

# FOR LEASE

**Epic**  
Investment  
Services



## Centre 10

517 10 Avenue SW, Calgary, AB



**CUSHMAN &  
WAKEFIELD**



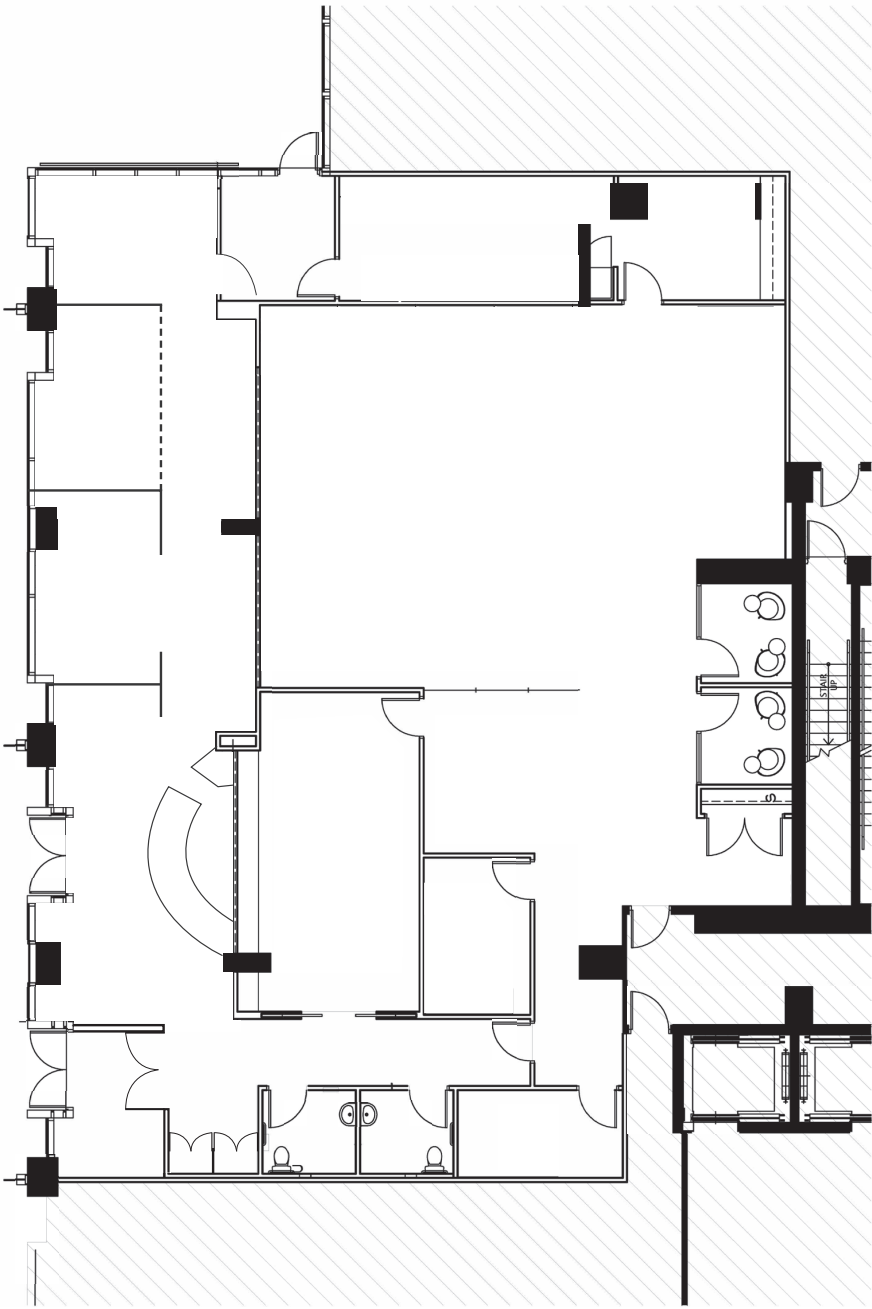
# BUILDING OVERVIEW

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             | 6  | The Ranchmen's Club            |
| 2 | Tim Hortons          | 7  | Fairmont Palliser Hotel        |
| 3 | CRAFT Beer Market    | 8  | Greta Bar                      |
| 4 | Stephen Avenue       | 9  | Last Best Brewing & Distillery |
| 5 | Hudsons Canada's Pub | 10 | Milano Coffee                  |

# PHOTOS







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