NEW TENANT GYM

PALLISER SOUTH

140 – 10TH AVENUE | CALGARY, AB

Aspen PROPERTIES

PROPERTY INFORMATION

2018 TOBY Award Winner | LEED Gold Certified | Dog Friendly

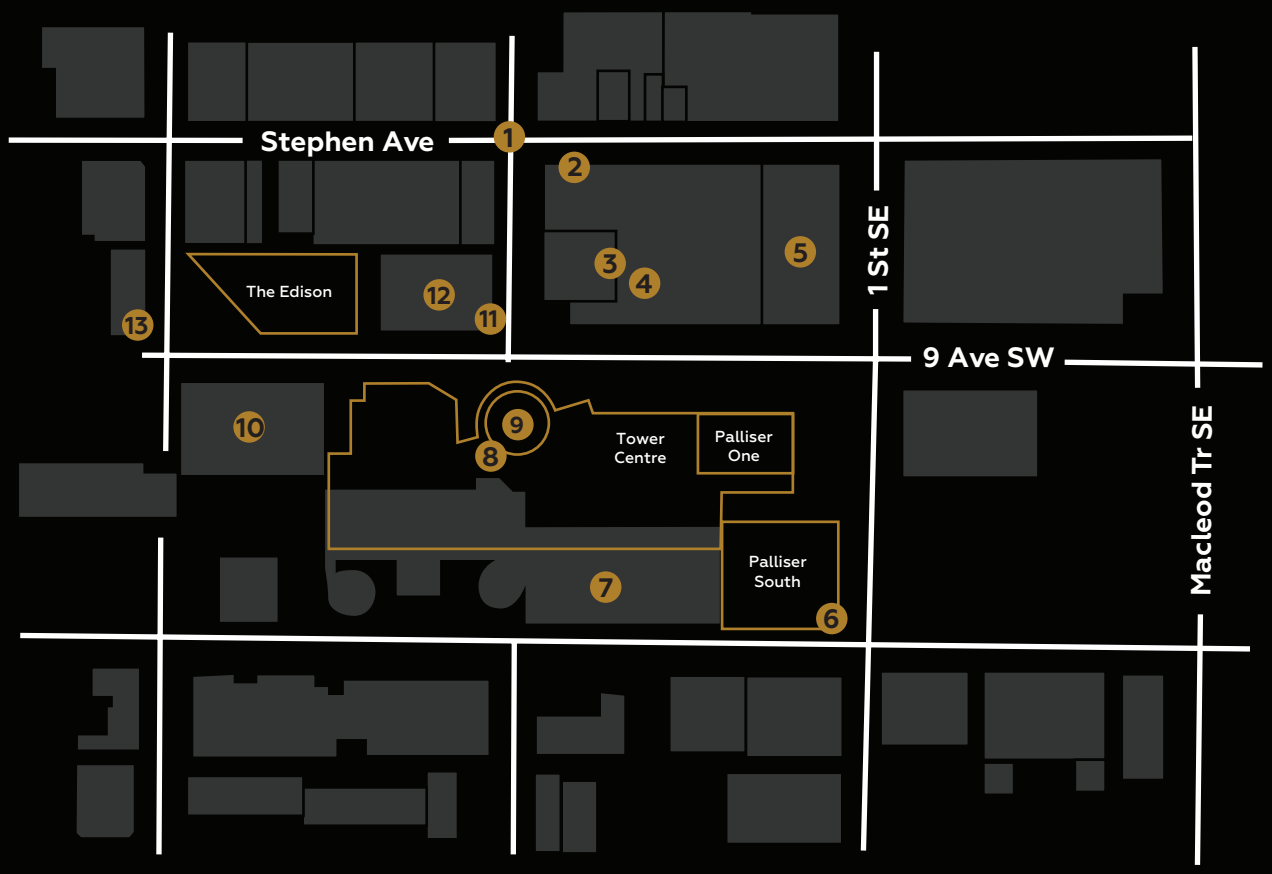
OPERATING COSTS
$18.61 per square foot (2024)

PARKING RATIO
One stall per 1,500 square feet

TELECOM PROVIDERS
Telus, Bell, Shaw, Allstream, MTS

PARKING RATE
$385.00 per month (unreserved)
$250.00 per month (unreserved rooftop)
6' 4" clearance

SURROUNDING AMENITIES
1. Stephen Avenue
2. Milestones
3. Starbucks
4. Marriott Downtown
5. Glenbow Museum
6. Waves Coffee
7. Palliser Parkade
8. Ruth Chris Steakhouse
9. Sky 360 Restaurant
10. Fairmont Palliser Hotel
11. Charcut Steakhouse
12. Le Germain Hotel
13. Meat & Bread



BUILDING AMENITIES

All amenities are exclusively for tenant use and carry no additional cost.

