

102 10th Street NW

📍 Calgary, Alberta

*Prime Retail Opportunity
on the Corner of Memorial
Drive NW and 10th St NW!*



THE DETAILS

Area	Main: 2,941 sf Lower: 3,272 sf
Rate	Market
Additional Rent	\$13.26 psf
Term	10 Years
Availability	Immediate

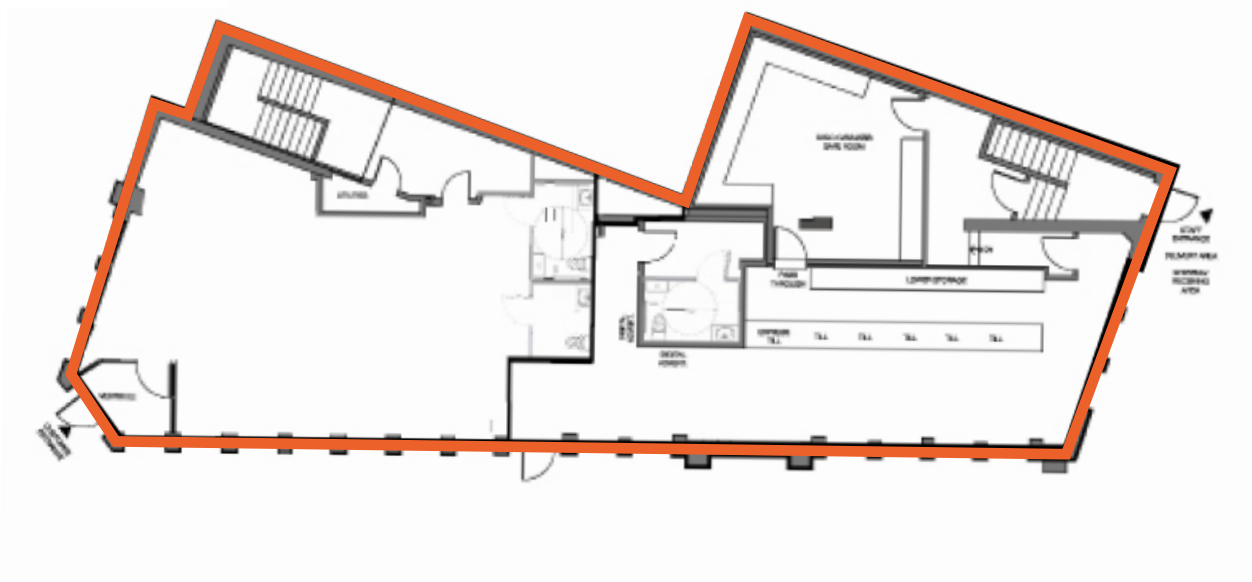
SNAPSHOT

- Prominent corner building at one of Calgary's busiest intersections
- Exposure to 20,000+ vehicles daily
- Excellent connectivity to Calgary's northwest and southwest quadrants, with immediate access to downtown via the 10 Street Bridge
- Flexible demising opportunities available with premium frontage to 10 Street and Memorial Drive NW
- Modern improvements in place with an open-concept layout ready for tenant customization and branding

