

# Cooper Blok

809 10<sup>th</sup> Avenue SW  
Calgary, AB



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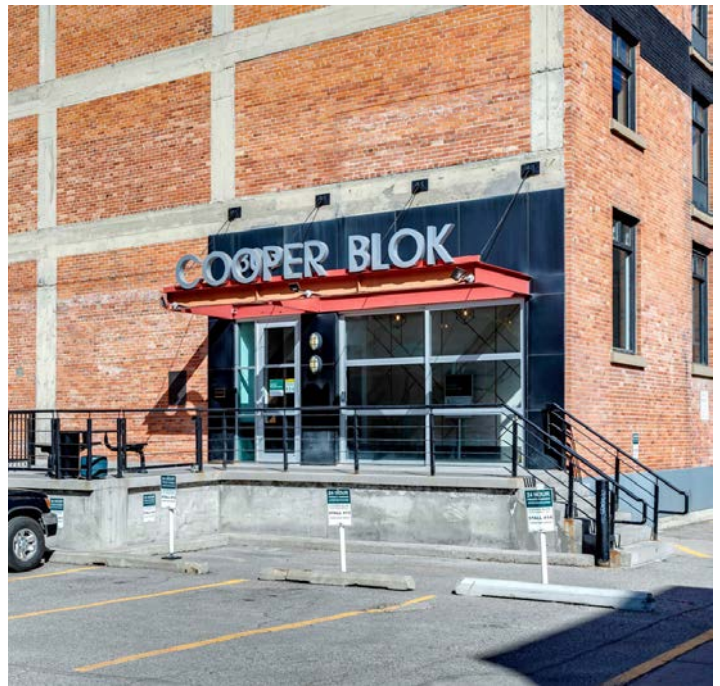
# Property Information

Suites	SF	Rent	Additional Rent	Availability	Parking	Rate
200	5,204	Market	\$17.76	November 1, 2023	4 Surface Stalls	\$250 per stall
300	5,287	Market	\$17.76	Immediately	4 Surface Stalls	\$250 per stall
400	5,278	Market	\$17.76	Immediately	4 Surface Stalls	\$250 per stall
600	5,289	Market	\$17.76	Immediately	4 Surface Stalls	\$250 per stall



