

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin white border. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.

Colliers

The text "For Lease" is positioned in the top left of a white rectangular box that overlaps the bottom left of the building image. The text is in a dark blue, sans-serif font.

For Lease

1711 10th Avenue SW

- Exterior Storage Can Be Created To Suit Tenant Requirements
- Abundance of Low Cost Parking
- Located Directly Across From Sunalta LRT Station

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Property Overview

Available Space	Suite 301: 2,069 SF Click Here for Virtual Tour Suite 302: 2,438 SF Leased
Net Rent	Market Rates
Operating Costs (2023 Estimate)	\$13.06 PSF/Annum (Includes Utilities and Janitorial)
Improvement Allowance	Negotiable
Occupancy	Immediately
Parking	1 Stall Per 600 SF \$150/Stall/Month // Covered Surface \$125/Stall/Month // Surface
Fibre Provider	Telus

Highlights

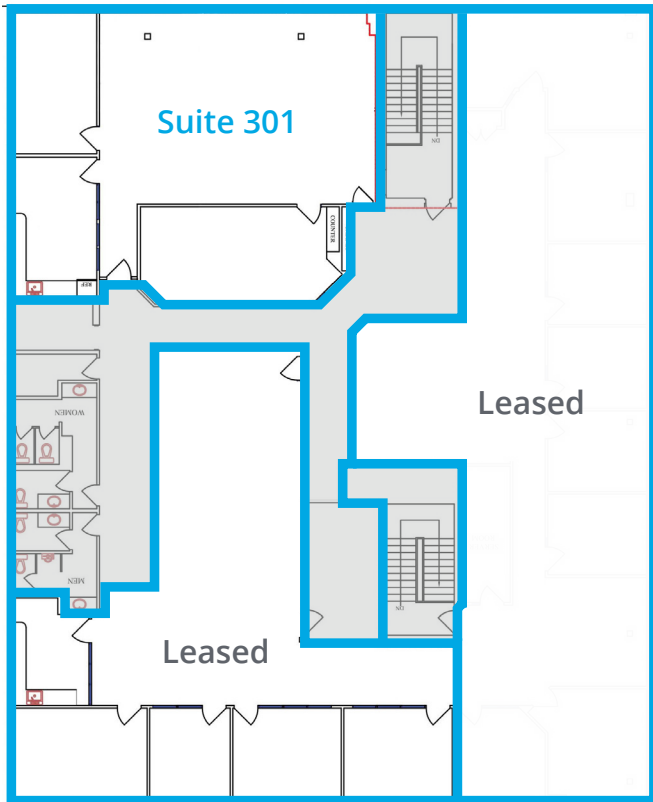
- Creative office space with polished concrete floors
- Located within very close proximity to the Sunalta LRT Station
- On-site exterior storage can be created
- Direct access to Crowchild Trail and one light access to Memorial Drive
- Close proximity to Bow River Pathway and various walking paths



Floor Plan



Third Floor



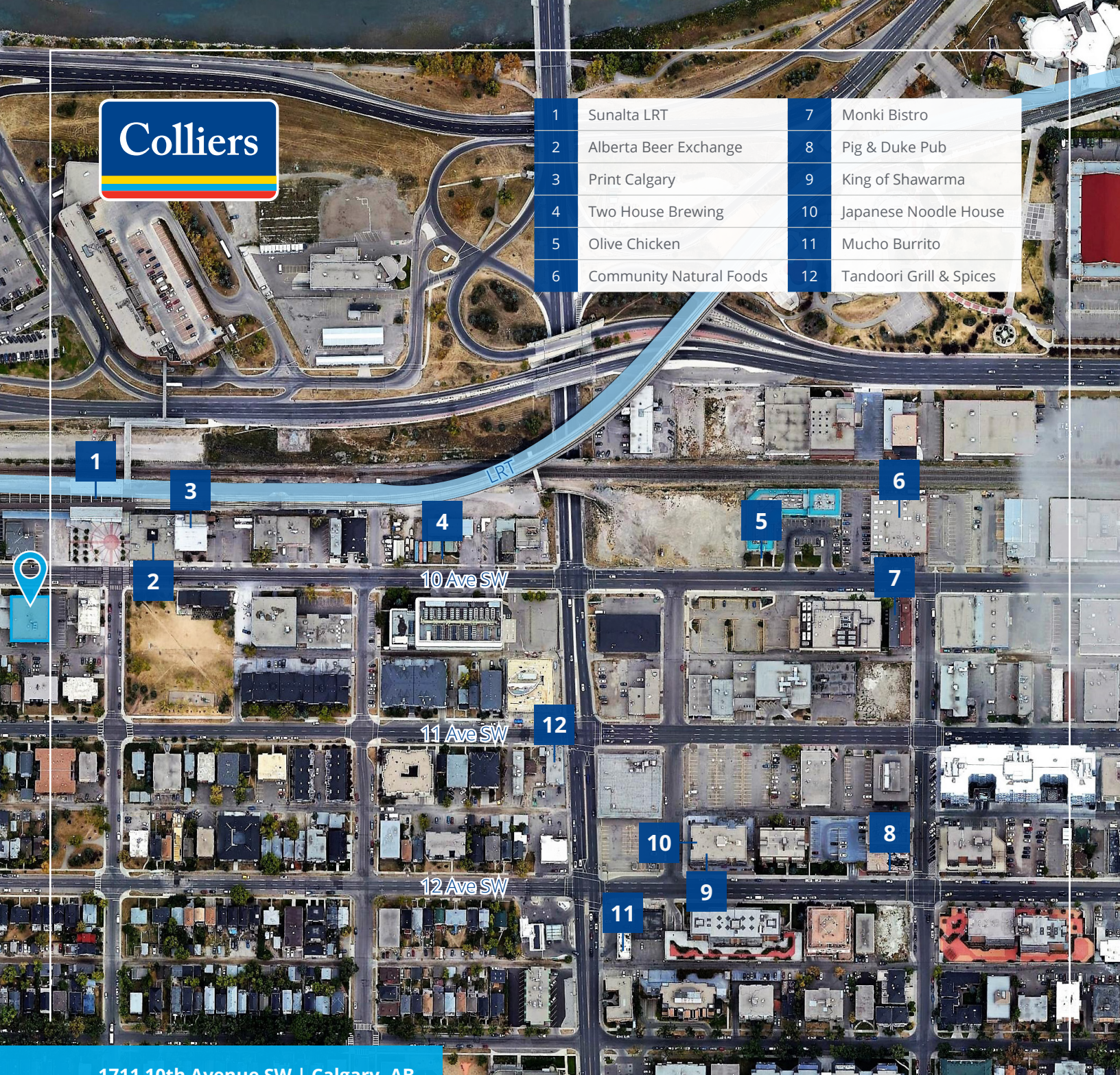
Suite 301 | 2,069 SF

[Click Here for Virtual Tour](#)

- 1 Office
- Boardroom
- Open Area
- Kitchen



1	Sunalta LRT	7	Monki Bistro
2	Alberta Beer Exchange	8	Pig & Duke Pub
3	Print Calgary	9	King of Shawarma
4	Two House Brewing	10	Japanese Noodle House
5	Olive Chicken	11	Mucho Burrito
6	Community Natural Foods	12	Tandoori Grill & Spices



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