

PENTHOUSE IN
KENSINGTON
//± 2,355 SF

FOR SUBLEASE

150 - 10 Street NW, Kensington, Calgary, AB



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PROPERTY HIGHLIGHTS



- ± 2,355 SF of penthouse office space facing 10th Street NW available;
- Tenant Improvement Allowance available or turn-key space negotiable;
- Sublandlord is also on the 3rd floor (JEMM Properties):
- Floor to ceiling windows;
- Bike and shower facility available on the lower level;
- Located in the heart of Kensington;
- Adjacent to the City of Calgary Parking Lot 68 (34 stalls);
- Anchor tenant in the building is Royal Bank of Canada.

FOR SUBLEASE | 150 - 10 Street NW

PROPERTY OVERVIEW

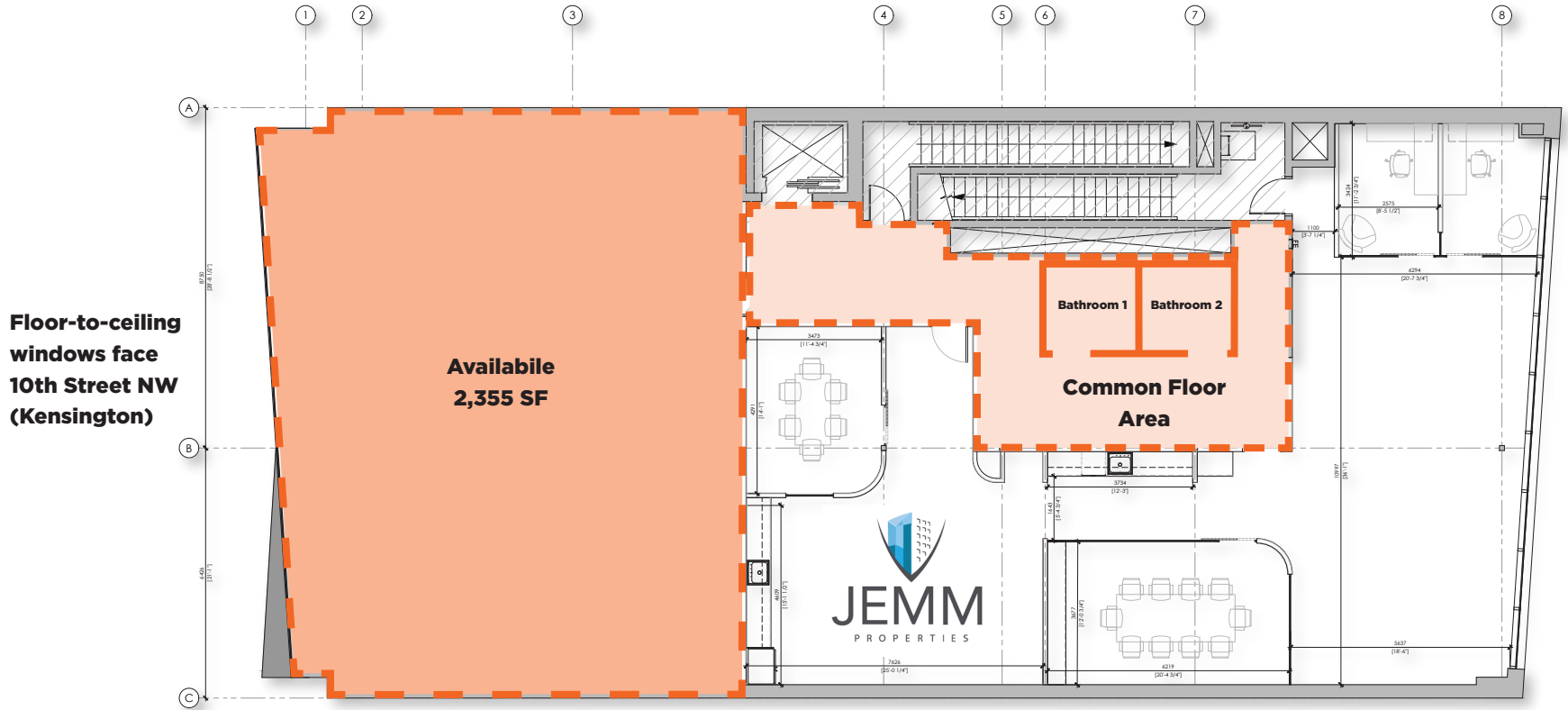
Address:	150 - 10 Street NW
District:	Kensington
Zoning:	C-COR1
Size:	± 2,355 SF
Parking:	Street & parkade availability
Bike Parking:	18 interior bike parking stalls in lower level w/ shower facilities.
Base Rent:	\$20-22 PSF
Op. Cost (Est. 2024):	\$12.79 PSF *incl. property tax
Term:	Up to 6 years (negotiable)
Availability:	Ready for Tenant Fixturing



