

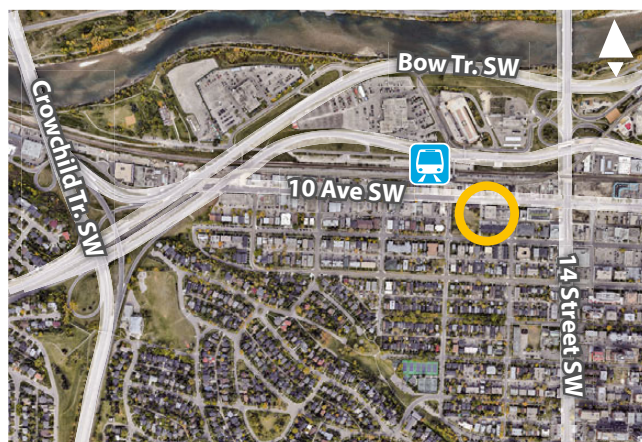
2,098 sf – 2,551 sf



## OFFICE SPACE FOR LEASE

**SABI Building**  
1615 10th Avenue SW, Calgary

» Excellent access/egress, proximity to downtown.



**Murray Ion**, ASSOCIATE, OFFICE LEASING

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LOCAL EXPERTISE MATTERS



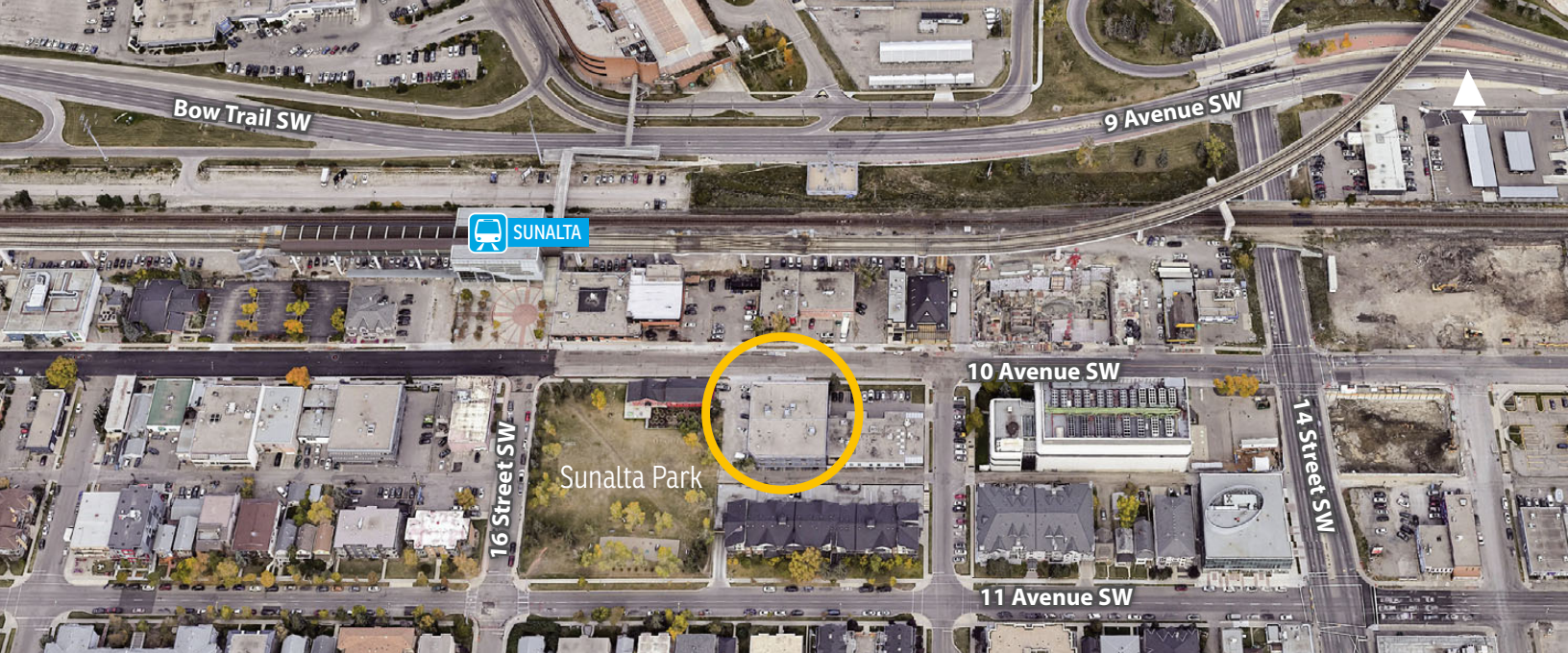
CELEBRATING

**50** YEARS

1973–2023

403-290-0178 • 200, 407 8 AVENUE SW, CALGARY, AB T2P 1E5 • [WWW.BARCLAYSTREET.COM](http://WWW.BARCLAYSTREET.COM)





- » Excellent access/egress, proximity to downtown.
- » Sunalta LRT station is only one block away.
- » Underground and surface parking available.
- » Newly renovated common areas and washrooms.

