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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

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