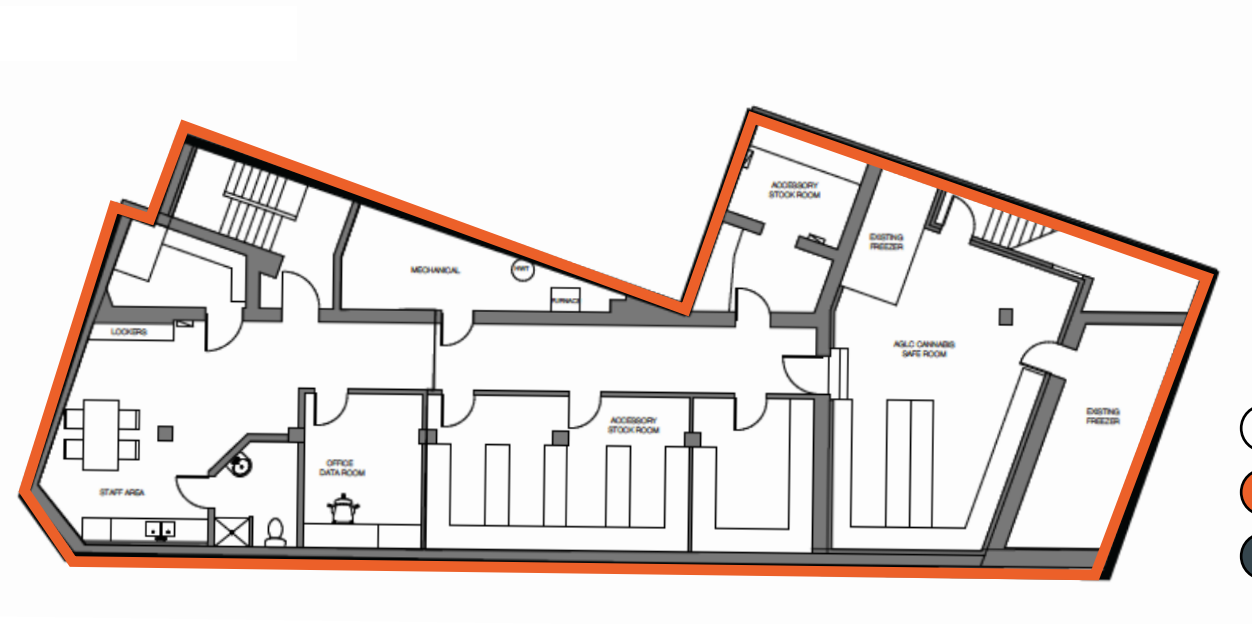


SITE PLAN

Main Level

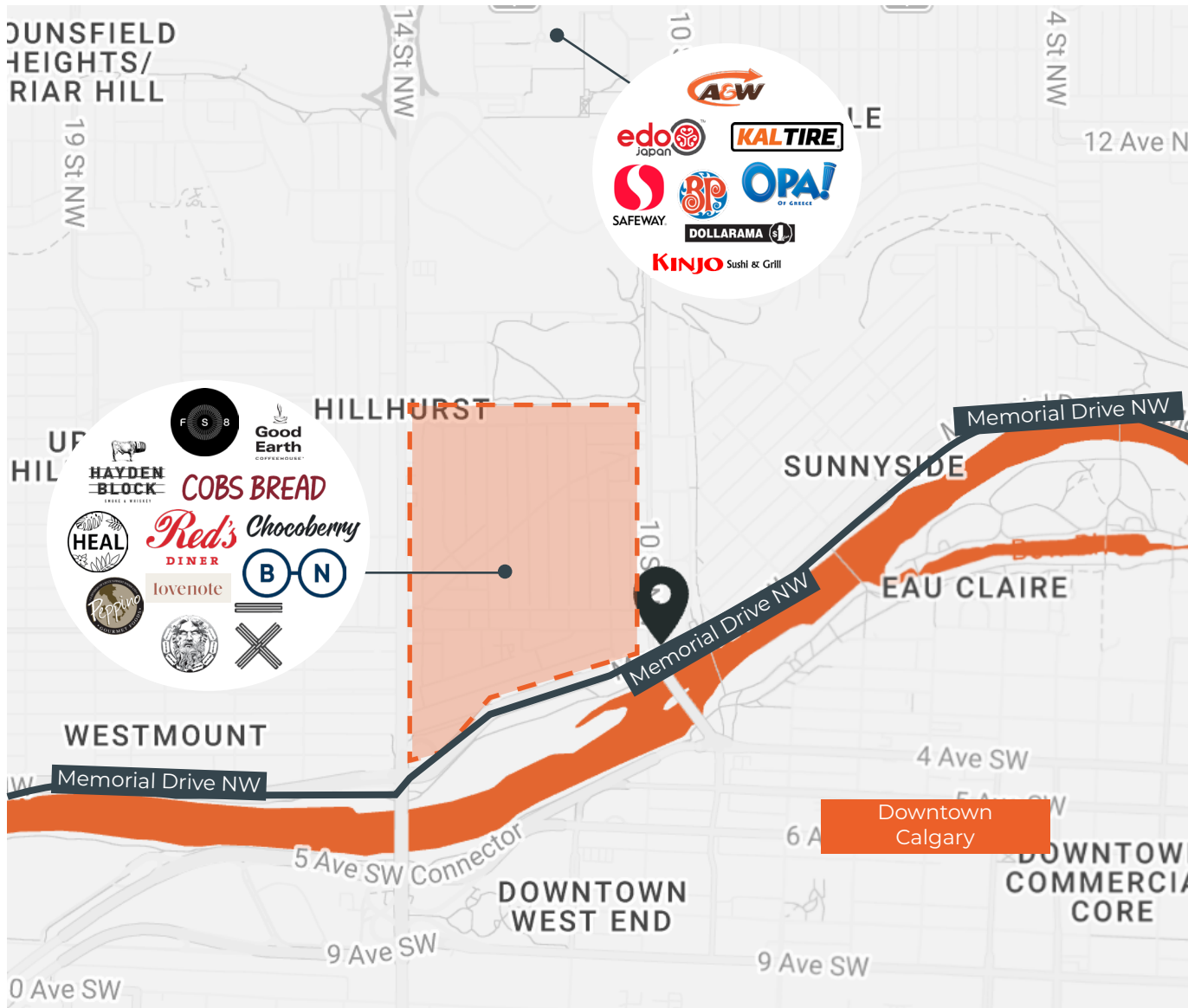


Lower Level



- Leased
- Available
- Under Offer

PERKS



LOCAL MARKET

430,269
Daytime Population



129,405
Households



\$112,529
Avg. Household \$



OPEN THE DOOR TO POSSIBILITY.

HANI ABDELKADER

President

403.807.9067

hakader@openpg.ca

MORENA IANNIELLO

Vice President

403.797.0878

mianniello@openpg.ca

JACOB ROBINSON

Senior Associate

403.805.9093

jrobinson@openpg.ca

EMMA MACISAAC

Associate, Lead Account Manager

403.463.3581

emacisaac@openpg.ca

openpropertygroup.ca

#601, 1000 Centre St. N

Calgary, Alberta

T2E 7W6

CANADA