INTERIOR FEATURES // 150 - 10 Street NW

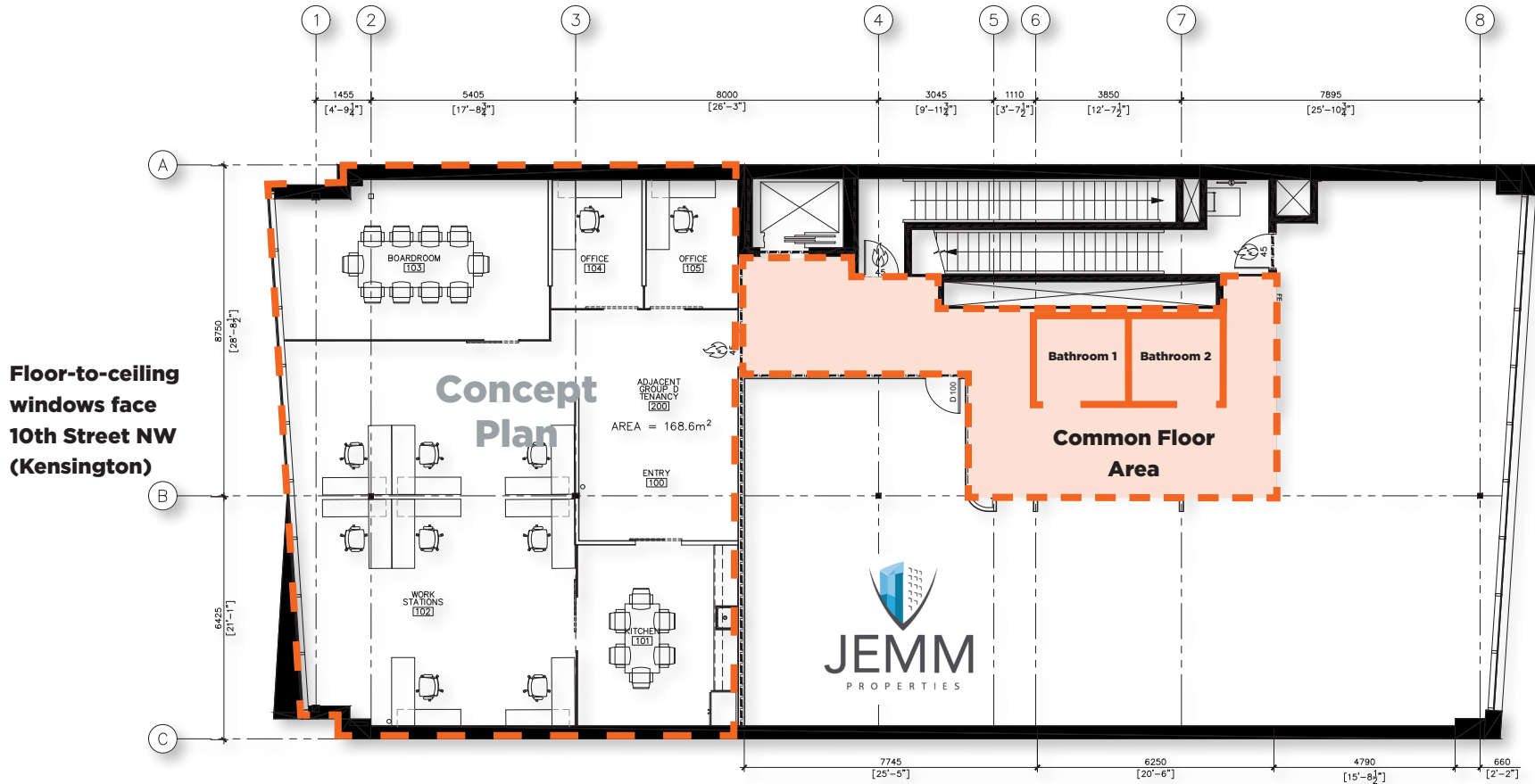


FLOOR PLAN



1 THIRD FLOOR PROPOSED FLOOR PLAN
SD1.1 SCALE: 1:50

CONCEPT FLOOR PLAN

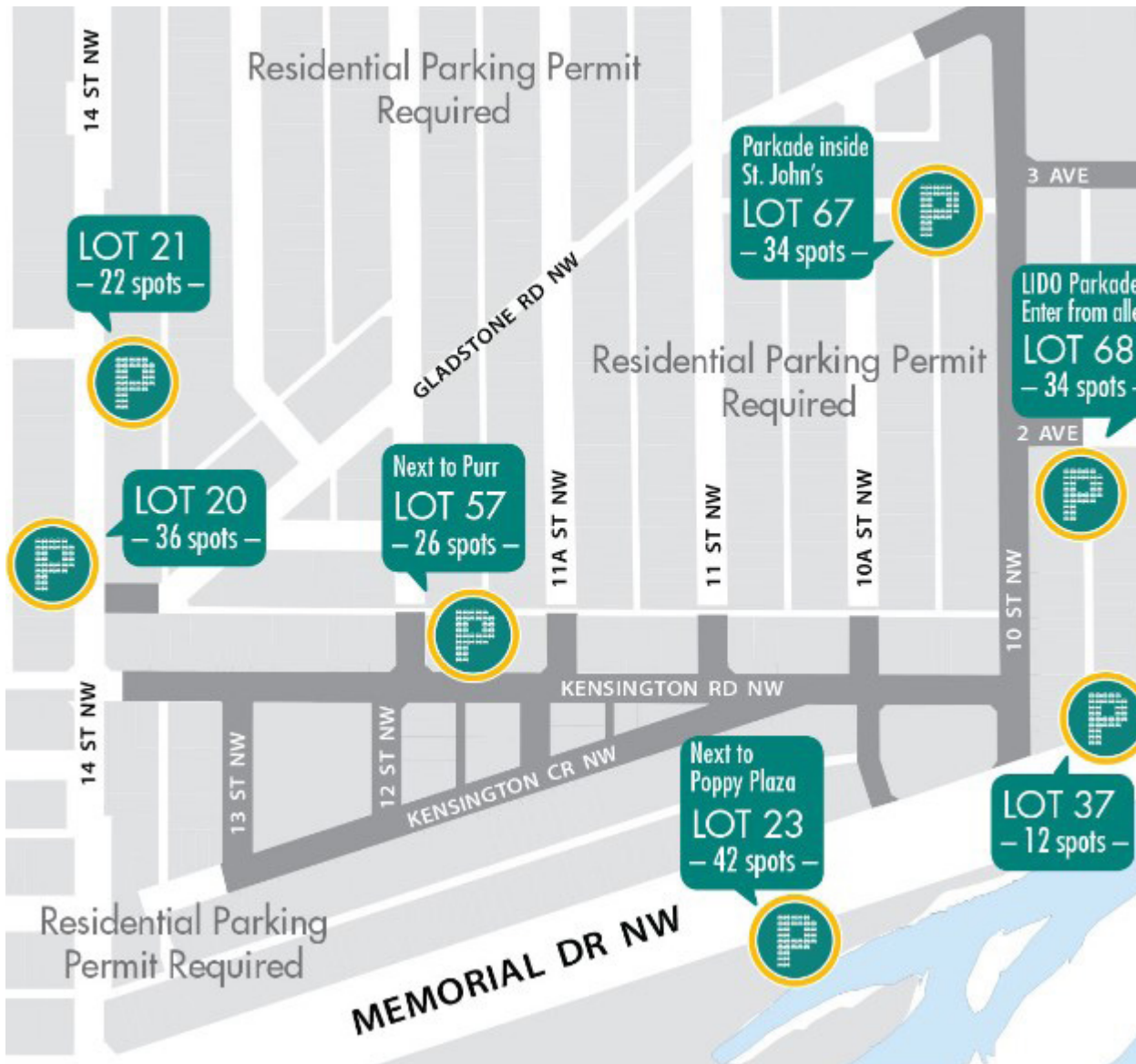


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A2.3
THIRD FLOOR PROPOSED FLOOR PLAN
SCALE: 1:75

LOCATION



PARKING & AREA INFORMATION



About the Community of Kensington

- Calgary's trendiest community;
- 68,366 (2016) people in a 2km radius;
- 15,000 vehicles per day on 10th Street NW (2017);
- Multiple new condo developments in the immediate area;
- Surrounded by restaurants, cafes, and unique stores;
- Walking distance to the river, bike paths, walking paths, SAIT, and downtown Calgary;
- Great access to Sunnyside LRT station and bus routes;
- High pedestrian traffic volume.



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