

The Colliers logo, featuring the word "Colliers" in white serif font on a blue background with a yellow and red horizontal stripe below it.A photograph of a modern, multi-story office building with a dark, corrugated metal facade and large glass windows. The building has a curved roofline and a prominent entrance with a set of stairs. The address "1711" is visible on the building's facade. A car is parked in front of the building, and some trees are visible on the right side.

Colliers

For Lease

1711 10th Avenue SW

- Exterior Storage Can Be Created To Suit Tenant Requirements
- Abundance of Low Cost Parking
- Located Directly Across From Sunalta LRT Station

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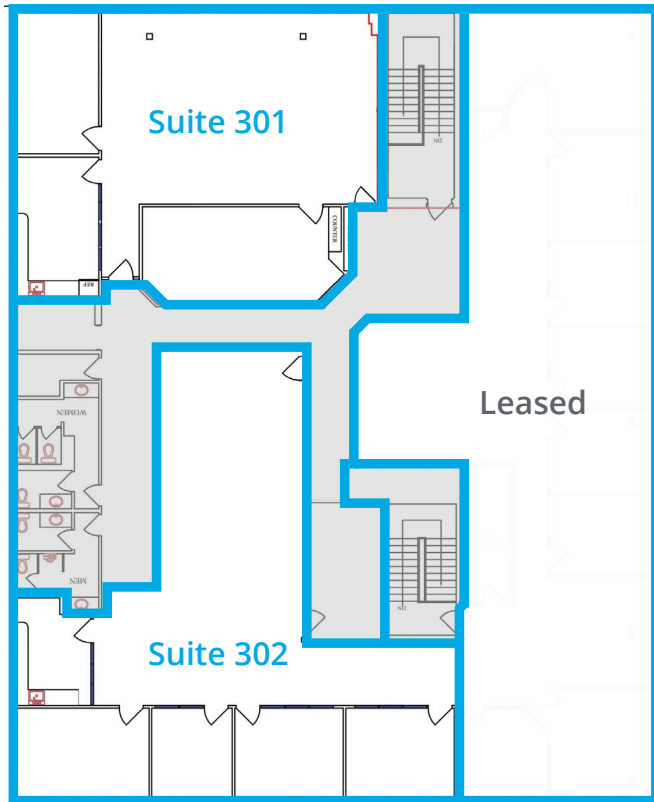
Property Overview

Available Space	Suite 301: 2,069 SF Click Here for Virtual Tour Suite 302: 2,438 SF Click Here for Virtual Tour
Net Rent	Market Rates
Operating Costs (2024 Estimate)	CAM: \$9.42 PSF/Annum Tax: \$3.85 PSF/Annum Total: \$13.27 PSF/Annum (Includes Utilities and Janitorial)
Improvement Allowance	Negotiable
Occupancy	Immediately
Parking	1 Stall Per 600 SF \$150/Stall/Month // Covered Surface \$125/Stall/Month // Surface
Fibre Provider	Telus
Highlights	• Creative office space with polished concrete floors • Located within very close proximity to the Sunalta LRT Station • On-site exterior storage can be created • Direct access to Crowchild Trail and one light access to Memorial Drive • Close proximity to Bow River Pathway and various walking paths



Floor Plan

Third Floor



Suite 301 | 2,069 SF

[Click Here for Virtual Tour](#)

