

121 10th Avenue SE | Calgary, AB

Unique office/ studio space available for *sublease*

Kevin McGillis

Senior Vice President
+1 403 571 8758
kevin.mcgillis@colliers.com

Patrick McGillis

Senior Associate
+1 403 298 0405
patrick.mcgillis@colliers.com



Royal Bank Building
900, 335 8th Avenue SW
Calgary, AB T2P 1C9
www.colliers.com/calgary



Property Overview

Building Name	Sun Ice Building	
Civic Address	121 10 th Avenue SE	
Location	The Property is located on 10 th Ave SE in the heart of the Beltline. Just south of downtown Calgary, the area is highly popular and surrounded by food, entertainment, and medical amenities.	
Constructed	1987	
Number of Floors	2	
Listing Type	Sublease	
Landlord	2154313 Alberta Ltd.	
Sublandlord	Crescent Point Energy Corp.	
Available Subpremises	28,800 SF	
	main floor	15,000 SF
	lower level	13,800 SF
Occupancy Date	Immediately	
Term Expiry	July 31 st 2029	
Annual Net Rent	Market Sublease Rates	
Operating Costs	\$14.27 PSF (Main Floor Only)	
Furnishings	Furniture can be made available for use during term.	
Parking Ratio	1:1067	
Parking Details	Surface Reserved	22

Key Highlights



Close to LRT Station and Bus Stops



Ample Nearby Amenities



Surface parking available



Close to popular inner-city green spaces



Easy Access to Bike Path System





Outside Front



Outside Back



Main Floor Open Concept Space

Features

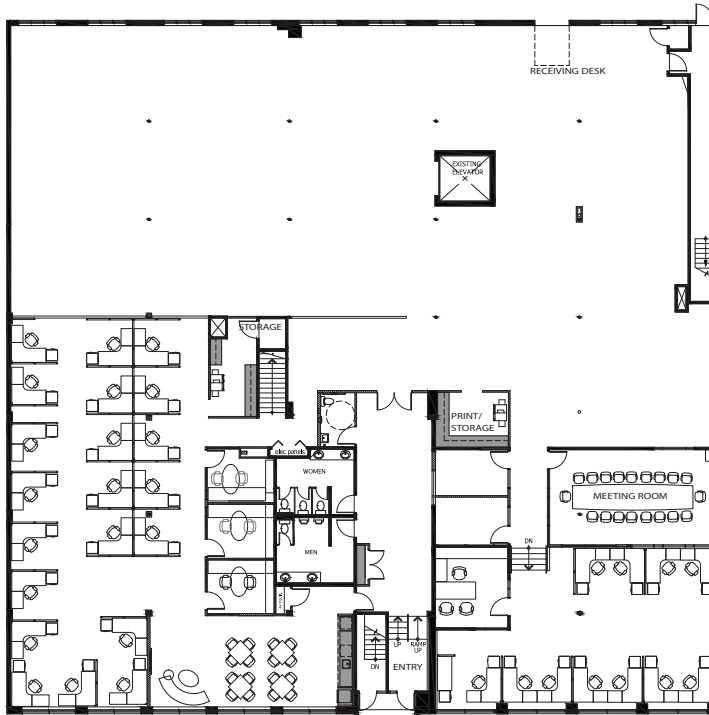
- Sit-Stand technology throughout
- Partially furnished
- Ample on-site storage
- Bright and open floorplan
- 800 AMP 3 Phase Electrical
- Loading dock
- Commercial grade service elevator
- Hardwood floors throughout main floor - Heavy Load Capacity (12" x 2" boards on edge)



