

FOR LEASE

Epic
Investment
Services



Centre 10

517 10 Avenue SW, Calgary, AB

 **CUSHMAN & WAKEFIELD**

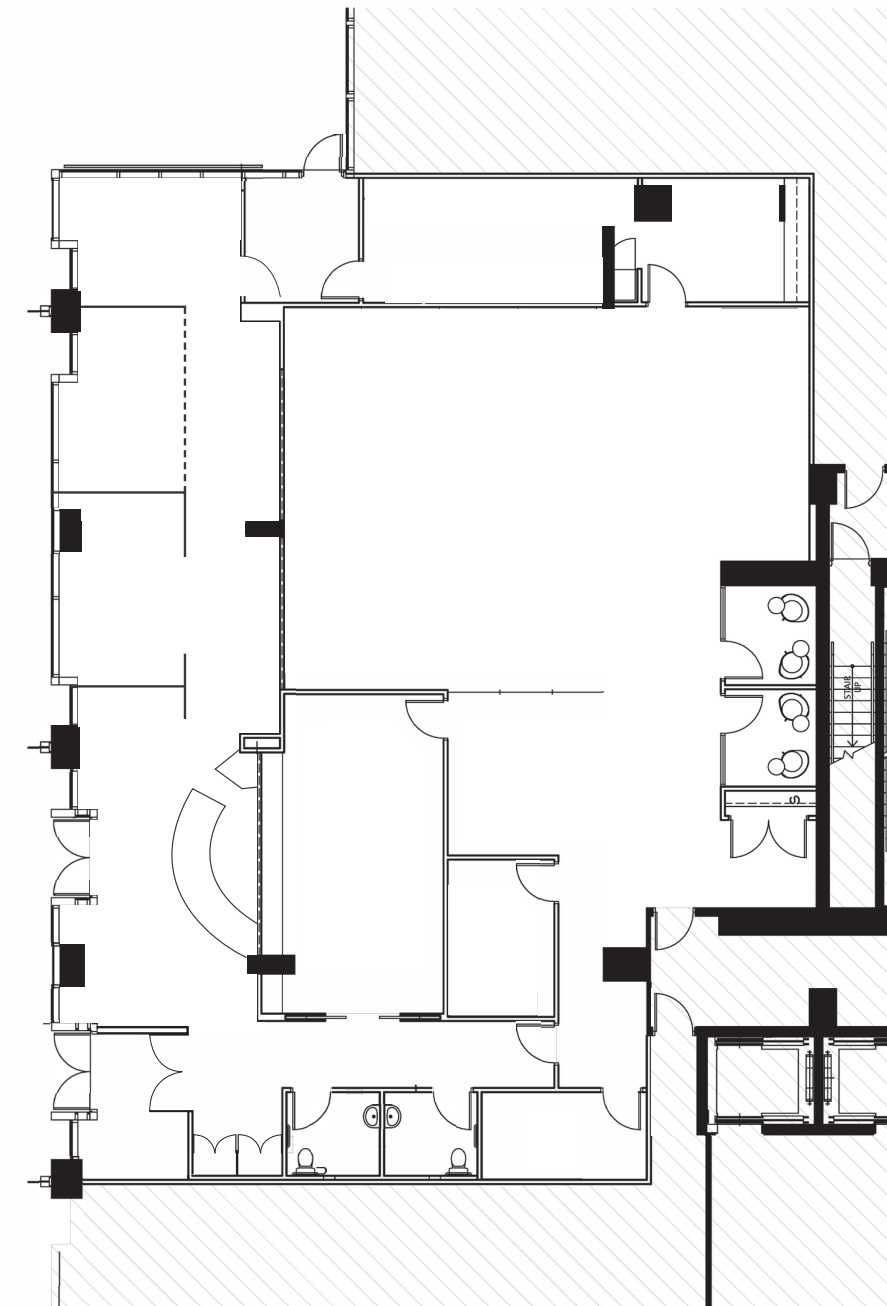
BUILDING OVERVIEW

AVAILABLE SPACE	Main Floor: 5,330 sf
LEASE RATES	Market Rates
AVAILABILITY	Immediately
OPERATING COSTS	\$15.06 psf + utilities (est. 2025)
BUILDING SIZE	367,895 sf
AVERAGE FLOORPLATE	38,986 sf
PARKING RATIO	1:750 SF
UNDERGROUND PARKING RATES	\$200 - \$650 Per stall, per month

PROPERTY HIGHLIGHTS

- Direct access from 10th Avenue SW
- Exclusive tenant only fitness centre
- Floor-to-ceiling windows throughout
- Rooftop terrace (available for private bookings)
- 719 underground stalls
- Secure tenant bike storage
- 24-hour on-site security
- LEED Gold EB: O&M certified and exceeds ASHRAE 62.1 HVAC standards
- Professionally managed by Epic Investment Services

FLOOR PLAN



Main Floor: 5,330 sf

LOCATION



- | | | | |
|---|----------------------|----|--------------------------------|
| 1 | The CORE | 6 | The Ranchmen's Club |
| 2 | Tim Hortons | 7 | Fairmont Palliser Hotel |
| 3 | CRAFT Beer Market | 8 | Greta Bar |
| 4 | Stephen Avenue | 9 | Last Best Brewing & Distillery |
| 5 | Hudsons Canada's Pub | 10 | Milano Coffee |

PHOTOS





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