TENTH AVENUE HOUSE

815 10 Avenue SW
Calgary, Alberta

Main Floor Space Available For Lease!



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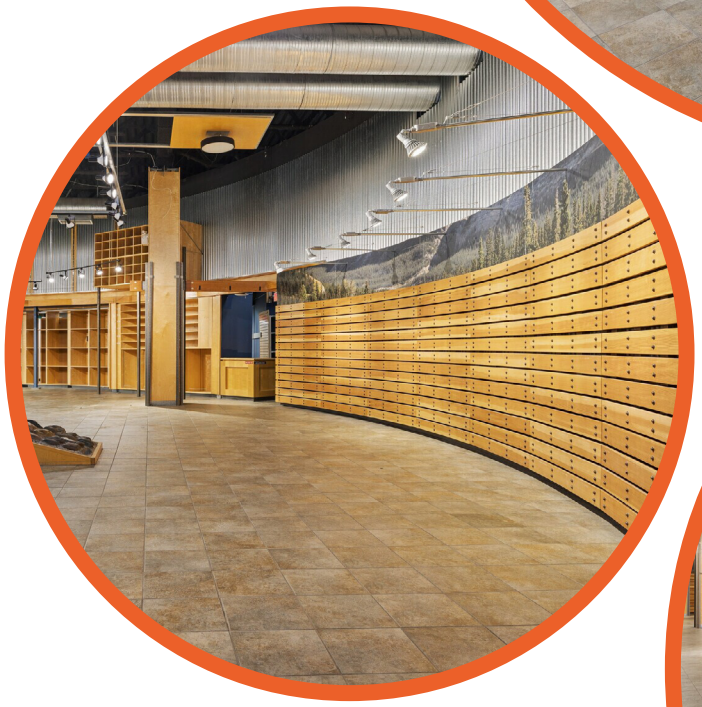
THE DETAILS

Area	*Main Floor: 7,229 sf *can be demised
Rate	Market
Additional Rent	Main Floor: $17.37 psf
Term	10 Years
Availability	Immediately



