

# FOR LEASE

**Epic**  
Investment  
Services



**Centre 10**  
517 10 Avenue SW, Calgary, AB

 CUSHMAN &  
WAKEFIELD

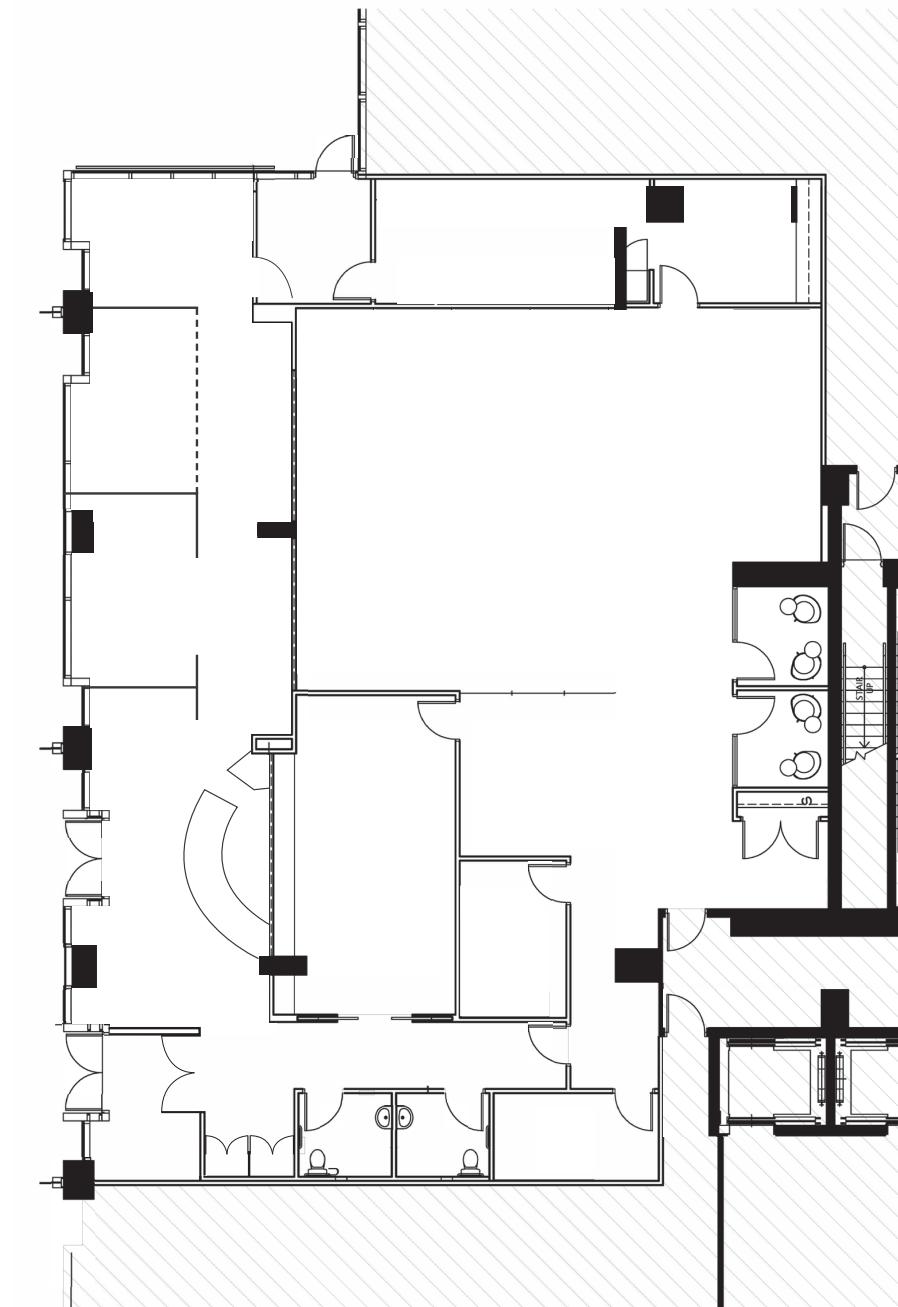
# BUILDING OVERVIEW

AVAILABLE SPACE	Main Floor: 5,330 sf
LEASE RATES	Market Rates
AVAILABILITY	Immediately
OPERATING COSTS	\$16.29 psf + utilities (est. 2026)
BUILDING SIZE	367,895 sf
AVERAGE FLOORPLATE	38,986 sf
PARKING RATIO	1:750 SF
UNDERGROUND PARKING RATES	\$200 - \$650 Per stall, per month

