Abundance of Low Cost Parking
- Located Directly Across From Sunalta LRT Station

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# Property Overview

<b>Available Space</b>	Suite 301: 2,069 SF <a href="#">Click Here for Virtual Tour</a>
<b>Net Rent</b>	Market Rates
<b>Operating Costs (2024 Estimate)</b>	CAM: \$9.45 PSF/Annum Tax: \$3.85 PSF/Annum Total: \$13.30 PSF/Annum (Includes Utilities and Janitorial)
<b>Improvement Allowance</b>	Negotiable
<b>Occupancy</b>	Immediately
<b>Parking</b>	1 Stall Per 600 SF \$150/Stall/Month // Covered Surface \$125/Stall/Month // Surface
<b>Fibre Provider</b>	Telus

## Highlights

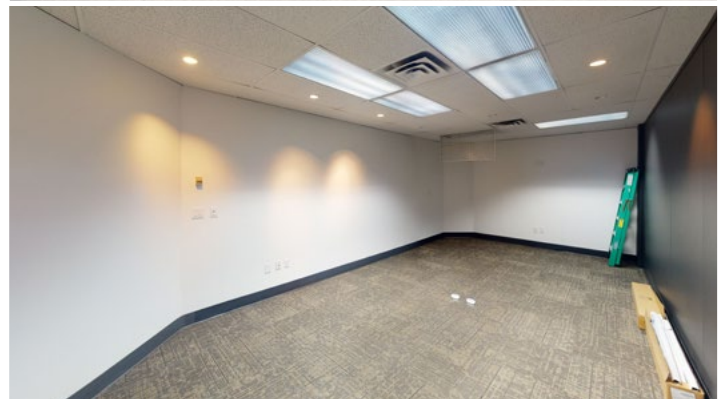
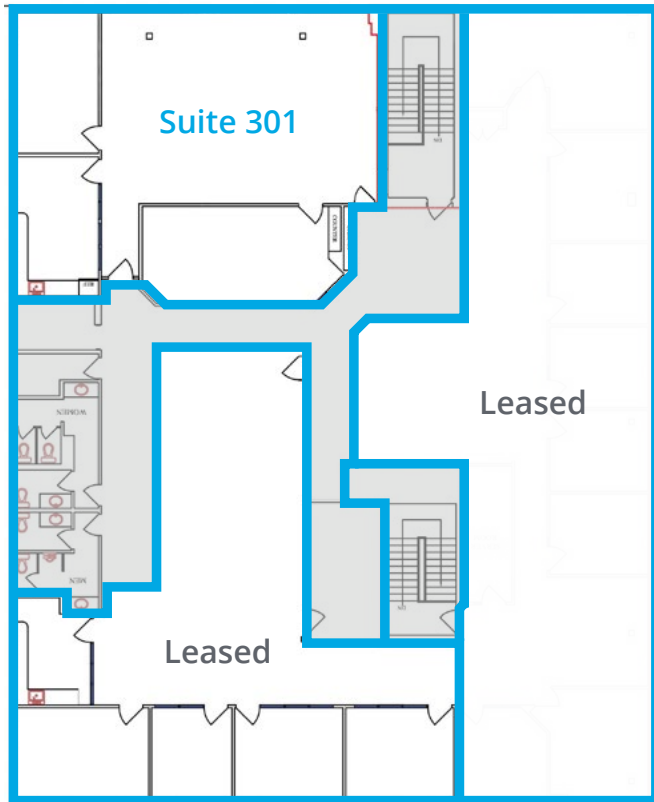
- Creative office space with polished concrete floors
- Located within very close proximity to the Sunalta LRT Station
- On-site exterior storage can be created
- Direct access to Crowchild Trail and one light access to Memorial Drive
- Close proximity to Bow River Pathway and various walking paths