## LEASE INFORMATION

MUNICIPAL ADDRESS:  
1615 10th Avenue SW Calgary

### AVAILABLE FOR LEASE:

- » 2,551 sq. ft. – Suite 200
- » 2,397 sq. ft. – Suite 206
- » 2,098 sq. ft. – Suite 307
- » 2,137 sq. ft. – Suite 320
- » ~~2,224 sq. ft. – Suite 301~~ – LEASED
- » ~~794 sq. ft. – Suite 206B~~ – LEASED

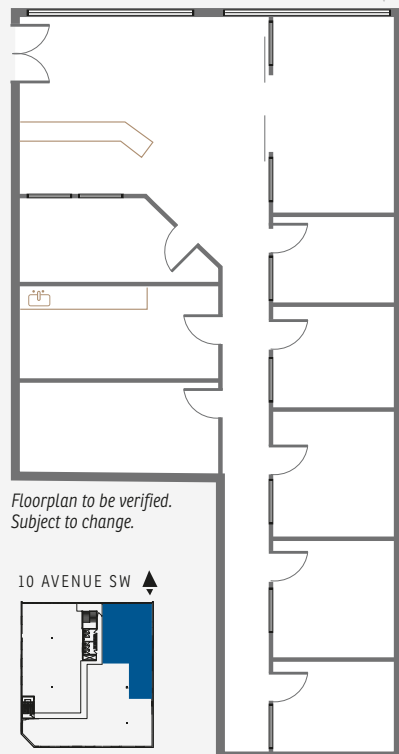
PARKING:  
1 : 765 sq. ft.  
\$150/mo per stall (u/g)

OP. COSTS AND TAXES:  
\$13.91 per sq. ft. (est.)

LEASE RATE: Market

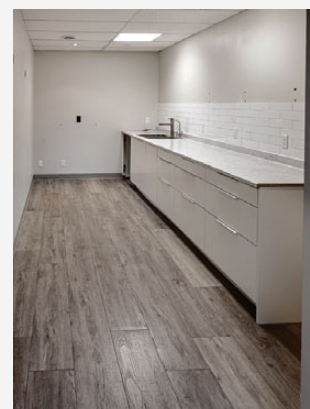
SUITE 200  
**2,551** SQ.FT.

FOYER



Floorplan to be verified.  
Subject to change.

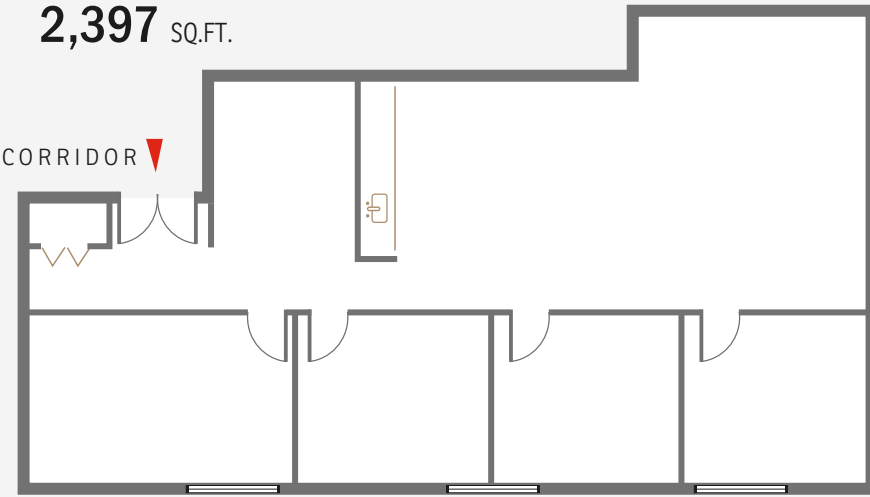
10 AVENUE SW





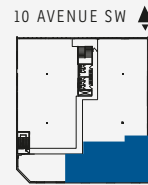
SUITE 206  
**2,397** SQ.FT.

CORRIDOR



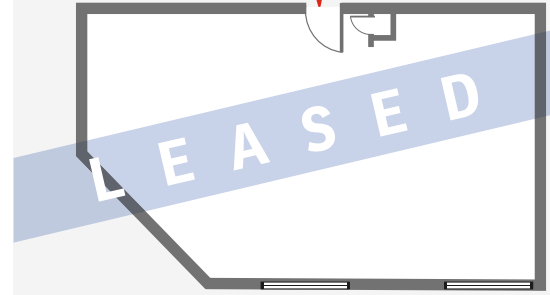
Currently under complete renovation

SUITE 206 –  
 CONCEPTUAL  
 RENDERINGS

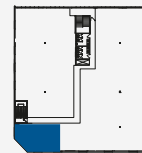


SUITE 206B  
**794** SQ.FT.