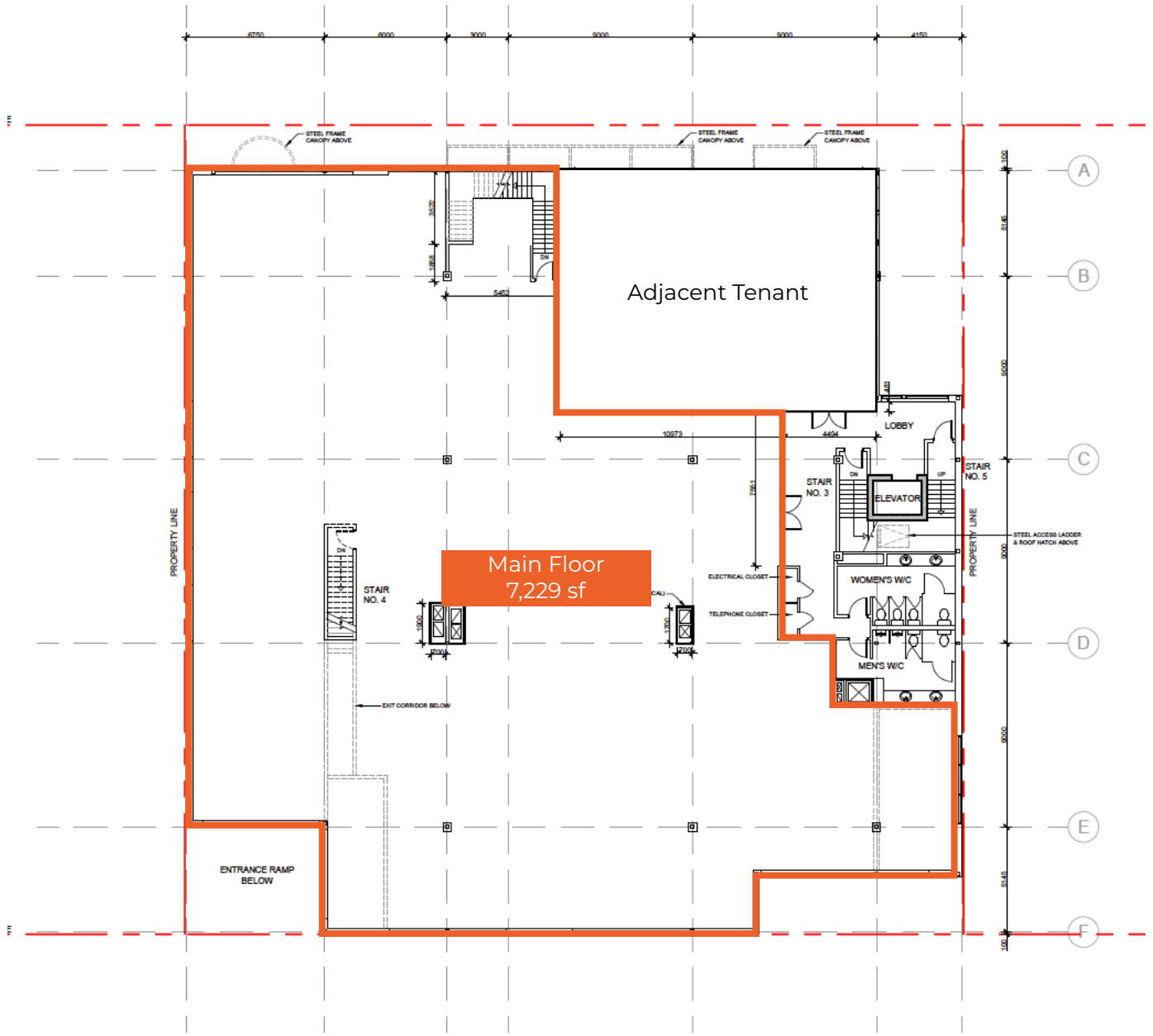
SNAPSHOT

- Prominent retail opportunity in Calgary's vibrant Beltline, offering exceptional visibility along busy 10 Avenue SW.
- Surrounded by a dense population of residential towers, office buildings, hotels and established neighbourhood amenities.
- Ideally positioned to capture both daytime office traffic and the growing residential population in the surrounding area.
- Excellent accessibility with convenient connections to Downtown Calgary, Crowchild Trail, 14 Street SW and Memorial Drive.





SITE PLAN

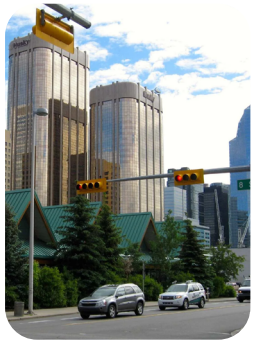


Leased

Available

Under Offer

NEARBY TENANTS



Mountain Equipment Company



MEC on Tenth Ave is a well-established outdoor and lifestyle retailer with strong brand recognition and a loyal customer base throughout Calgary. As a destination retailer, MEC attracts a broad range of active and engaged consumers shopping for outdoor recreation, cycling, camping, fitness and lifestyle products. Its established presence along 10th Avenue creates consistent customer activity and draws visitors from both the surrounding inner-city communities and the broader Calgary market. surrounding retailers and businesses.