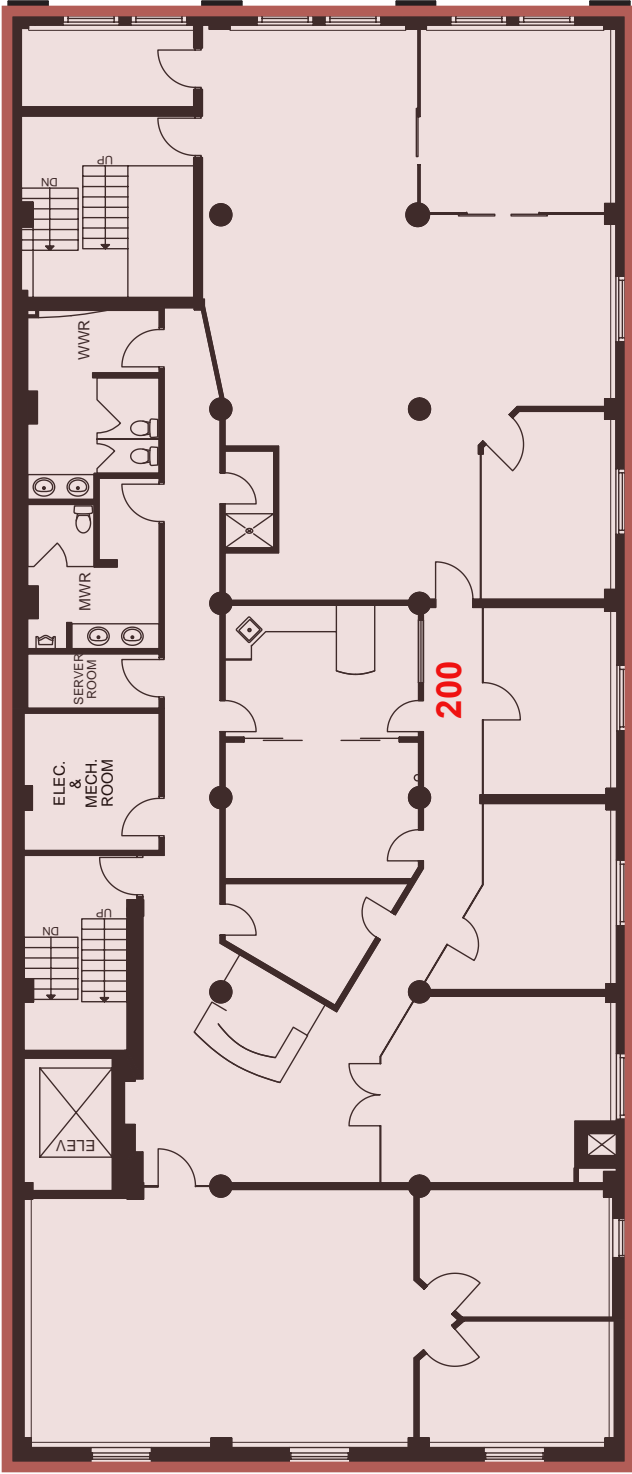
# Property Highlights

- Built in 1920
- Refurbished character building
- 5 minute walk to Downtown and 4 blocks to LRT station
- Full floor opportunity
- Within walking distance to numerous amenities, including Wayne's Bagels, Sucre Patisserie & Cafe, Posto Pizzeria and Bonterra Trattoria



