



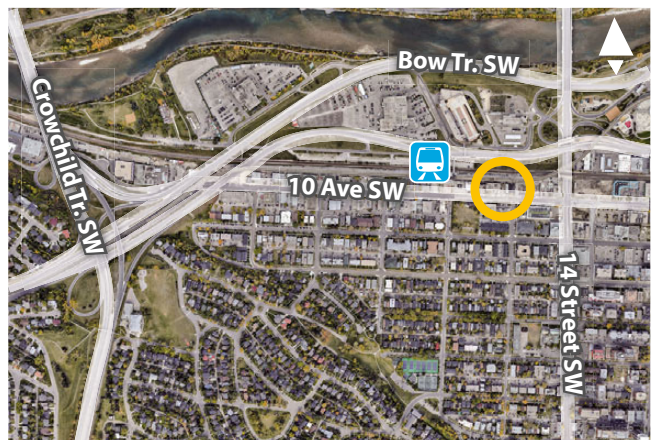
1,560 sf
Suite 2

990 sf
Suite 3

OFFICE SPACE FOR LEASE

BÜRO BLOCK
1604 10th Avenue SW, Calgary

» Excellent access/egress, proximity to downtown.



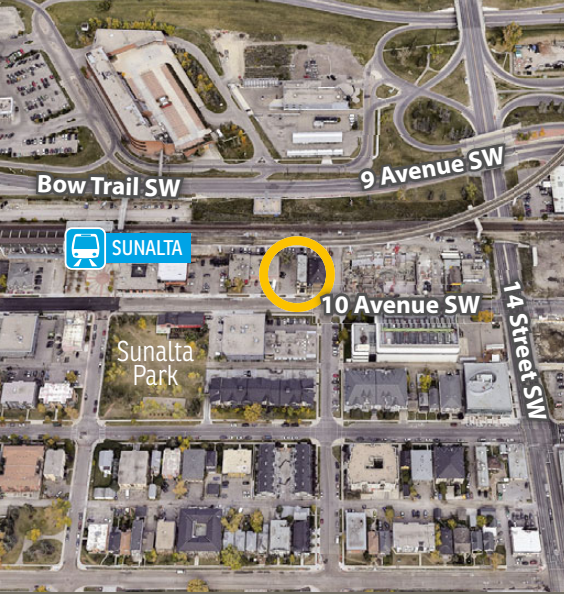
Murray Ion, ASSOCIATE
c: 403-797-3103
d: 403-294-7179
mion@barclaystreet.com

Ryan Boyne, ASSOCIATE
c: 403-483-5599
d: 403-294-7173
rboyne@barclaystreet.com

BARCLAY STREET
REAL ESTATE
LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE
REAL ESTATE SERVICES

CELEBRATING
50 YEARS
1973-2023



- » Mayor's Urban Design Awards - winning commercial building
- » Excellent access/egress, proximity to downtown.
- » Sunalta LRT station is only one block away.

LEASE INFORMATION

MUNICIPAL ADDRESS:
1604 10th Avenue SW, Calgary

AVAILABLE FOR LEASE:

- » 1,560 sq. ft. – Suite 2 (2nd fl.)
 - Open area, mezzanine loft, kitchen.
 - » 990 sq. ft. – Suite 3 (2nd fl.)
 - Open area, mezzanine loft.
- 2,550 sq. ft.