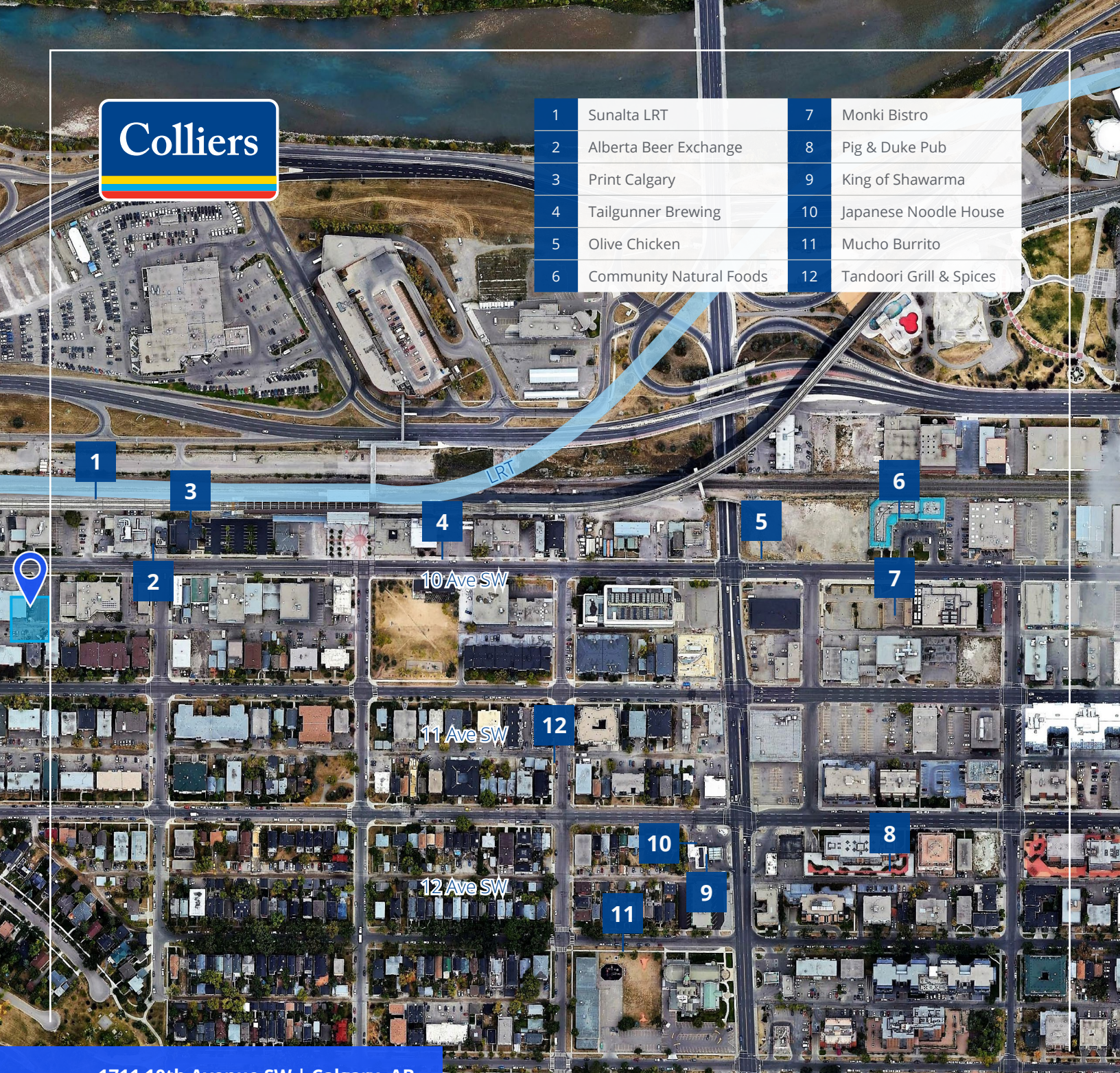
- 1 Office
- Boardroom
- Open Area
- Kitchen

Suite 302 | 2,438 SF

[Click Here for Virtual Tour](#)

- 3 Offices
- Meeting Room
- Open Area
- Kitchen





- | | | | |
|---|-------------------------|----|-------------------------|
| 1 | Sunalta LRT | 7 | Monki Bistro |
| 2 | Alberta Beer Exchange | 8 | Pig & Duke Pub |
| 3 | Print Calgary | 9 | King of Shawarma |
| 4 | Tailgunner Brewing | 10 | Japanese Noodle House |
| 5 | Olive Chicken | 11 | Mucho Burrito |
| 6 | Community Natural Foods | 12 | Tandoori Grill & Spices |

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