

Office Space Available

**Epic**

# Centre 10

517 10 Avenue SW, Calgary, AB



For more info please contact:

**LINDSAY SYHLONYK**

P 403.668.7205

lsyhlonyk@epicinvestmentservices.com

**JOEL WANKLYN**

P 587.330.6345

jwanklyn@epicinvestmentservices.com

[epicinvestmentservices.com](http://epicinvestmentservices.com)

Office Space Available

# Prime location available for lease



## About the Property

Centre 10 is an 10-storey office building that is designed to meet the latest BOMA BEST® and LEED® Gold standards in sustainability. It is prominently located at the intersection of 10th Avenue SW and 4th Street SW.

The LRT line is three blocks away and is accessible via the Plus 15 walkway network, which is located directly across the street from the building. There are also multiple bus stops along both 4th Street and 11th Avenue. The property is conveniently located one block from the downtown core and seven blocks from the train station.

Tenants can take advantage of nearby food and service retail amenities, such as Tim Horton's, Rodney's Oyster House, CRAFT Beer Market and CORE Shopping Centre.



**367,896 square feet**

**10 storey building**

**Built in 2013**

**719 underground stalls**

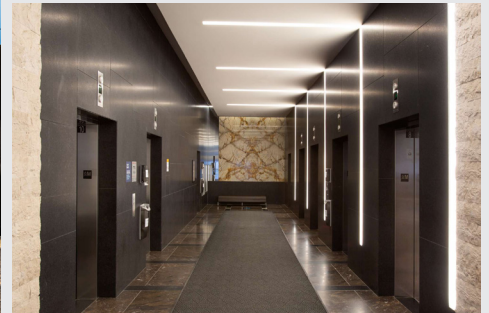
**24-hour security**

# Centre 10

## Building Amenities

- ✓ Fitness Centre
- ✓ Bike Storage
- ✓ Rooftop terrace

Completed in 2014, Centre 10 is one of the Beltline's most prestigious and successful office projects. Rising ten storeys at the centre of Calgary's Beltline, the property is distinctively modern; with floor to ceiling windows and a tenant only rooftop terrace. The property sits at the geographical centre of Calgary's Beltline district but stands out as the Beltline's most coveted office property.

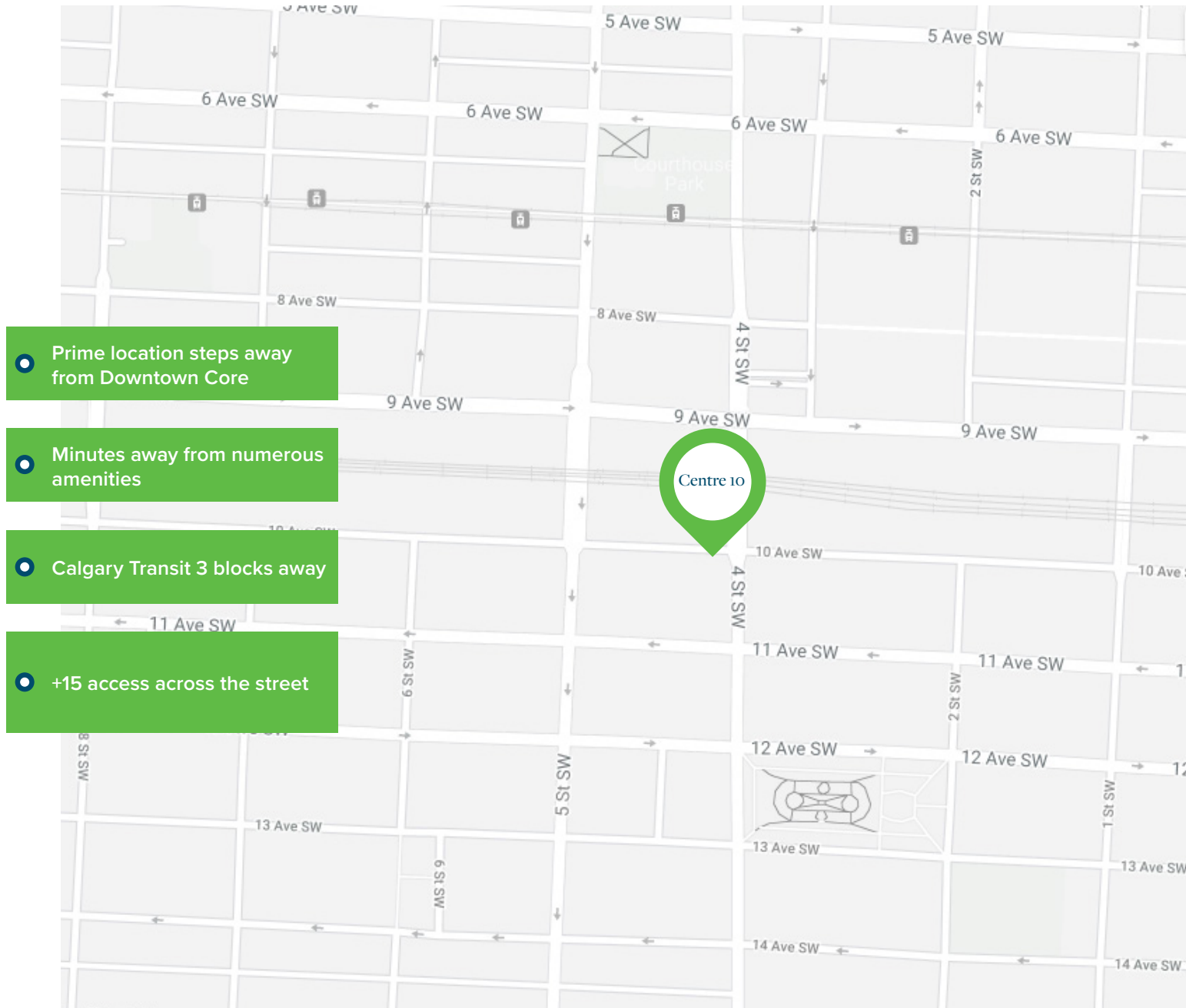


## Availability

Unit	Size (sq. ft.)	Type	Availability	Comments
155	1,913	Retail	Immediate	
850	19,224	Office	January 2024	

2023 Estimated Total Operating Costs and Property Taxes: \$16.83 psf

# Location Map



• Prime location steps away from Downtown Core

• Minutes away from numerous amenities

• Calgary Transit 3 blocks away

• +15 access across the street

For more info please contact:

**LINDSAY SYHLONYK**  
P 403.668.7205  
lsyhlonyk@epicinvestmentservices.com

**JOEL WANKLYN**  
P 587.330.6345  
jwanklyn@epicinvestmentservices.com

