

# BELTLINE OFFICE / RETAIL SPACE FOR LEASE

1410 1st Street SW  
Calgary

1,910 sf

Lower Floor • Furnished

1410

casola-koppe  
ARCHITECTS

W  
STR  
EN

FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

Murray Ion, ASSOCIATE

d: 403-294-7179

c: 403-797-3103

mion@barclaystreet.com

 **BARCLAY  
STREET**  
REAL ESTATE

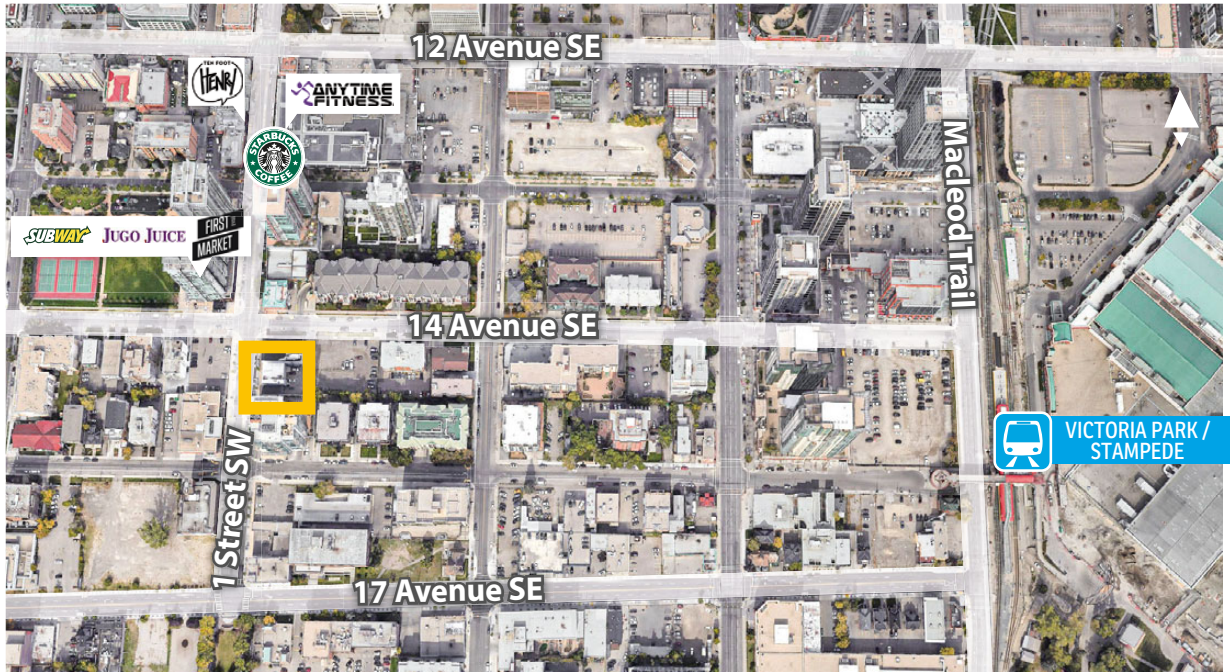
 **TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS

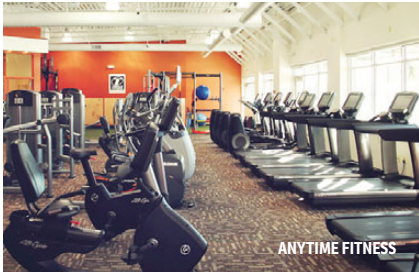


Building is located on trendy 1st Street SW

- » Easy access in and out of downtown core. Only three blocks from LRT (Victoria Park/ Stampede Station).
- » Abundant street parking.
- » Signage available.



Nearby Retailers



## LEASE INFORMATION

MUNICIPAL ADDRESS:  
1410 1st Street SW, Calgary

LANDLORD:  
1410 Investments Ltd.

AVAILABLE FOR LEASE:  
1,910 sq. ft. - Suite 100 (lower floor)  
Furnished

AVAILABILITY:  
Immediately

PARKING:  
2 surface stalls behind the property.  
\$175/mo per stall.

T.I.:  
Negotiable

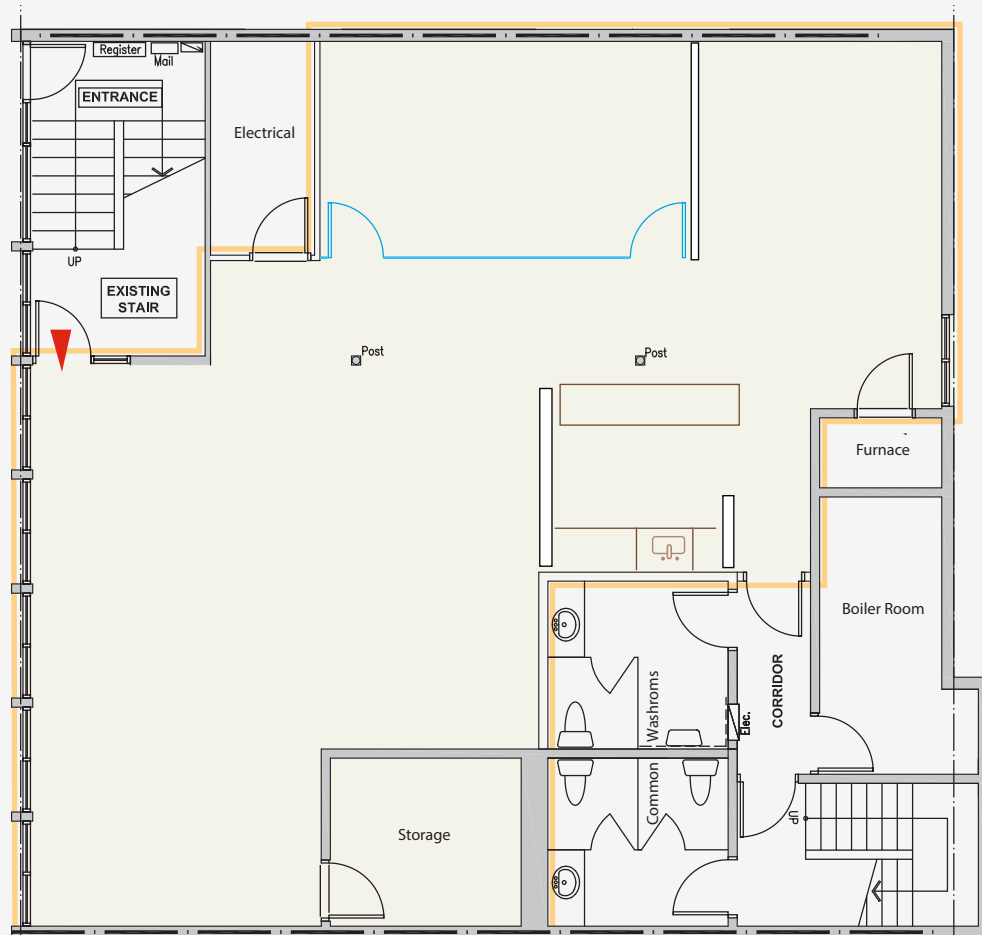
OP. COSTS AND TAXES:  
\$14.88 per sq. ft. (est., 2022)

LEASE RATE:  
Market



SUITE 100  
**1,910** SQ.FT.  
AVAILABLE IMMEDIATELY

1 STREET SW





The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



LOCAL EXPERTISE MATTERS