

2,355 sf

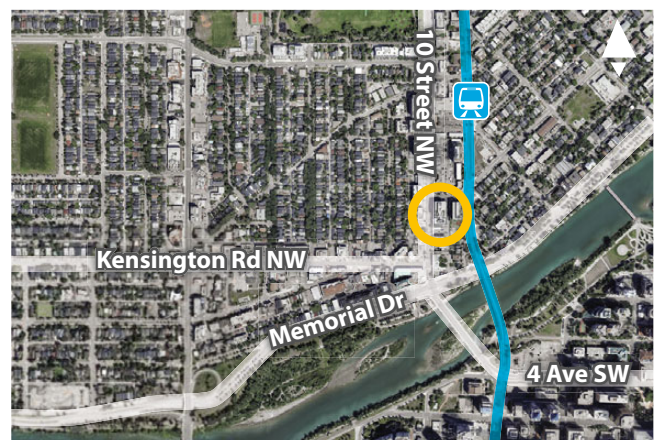
Suite 310



## BUILD-TO-SUIT OFFICE FOR SUBLEASE

150 10th Street NW  
Calgary

» Tenant Allowance available or Turnkey Space negotiable



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS





- » Located in the heart of Kensington on 10th Street NW
- » Many amenities in the vicinity
- » Bike and shower facility on the lower level.
- » Floor to ceiling windows.
- » Low operating costs



## SUBLEASE INFORMATION

**MUNICIPAL ADDRESS:**  
150 10th Street NW, Calgary

**AVAILABLE FOR SUBLEASE:**  
2,355 sq. ft. – Suite 310

**TERM:** To June 30, 2030

**AVAILABILITY:** Available Immediately for fixturing

**PARKING:** Street and parkade in vicinity

**T.I.A.:** Tenant allowance available or turn-key space negotiable

**OP. COSTS AND TAXES:** \$12.79 per sq. ft. (est.).

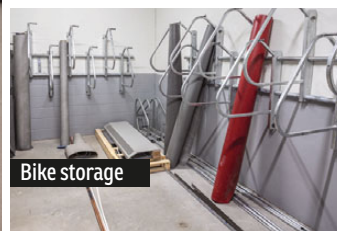
**LEASE RATE:** \$20-22 per sq. ft. (negotiable)



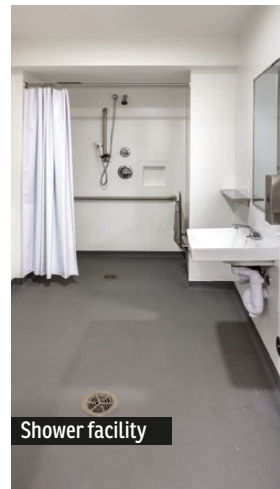
Building's lobby



Locker room



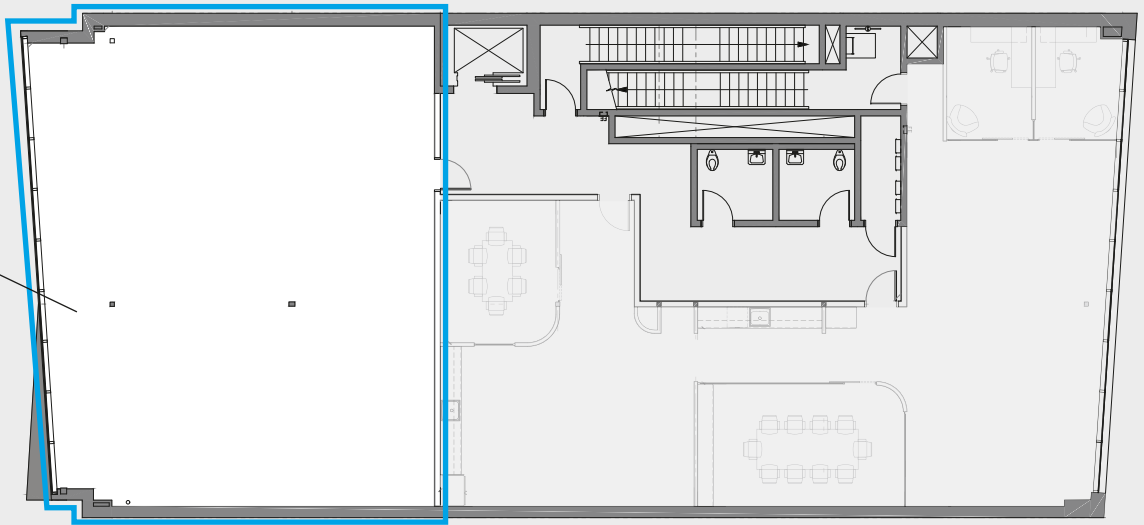
Bike storage



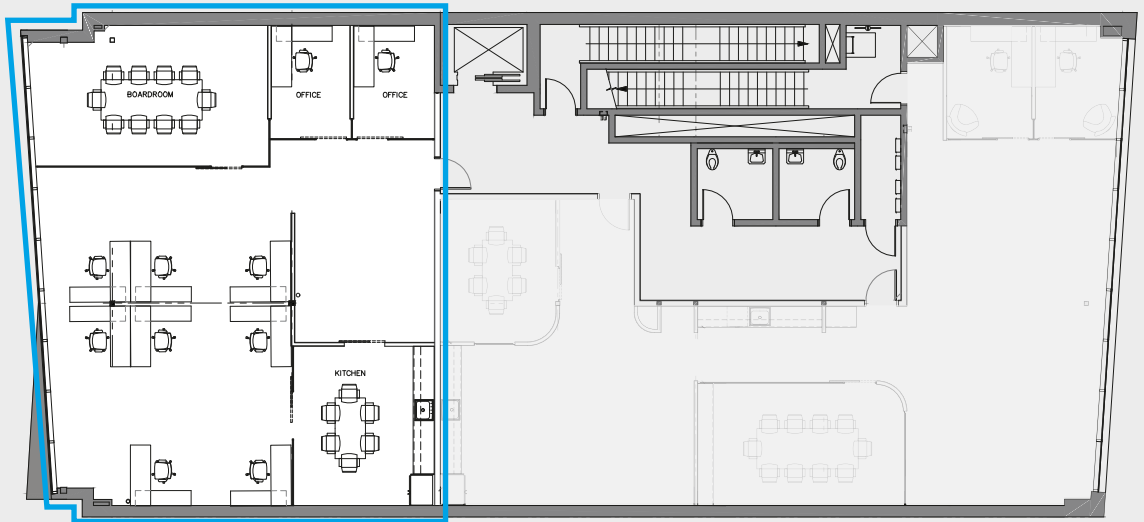
Shower facility



SUITE 310  
**2,355** SF



EXISTING LAYOUT



PROPOSED LAYOUT





# Kensington

Whether you want to bike along the river, stroll the neighbourhood while sipping some of Calgary's finest coffee or spend the night listening to live music – Kensington has it all!

**250+**  
**businesses**  
offering dining,  
shopping & services

Considered Calgary's Urban Village, Kensington offers a unique, inner-city experience.

Located just off the Sunnyside LRT Station and walking distance from downtown, it's possible to spend an entire day exploring the shops and restaurants, or an entire weekend by staying at one of the beautiful boutique hotels.



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