## PROPERTY HIGHLIGHTS

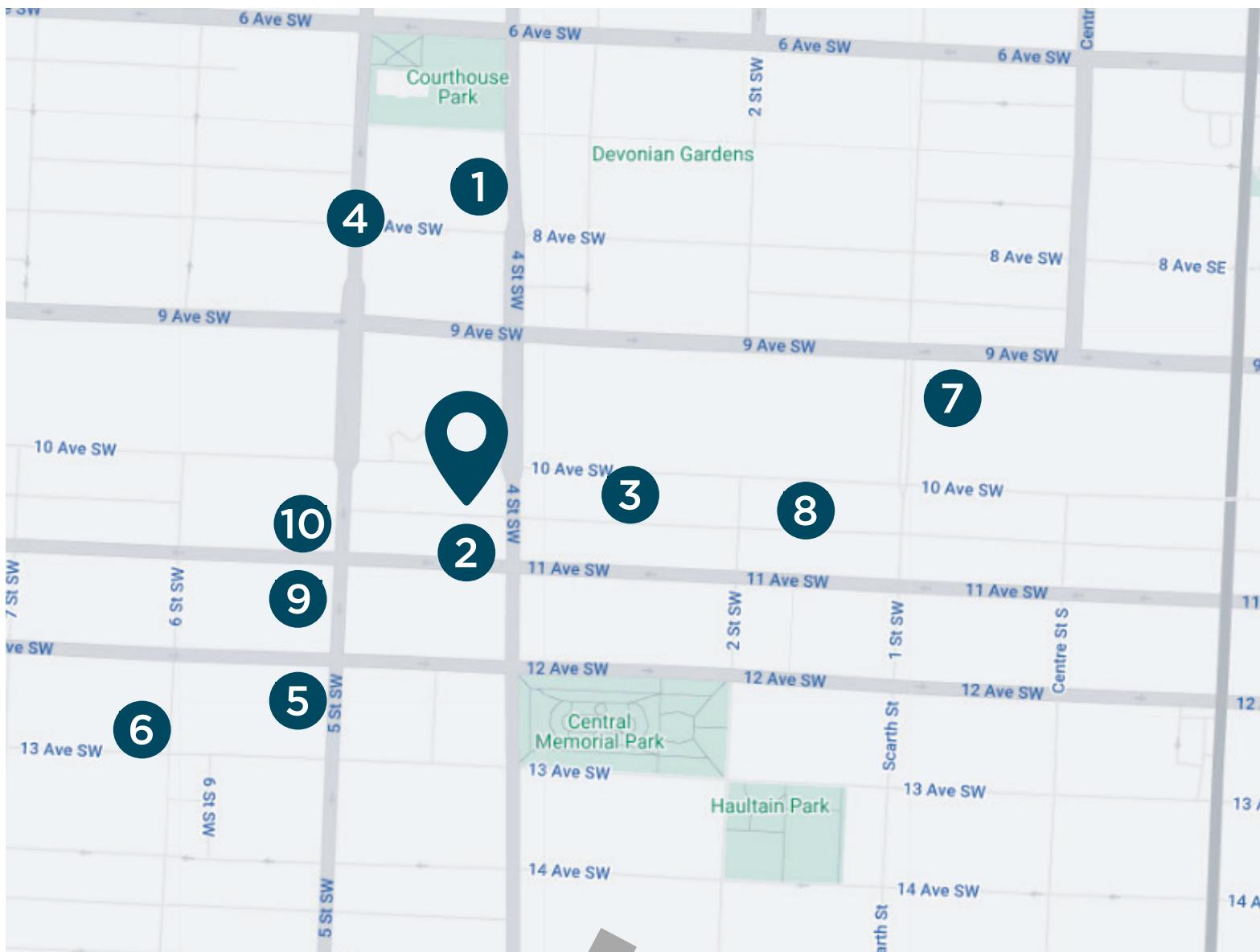
- Direct access from 10th Avenue SW
- Exclusive tenant only fitness centre
- Floor-to-ceiling windows throughout
- Rooftop terrace (available for private bookings)
- 719 underground stalls
- Secure tenant bike storage
- 24-hour on-site security
- LEED Gold EB: O&M certified and exceeds ASHRAE 62.1 HVAC standards
- Professionally managed by Epic Investment Services

