

Scout

Real Estate Ltd

MARK ON 10TH FOR LEASE

OFFICE / STUDIO / RETAIL

4,810 SF

SECOND FLOOR
903 10TH AVENUE SW
CALGARY, AB



**Show suite
complete!**



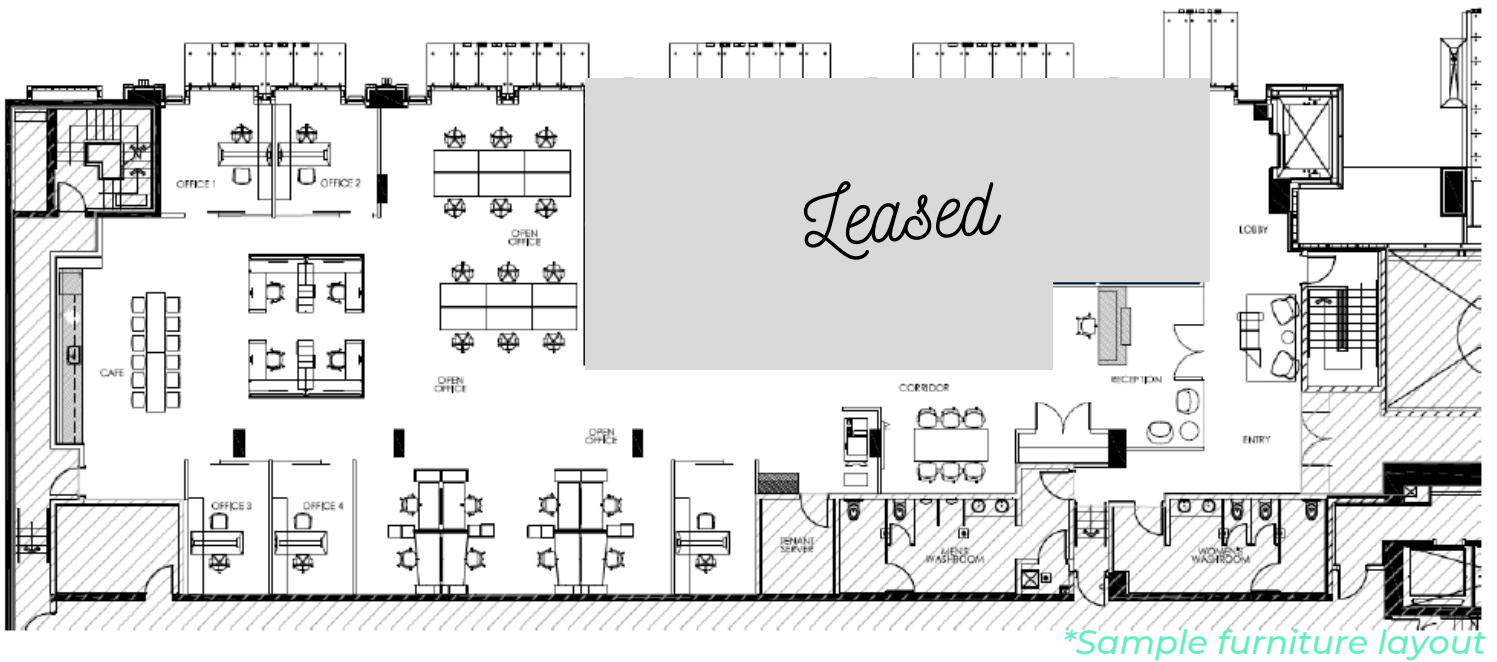
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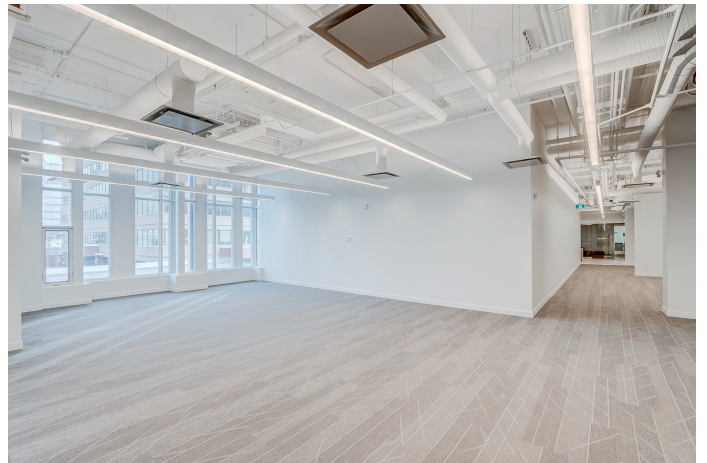
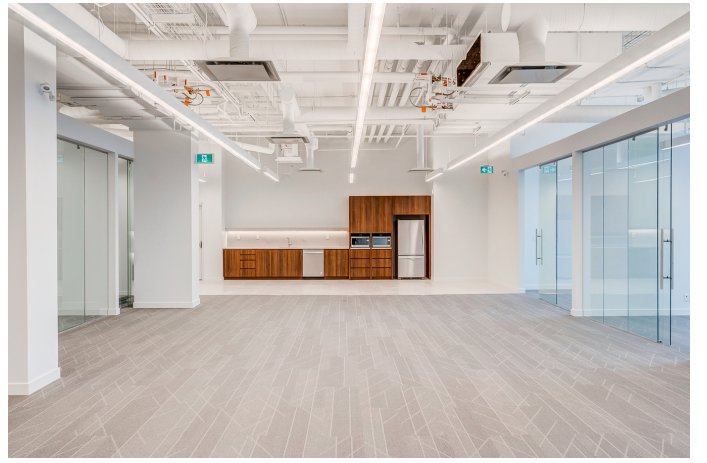
LEASE OPPORTUNITY

