102 10th Street NW

Calgary, Alberta

Prime Retail Opportunity on the Corner of Memorial Drive NW and 10th St NW!

open PROPERTY GROUP



Conceptual Rendering

THE DETAILS

Area	Main: 2,941 sf Lower: 3,272 sf
Rate	Market
Additional Rent	$24.78 psf (2026)
Term	10 Years
Availability	Immediate

SNAPSHOT

- Prominent corner building at one of Calgary's busiest intersections
- Exposure to 20,000+ vehicles daily
- Excellent connectivity to Calgary's northwest and southwest quadrants, with immediate access to downtown via the 10 Street Bridge
- Flexible demising opportunities available with premium frontage to 10 Street and Memorial Drive NW
- Modern improvements in place with an open-concept layout ready for tenant customization and branding

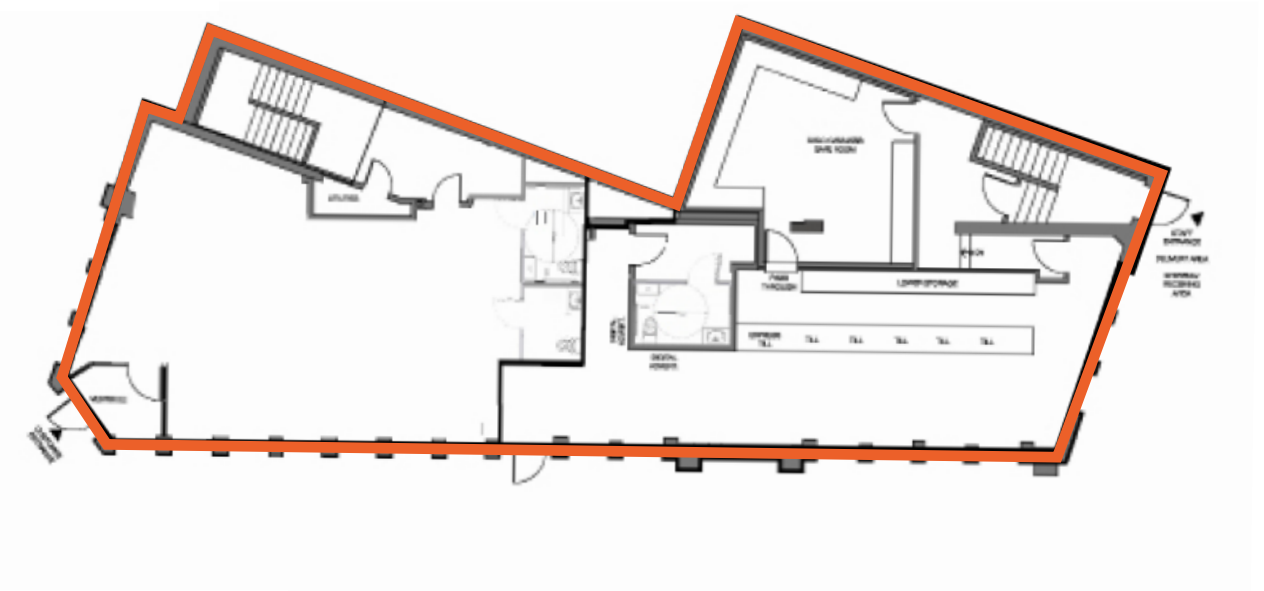




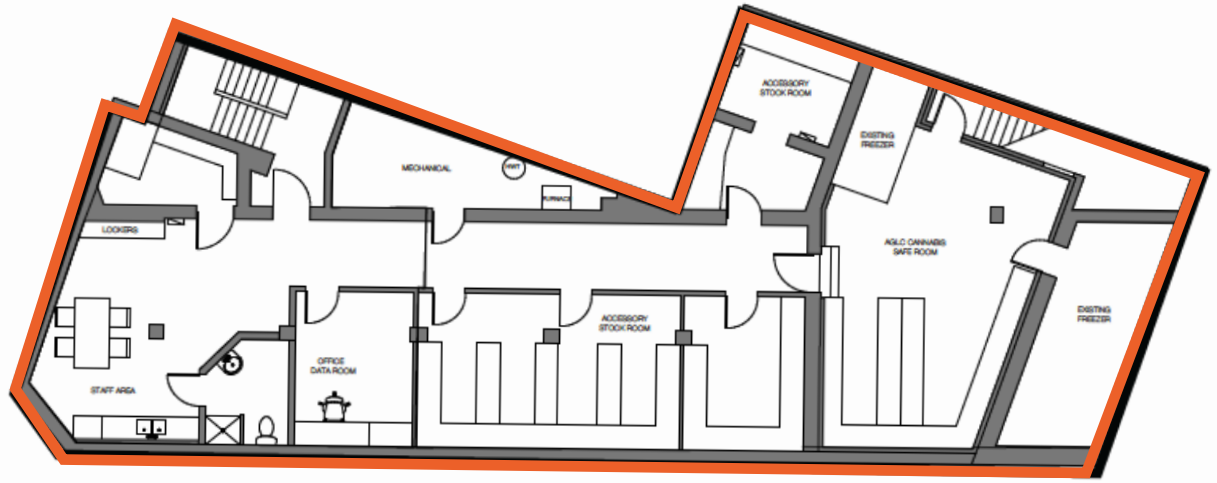


SITE PLAN

Main Level



Lower Level



Leased

Available

Under Offer

PERKS



LOCAL MARKET

430,269
Daytime Population

129,405
Households

$112,529
Avg. Household $

OPEN THE DOOR TO POSSIBILITY.

HANI ABDELKADER
President
403.807.9067
hakader@openpg.ca

MORENA IANNIELLO
Vice President
403.797.0878
mianniello@openpg.ca

JACOB ROBINSON
Senior Associate
403.805.9093
jrobinson@openpg.ca

EMMA MACISAAC
Associate, Lead Account Manager
403.463.3581
emacisaac@openpg.ca

openpropertygroup.ca

#601, 1000 Centre St. N
Calgary, Alberta
T2E 7W6
CANADA

© 2026. Open Property Group Inc. The information contained herein was obtained from sources considered reliable and, while believed to be accurate, has not been independently verified. Open Property Group Inc. makes no representation or warranty as to the accuracy or completeness of the information and accepts no responsibility or liability for any errors or omissions.