15,000 -
28,800 SF
available

Floor Plan

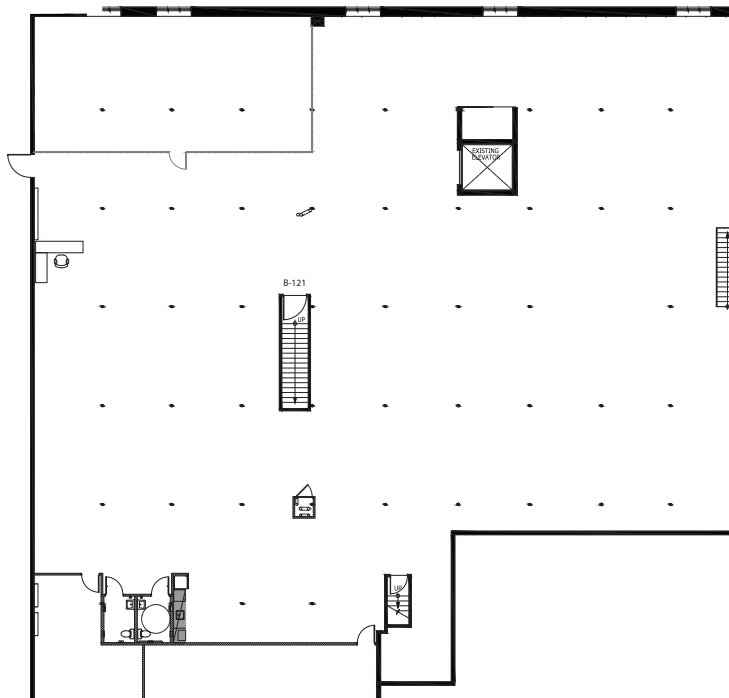
Main Level



15,000 SF

- 32 Workstations
- 5 Offices
- Meeting Room
- Boardroom
- Kitchen
- Reception
- 2 Copy/Print Rooms
- Loading Dock