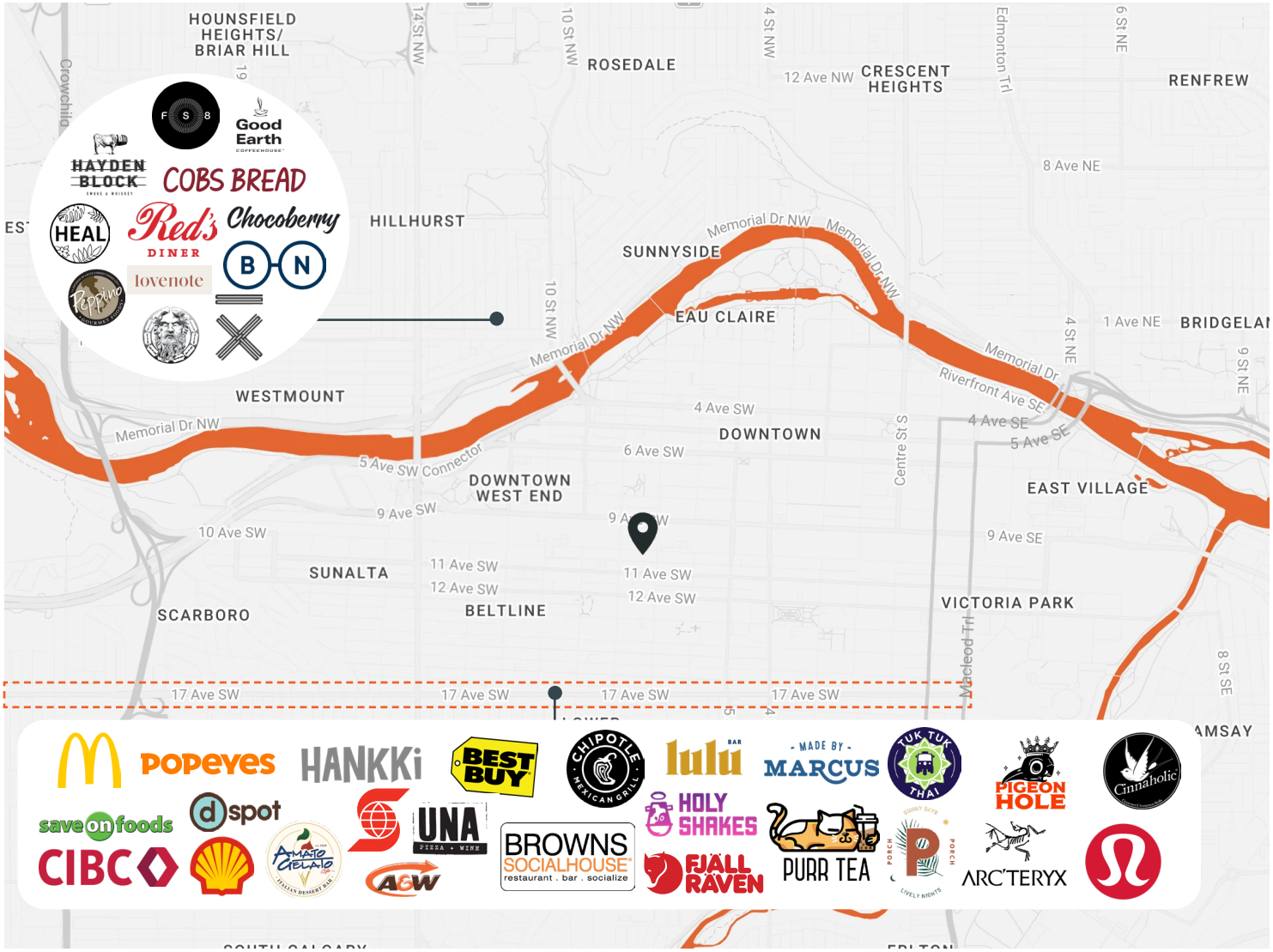
Bridgette Bar is one of Calgary's most recognized dining destinations, known for its vibrant atmosphere, elevated food and beverage offering, and strong local following. Its reputation as a destination restaurant draws customers from across the city for lunch, dinner, happy hour and evening dining, creating consistent activity throughout the week. Its location along 10th Avenue helps generate significant foot and vehicle traffic to the surrounding area, bringing a steady flow of customers to the corridor and benefiting nearby retailers and businesses, including 815 10 Avenue SW.

bridgette BAR





PERKS



LOCAL MARKET

273,433
Population

38
Avg. Age

$117,879
Median Household $

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OPEN THE DOOR TO YOUR NEXT OPPORTUNITY.

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