PALLISER FITNESS & OUTDOOR HOCKEY RINK

Located in the lobby, the fitness facility includes: changing rooms; towel service; and club quality cardio & weight machines. A professional trainer is on site during business hours to offer classes at an additional charge. Just outside, you can find Palliser's premier hockey rink.

CONFERENCE FACILITY

6,700 SF conference facility located on the second floor with various sized meeting rooms equipped with the latest audio-visual technology.

TENANT LOUNGE & PATIO

Brand new and found on the third floor, the 6,600 SF tenant lounge is a modern and relaxing atmosphere to have a casual meeting or quick lunch. Equipped with pool, ping pong, and darts, the lounge is conveniently located near the outdoor Palliser patio, and can be booked for private functions after hours.

GOLF SIMULATOR

Located within the tenant lounge and bookable for private functions, the golf lounge includes a state of the art golf simulator to help improve your swing.

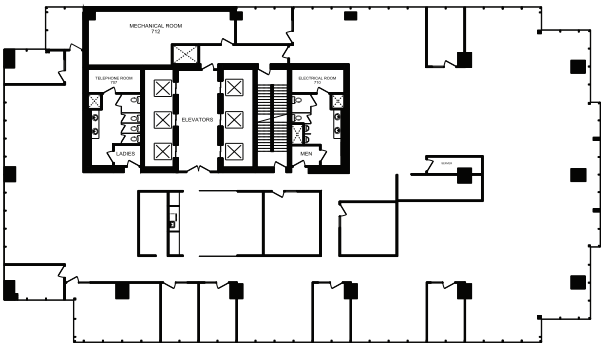
BICYCLE STORAGE & BICYCLE SHARE PROGRAM

Secure bicycle storage is available to all tenants. A bicycle sharing program is also available after downloading the Bloom App. Bikes may be used within city limits.

AVAILABLE SUITES

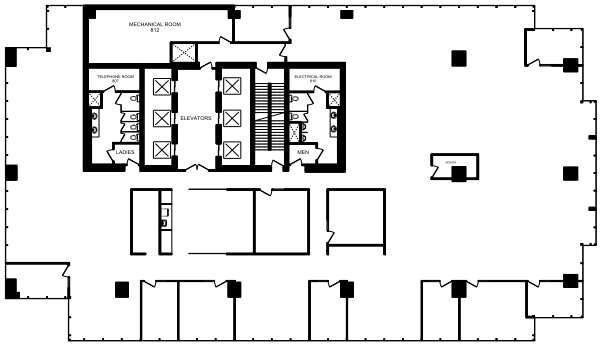
#700 | 13,374 sf

Available Immediately



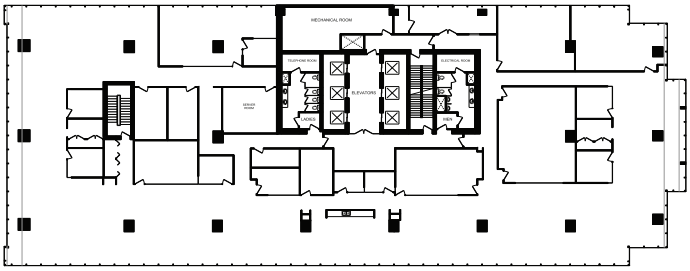
#800 | 13,432 sf

Available Immediately



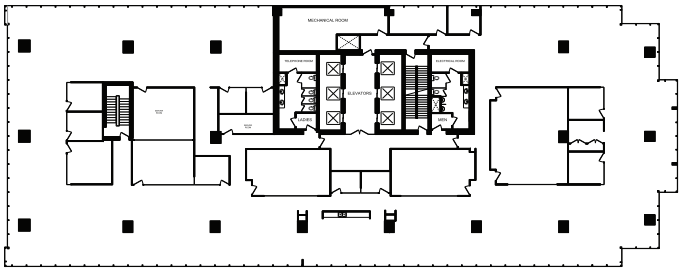
#1200 | 20,692 sf

Available December 1, 2024



#1400 | 20,867 sf

Available December 1, 2024



ASPEN

CLUB

This premier offering of the Aspen Club is exclusively for the tenants of any Aspen Properties owned building in Calgary or Edmonton.

Over 100,000 square feet of amenities spread across eight centrally located buildings will elevate the experience and value of your daily life. For more information and to join the Aspen Club, visit:

aspenproperties.ca/club

ANDREW DOMMETT
Senior Leasing Manager
403.470.2847
adommett@aspenproperties.ca

Aspen PROPERTIES