Lower Level



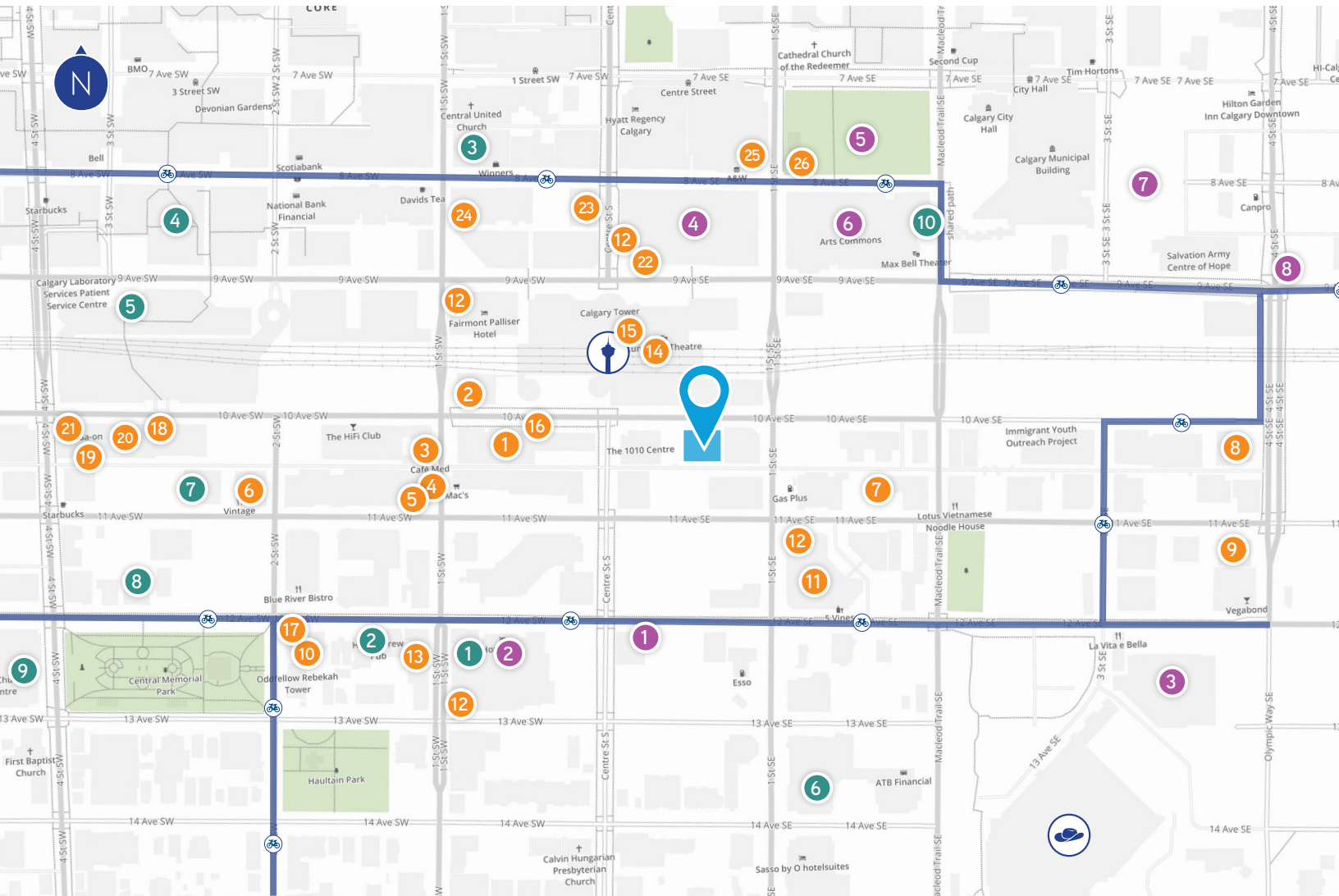
13,800 SF

- 3 Storage Rooms
- Kitchen
- Open Area
- Washrooms

Voted Calgary's best neighbourhood by Avenue Magazine Calgary, the Beltline is one of Calgary's most densely populated urban districts, home to approximately 23,000 Calgarians and numerous amenities.

Along with the Rivers District and the Downtown East Village, The Beltline district is in the midst of an ambitious urban planning and rejuvenation venture planned by the city's municipal government to increase the residential density of central Calgary.