CORRIDOR

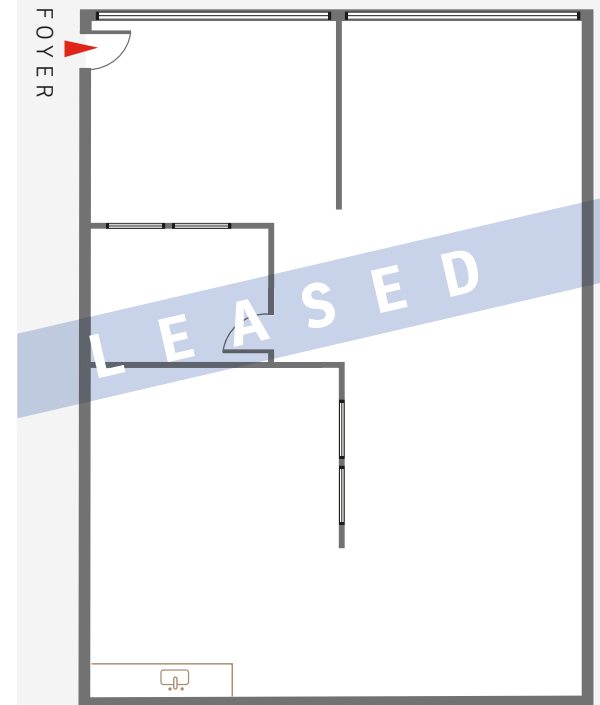


10 AVENUE SW

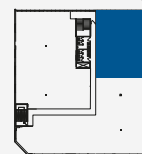


SUITE 301  
**2,224** SQ.FT.

FOYER

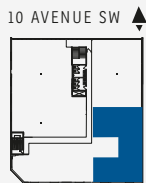
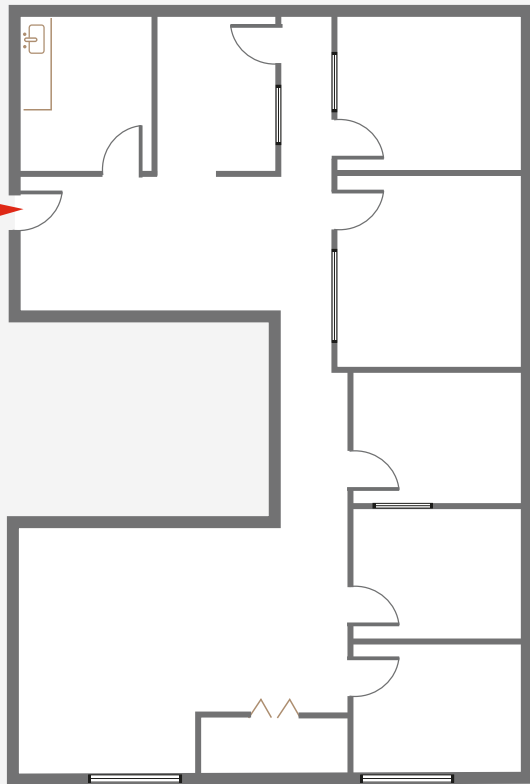


10 AVENUE SW



SUITE 307  
2,098 SQ.FT.

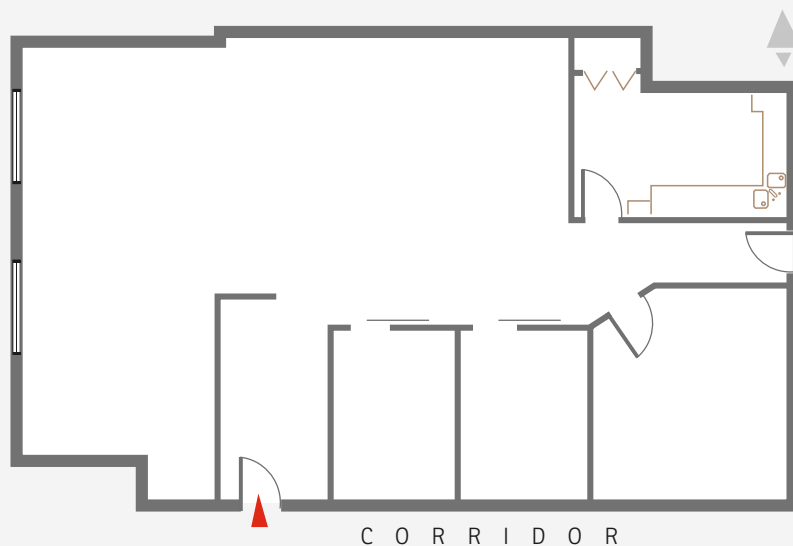
C O R R I D O R



SUITE 320  
2,137 SQ.FT.

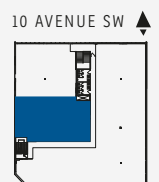


Currently under complete renovation



C O R R I D O R

Floorplan to be verified.  
Subject to change.



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