# Floor Plan



## Third Floor



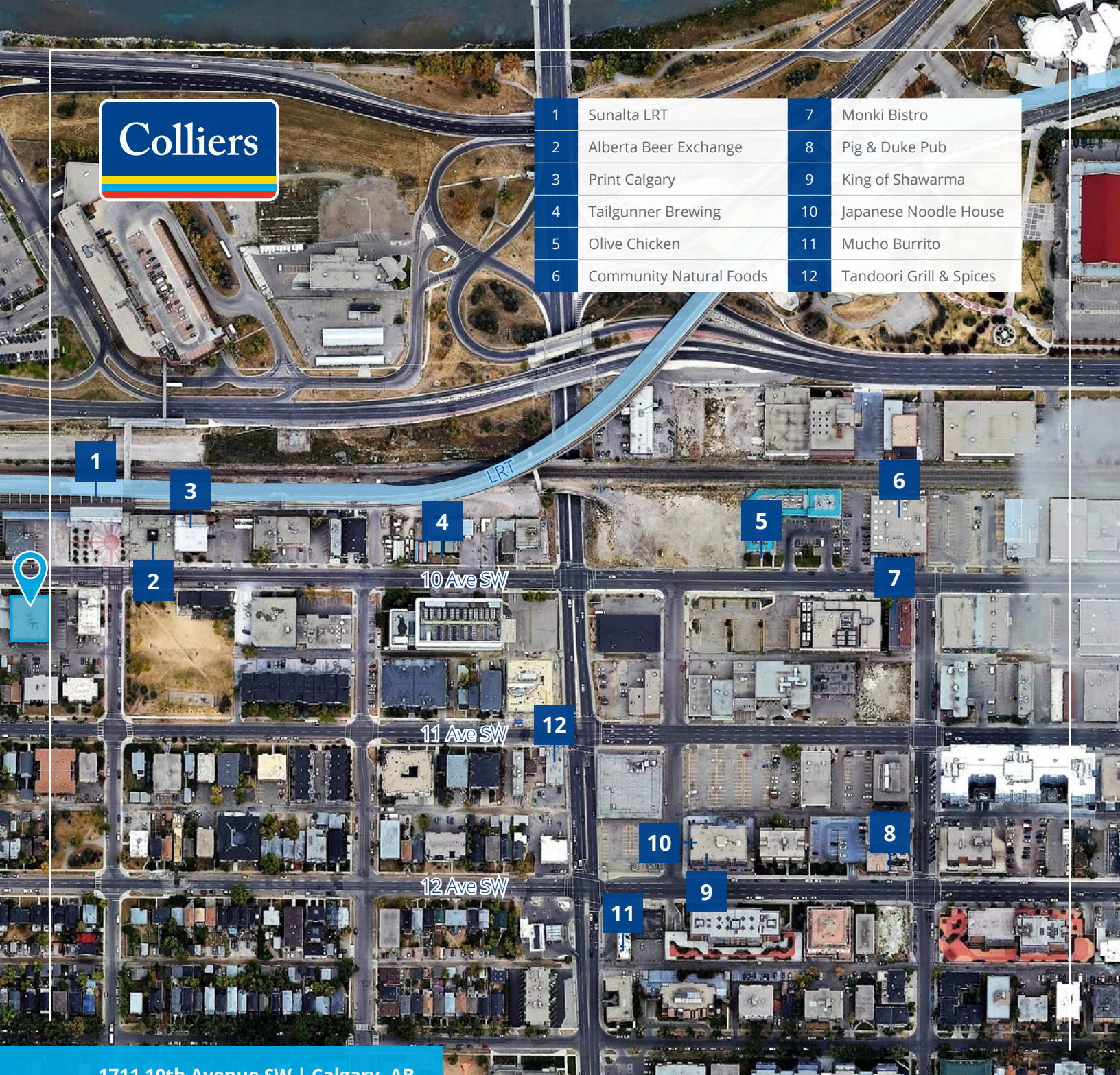
### Suite 301 | 2,069 SF

[Click Here for Virtual Tour](#)

- 1 Office
- Boardroom
- Open Area
- Kitchen



1	Sunalta LRT	7	Monki Bistro
2	Alberta Beer Exchange	8	Pig & Duke Pub
3	Print Calgary	9	King of Shawarma
4	Tailgunner Brewing	10	Japanese Noodle House
5	Olive Chicken	11	Mucho Burrito
6	Community Natural Foods	12	Tandoori Grill & Spices



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