Nearby Amenities



● Restaurants, Cafés, & Breweries

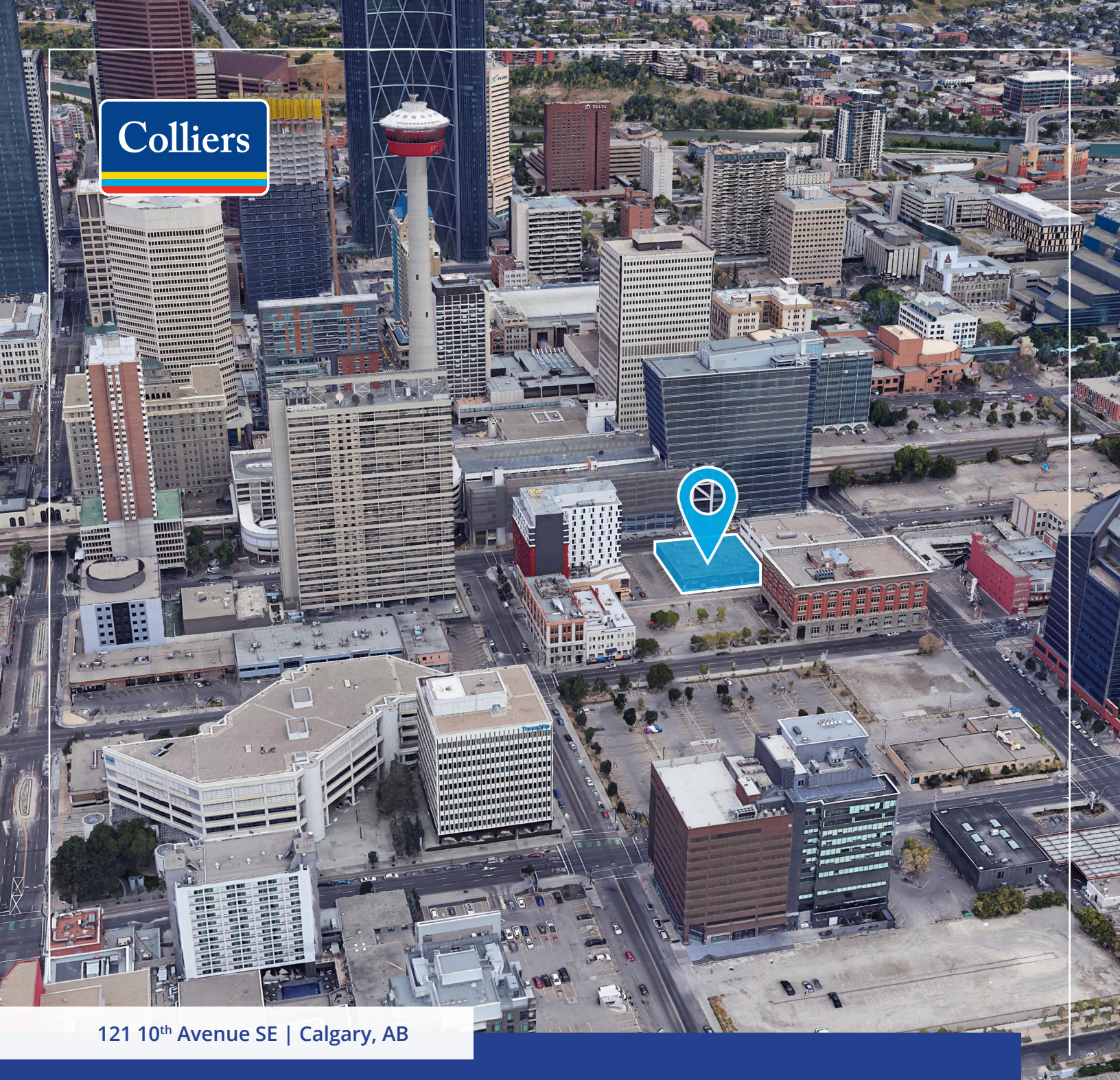
- | | |
|------------------------------|---------------------------------|
| 1 Michael's Pizza | 14 Ruth's Chris Steak House |
| 2 Bottlescrew Bill's Pub | 15 Sky 360 |
| 3 Bar Von Der Fels | 16 Sukiyaki House |
| 4 Koi | 17 The Beltliner |
| 5 Foreign Concept | 18 Japanese Village |
| 6 Vintage Chophouse & Tavern | 19 CRAFT Beer Market |
| 7 Grumans Catering | 20 National on 10 th |
| 8 Village Ice Cream | 21 Rodney's Oyster House |
| 9 Rosso Coffee Roasters | 22 ONE18 |
| 10 Native Tongues | 23 Saltlik Calgary |
| 11 Sunterra Food Market | 24 Murrieta's |
| 12 Starbucks | 25 Centini Restaurant & Lounge |
| 13 Ten Foot Henry | 26 Teatro Ristorante |

● Fitness, Medical Service

- | | |
|------------------------------|---------------------------------|
| 1 Anytime Fitness | 6 Kult YYC Fitness |
| 2 Beltline Aquatic & Fitness | 7 Canheal |
| 3 Goodlife Fitness | 8 Summit Integrated Health |
| 4 Bankers Hall Club | 9 Southern Alberta Clinic |
| 5 World Gym | 10 Calgary West Central Primary |

● Arts & Entertainment

- | | |
|-----------------------------|---------------------------|
| 1 Decidedly Jazz Danceworks | 5 Olympic Plaza |
| 2 Hotel Arts | 6 Arts Commons |
| 3 Cowboys Casino | 7 Calgary Central Library |
| 4 Telus Convention Centre | 8 Studio Bell |



121 10th Avenue SE | Calgary, AB

Kevin McGillis

Senior Vice President
+1 403 571 8758
kevin.mcgillis@colliers.com

Patrick McGillis

Senior Associate
+1 403 298 0405
patrick.mcgillis@colliers.com



[View Online Listing](#)

Copyright © 2021 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). CMN Calgary Inc.



collierscanada.com

Accelerating success.