# FLOOR PLAN



Main Floor: 5,330 sf

# LOCATION



1 The CORE

2 Tim Hortons

3 CRAFT Beer Market

4 Stephen Avenue

5 Hudsons Canada's Pub

6 The Ranchmen's Club

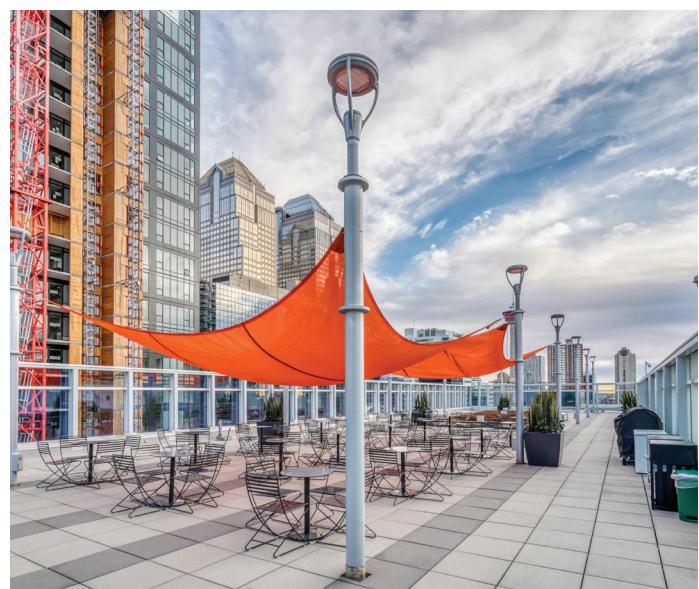
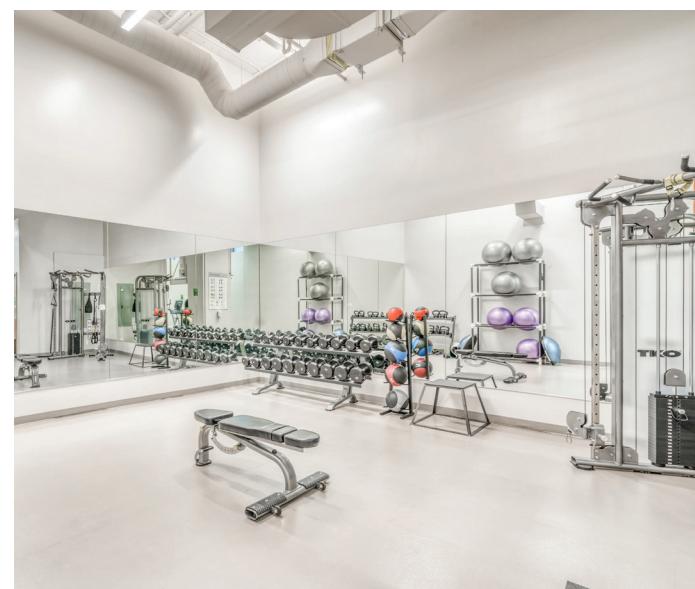
7 Fairmont Palliser Hotel

8 Greta Bar

9 Last Best Brewing & Distillery

10 Milano Coffee

# PHOTOS





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