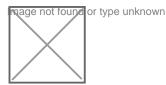


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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** 



<sup>△</sup> JEFF KEET

U 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** 

**Sub Lease** 

Zoning

Commercial-Corridor 1

Subdivision

Sunnyside

**Building Type** 

Office Building, Retail

Year Built

2020

**Structure Type** 

Office

24480

**Property Type** 

Commercial

**Property Sub Type** 

Office

Legal Plan

Building Area (Sq. Ft.) 2355.00

Building Area (Sq. M.)

218.78

**Construction Type** 

Roof

**Foundation Poured Concrete** 

Concrete

Flat

Lot Features

Cooling Full

Heating Make-up Air

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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