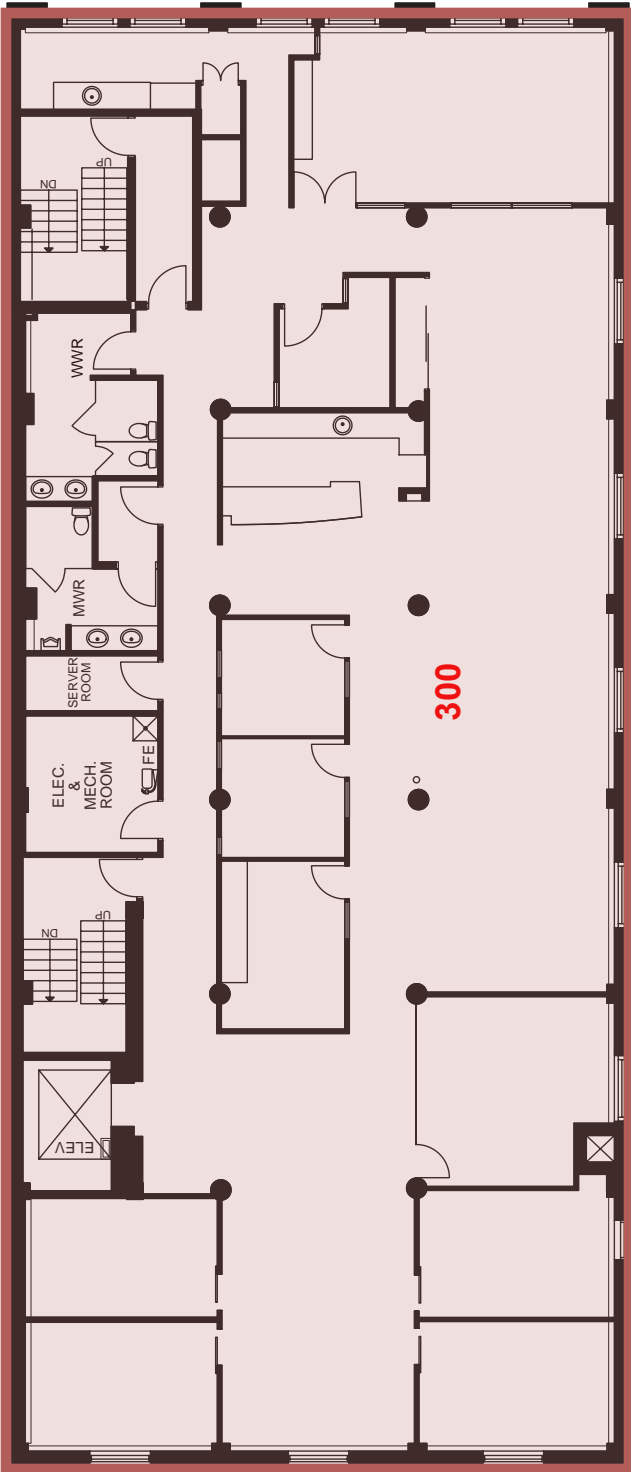
# Floor Plan Suite 200

5,204 SF



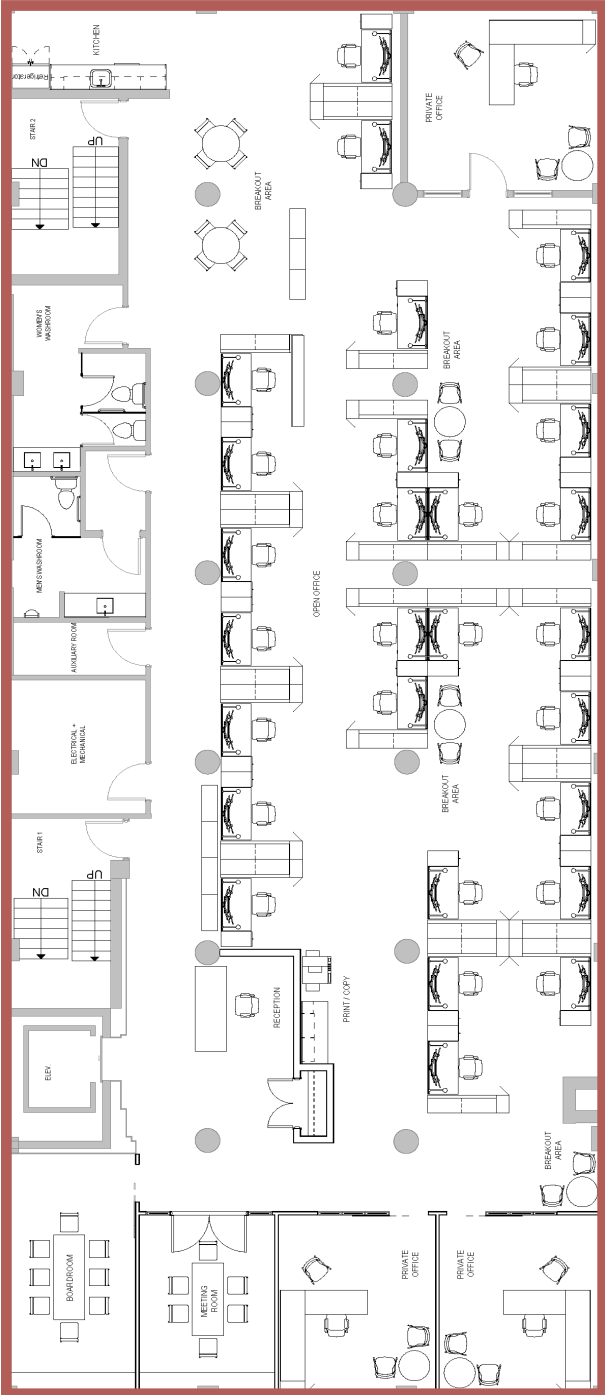
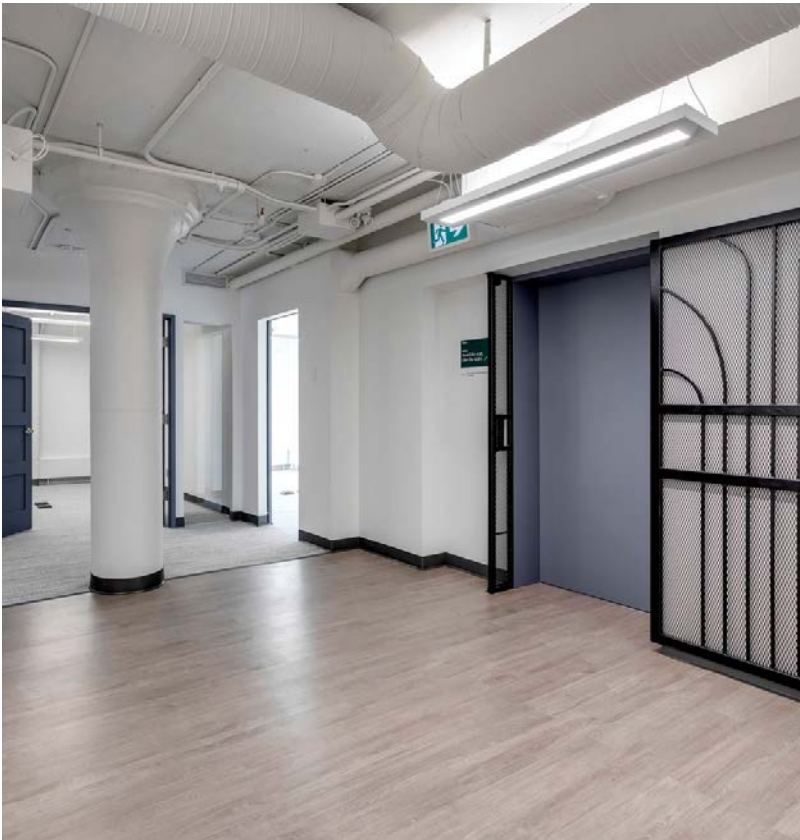
# Floor Plan Suite 300

