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310, 150 10TH STREET STREET NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
25132


MLS ID:
A2127465

\$22



 **JEFF KEET**

 CDN Global Advisors Ltd.
 403-531-4336

 310, 150 10th Street Street NW, Calgary , Alberta T2N1V3

Transaction Type For Lease	Title Fee Simple	Days On Market 122
Lease Amount 22.00	Lease Frequency Annually	Lease Term Other
Lease Term Remaining 60	Sub Lease 1	Zoning Commercial-Corridor 1
Subdivision Sunnyside	Building Type Office Building,Retail	Year Built 2020
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 24480	Building Area (Sq. Ft.) 2355.00	Building Area (Sq. M.) 218.78
Construction Type Concrete	Roof Flat	Foundation Poured Concrete
Cooling Full	Heating Make-up Air	Lot Features Back Lane,Near Public Transit,Paved
Commercial Amenities Elevator Passenger,Shower	Access to Property Direct Access	Inclusions N/A
Restrictions Landlord Approval	Reports Building Plans,Call Lister	

Penthouse Office Space on the 3rd floor of 150-10th Street NW in the heart of Kensington in Sunnyside. This top floor space is 2,355 square feet and faces 10th Street NW with floor to ceiling windows. The space is available on a long term sublease basis of up to 6 years. The Sublandlord is a property development company that is offering a tenant improvement allowance to put toward the design and build-out of the space. Base Rent starts at \$20.00 to \$22.00 per square foot per annum. Operating Costs are \$12.79 PSF per annum and include utilities and property taxes. These operating costs are low for this quality of building and in this location. There is an underground City of Calgary Park Plus lot (Lido Lot 68) immediately adjacent to the building plus street parking. The building has a locker room and shower room available for tenants. The main anchor tenant in the building is RBC bank with the main level retail.

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