AVAILABILITY:
Immediate

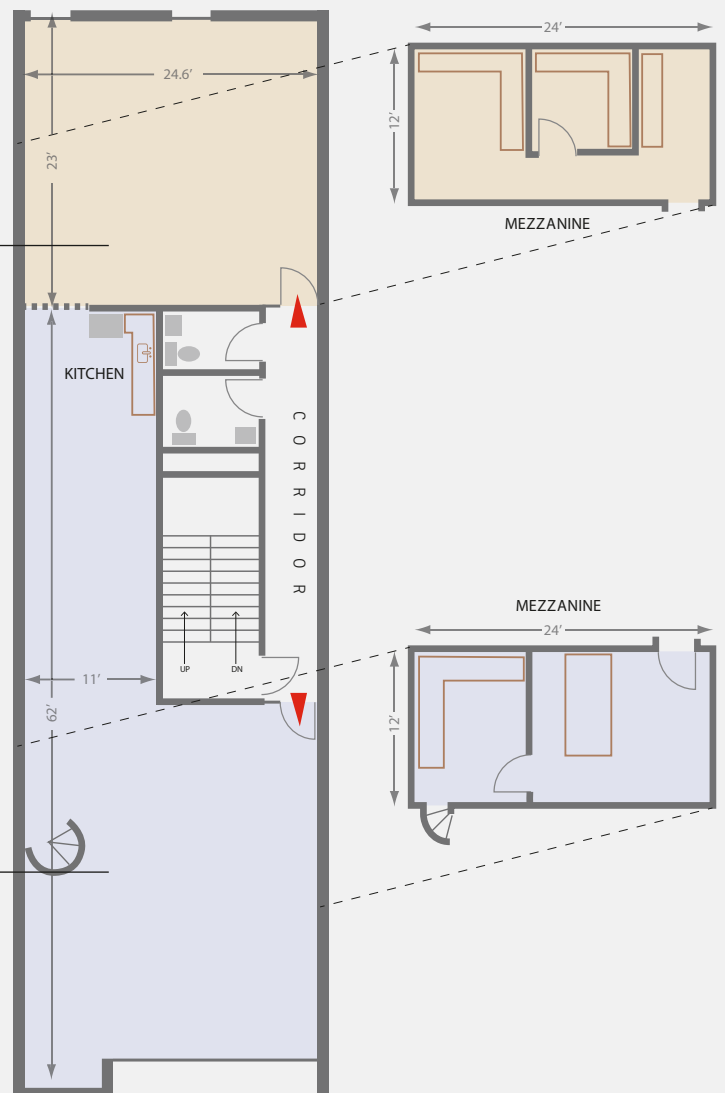
PARKING:
Ample street and rear parking

OP. COSTS AND TAXES:
\$8.00 per sq. ft. (est.)
Includes utilities.

LEASE RATE:
Market

SUITE 3
990 SQ.FT.

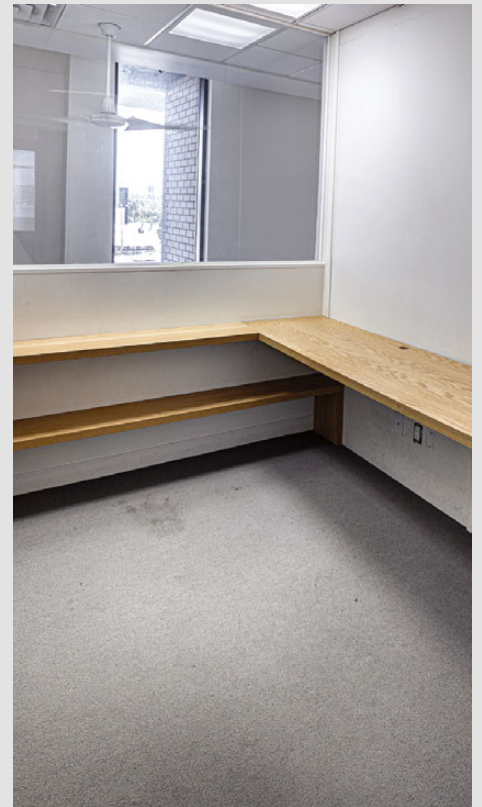
SUITE 2
1,560 SQ.FT.



SUITE 2
1,560 SQ.FT.



SUITE 3
990 SQ.FT.



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2024 Barclay Street Real Estate Ltd. All rights reserved.