- SECOND FLOOR - 4,810 SF (REFLECTS MARKET GROSS UP FACTOR)
- DEDICATED COMMERCIAL ELEVATOR ENTRANCE
- ROOFTOP PATIO AVAILABLE FOR TENANT'S USE
- SHOW SUITE COMPLETE
- TERM: 5 - 10 YEARS
- AGGRESSIVE MARKET RENT
- OPERATING COSTS (2022 EST): \$19.68 PSF
- 11 PARKING STALLS ON P1, \$300 PER STALL PER MONTH
- VISITOR PARKING AVAILABLE 9:00 AM - 5:00 PM
- EXCELLENT EXPOSURE, VIBRANT LOCATION
- GREAT ACCESS/EGRESS - CLOSE PROXIMITY TO DOWNTOWN CORE



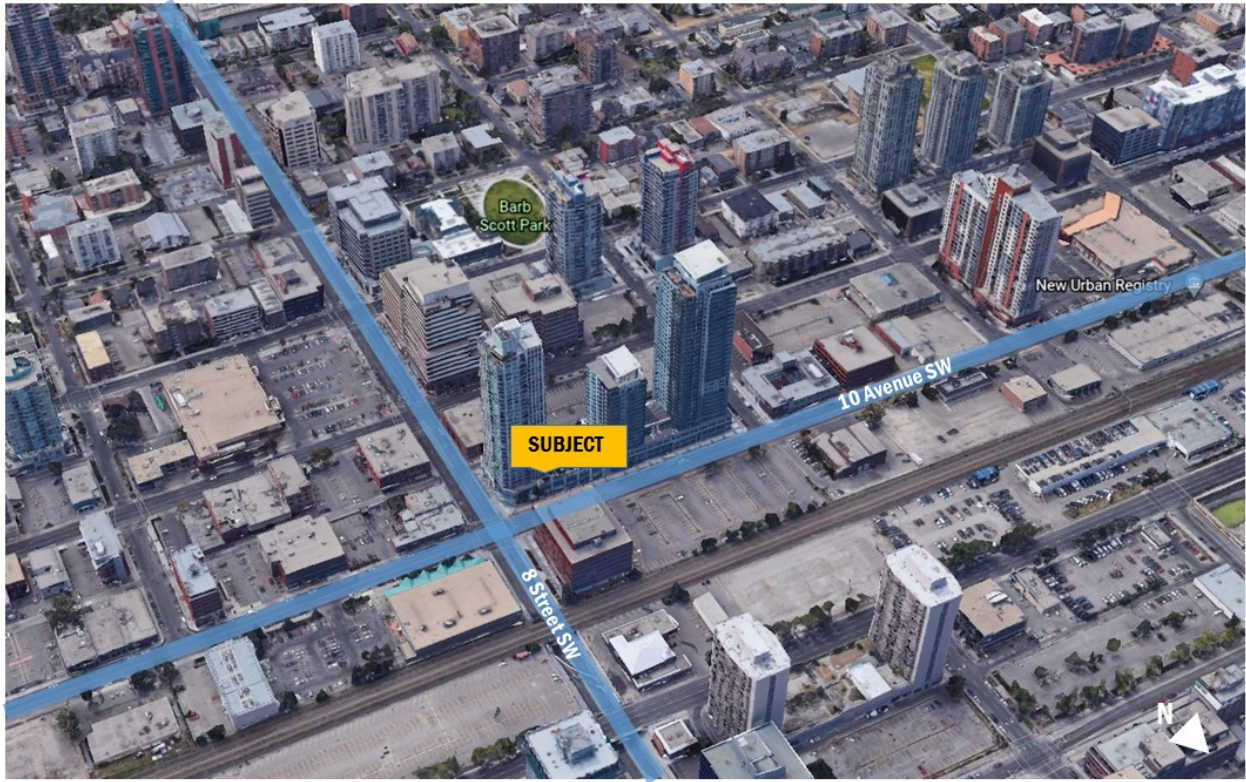
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Mark on 10th Show Suite
Exposed ceiling, ample glass, high end finishes

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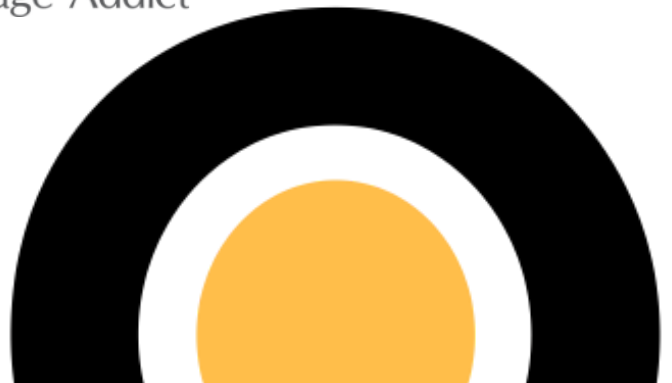


NEIGHBOURING RETAILERS



DEMOGRAPHICS WITHIN 3 KM

- POPULATION 128,421
- HOUSEHOLD INCOME \$147,232
- 70,875 HOUSEHOLDS
- MEDIAN AGE - 36.7



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