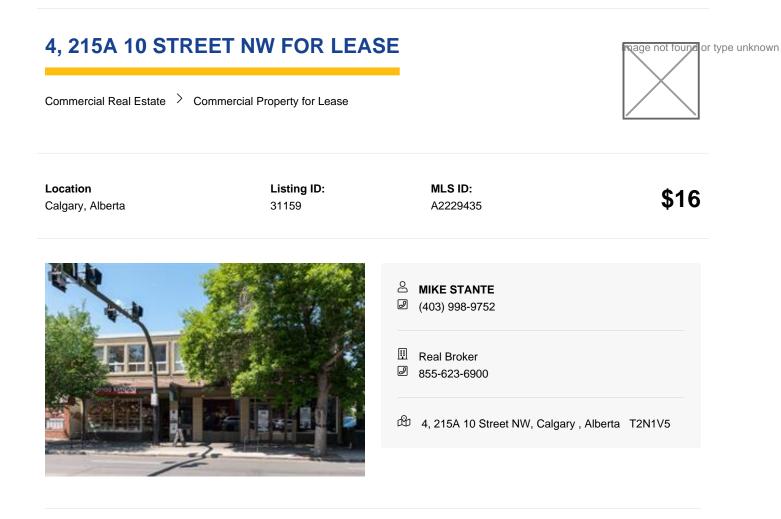


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Transaction Type	Days On Market	Zoning
For Lease	2	DC
Subdivision	Building Type	Year Built
Hillhurst	Mixed Use	1954
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Office
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
5609J	646.90	60.10
Lot Size (Sq. Ft.)	Lot Size (Acres)	Roof
11237	0.26	Flat
Foundation	Cooling	Heating
Poured Concrete	Central Air	Forced Air
Inclusions	Restrictions	Reports
n/a	None Known	Floor Plans

Bright and modern, this office offers a highly efficient layout with a welcoming reception area, a boardroom, two private offices, and a handy utility space—all in just under 650 square feet. Enjoy the convenience of independent restrooms and added security with electric locks on the building's front door, ideal for those working outside regular hours. Located on 10th Street, you'll be surrounded by the energy of Kensington's thriving community—fine dining, cozy cafés, boutique shops, financial services, and fitness studios are all just steps away. The area's vibrant atmosphere is enhanced by nearby apartment towers, ensuring a steady flow of foot traffic and potential clients. Ample street parking is available for clients, and the lease includes a dedicated parking stall for your convenience. Seize the opportunity to position your business at the centre of one of Calgary's most dynamic neighbourhoods. Call today to schedule a viewing!

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