

# BELTLINE OFFICE CONDO FOR LEASE

## The Hudson

535 10th Avenue SW, Calgary

Competitive Gross Rent

1,300 sf

Suite 405

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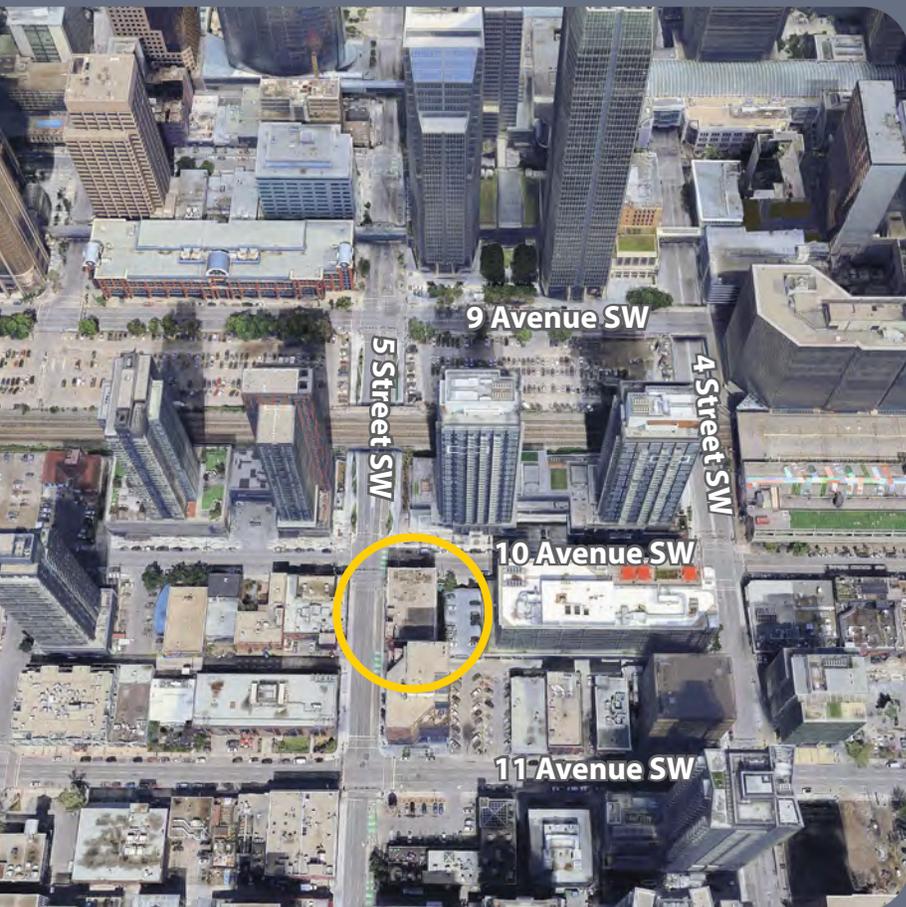
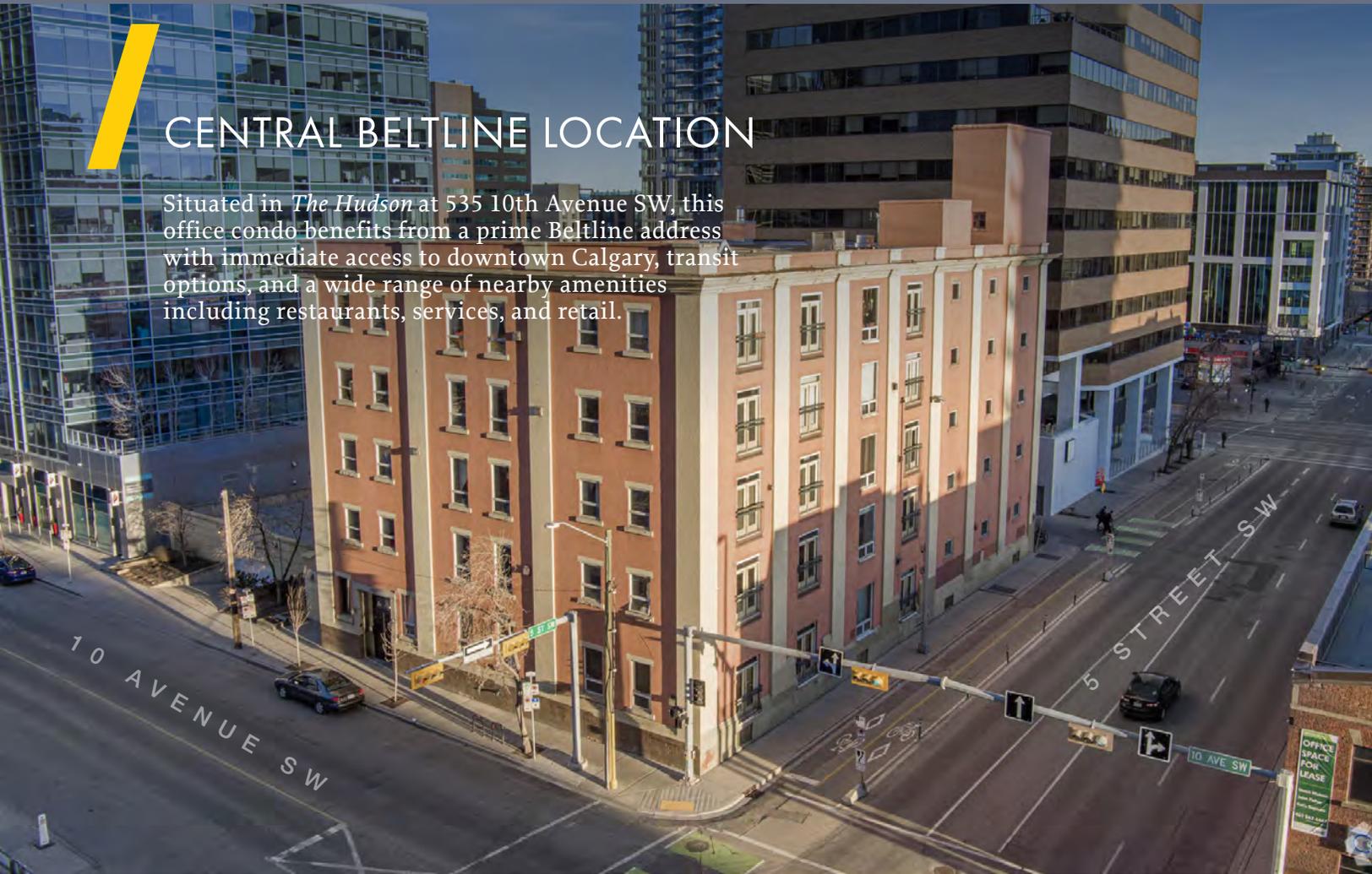
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LOCAL  
EXPERTISE  
MATTERS