5,287 SF



# Floor Plan Suite 400

5,278 SF



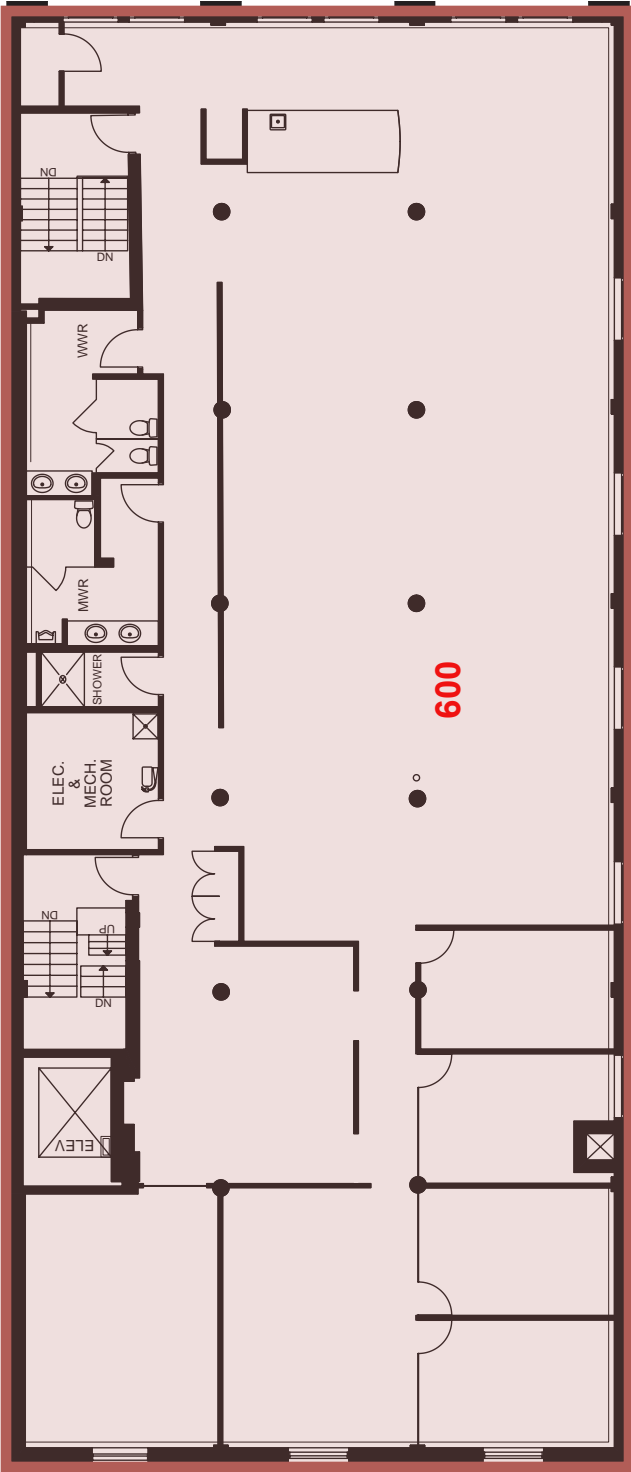
\*FURNITURE NOT INCLUDED  
VIRTUAL TOUR

# Suite 400



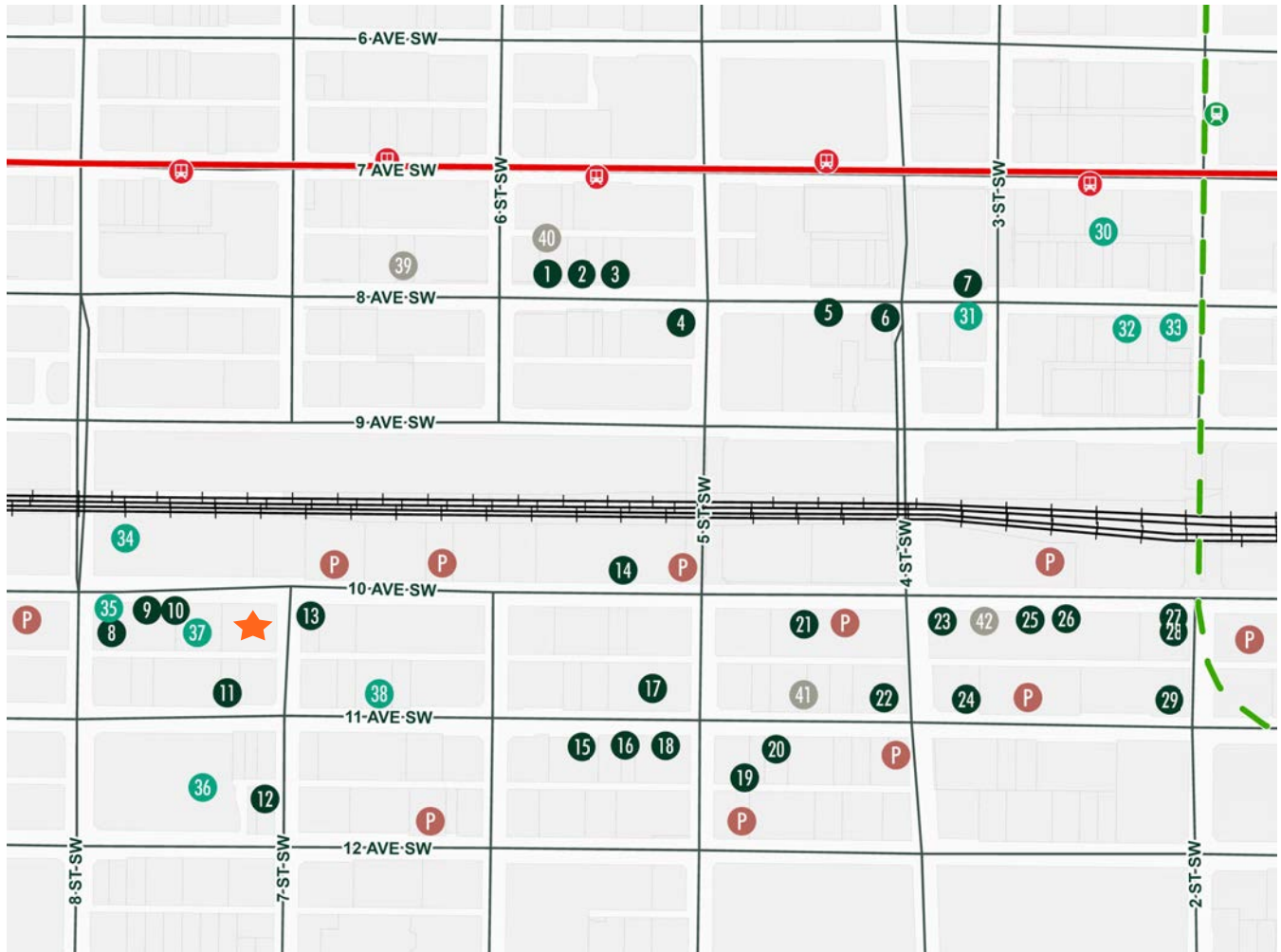
# Floor Plan Suite 600

5,289 SF





# Local Amenities



## RESTAURANTS

1. Common Bond
2. Escoba Wine Bar
3. UNTITLED Champagne Lounge
4. State & Main
5. Cucina
6. Barcelona Tavern
7. Hy's Steakhouse
8. Bonterra Trattoria
9. Wayne's Bagels
10. Holy Grill
11. Inner City Brewing
12. Vegan Street
13. Bridgette Bar
14. Orchard Restaurant
15. REGRUB - Beltline
16. Broken City
17. Milano Coffee

18. Last Best Brewing & Distilling
19. Canadian Pizza Unlimited
20. Singapore Sam's
21. Pampa Brazilian Steakhouse
22. Tim Horton's
23. Rodney's Oyster House
24. Starbucks
25. CRAFT Beer Market
26. National on 10th
27. Briggs Kitchen & Bar
28. Japanese Village
29. Vintage Chophouse

## SHOPPING AND SERVICES

30. The CORE
31. HSBC Bank
32. RBC Royal Bank
33. CIBC

34. MEC Calgary
35. 7-Eleven
36. Safeway
37. Atmosphere Calgary
38. Metrovino Fine Wines

## FITNESS

39. Anytime Fitness
40. Freedom Fit Pass
41. Passage Studios
42. UNDRCARD Boxing Studio

## PARKING LOCATIONS

- P Parking Lot



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