# CENTRAL BELTLINE LOCATION

Situated in *The Hudson* at 535 10th Avenue SW, this office condo benefits from a prime Beltline address with immediate access to downtown Calgary, transit options, and a wide range of nearby amenities including restaurants, services, and retail.





## CHARACTER OFFICE – MOVE-IN CONDITION

The condo offers a distinctive character interior highlighted by exposed brick. It is fully built out and move-in ready, featuring a kitchen and a private washroom with bath, making it well suited for professional office users seeking a functional, finished space.

## PROPERTY INFORMATION

**MUNICIPAL ADDRESS**  
535 10th Avenue SW, Calgary

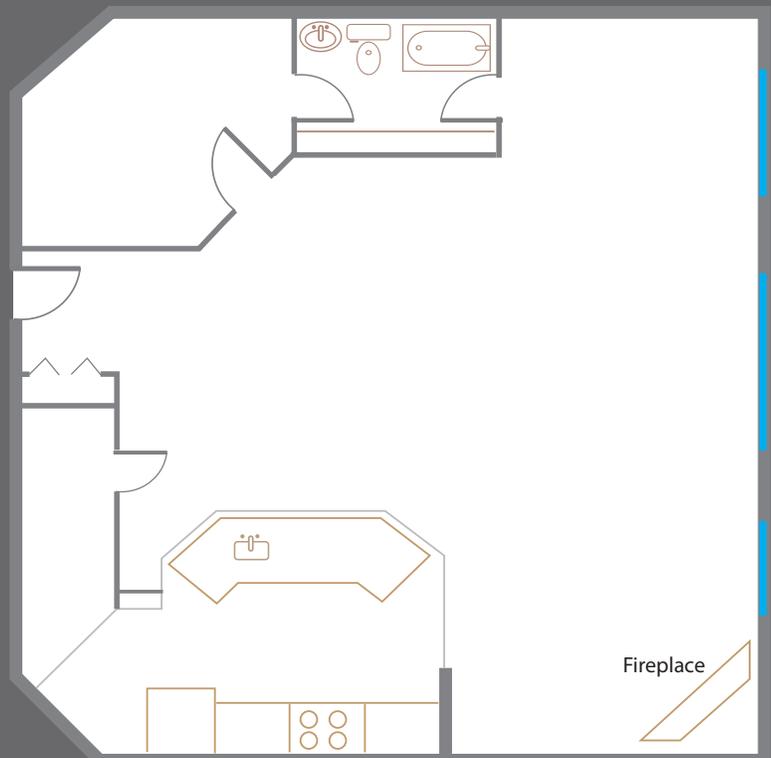
**AVAILABLE FOR LEASE:**  
1,300 sq. ft. – Suite 405

**AVAILABILITY:**  
Immediately

**PARKING:**  
2 parking stalls included  
(1 underground and 1 surface)

**STORAGE FACILITY:**  
Available

**LEASE RATE:**  
Competitive gross rent. Please contact for details.





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