

RETAIL SPACE FOR SUBLEASE

# MARTEL BLOCK

2040 34 Avenue SW, Calgary, AB





# MARTEL BLOCK

**The Martel Block** is a new two-storey development in the heart of Marda Loop - one of Calgary's most vibrant and sought-after trade areas. Designed by Systemic Architecture, the building highlights prominent frontage, large display windows, and direct street-level access. The space is fully-fixture and surrounded by countless amenities. Existing tenants include: Deville Coffee, Chachi's, and Aisthetikos Wellness & Advanced Medical Aesthetics.

**Unit 105: 1,235 sf**

Space Available

**Market Sublease Rates**

Sublease Rates

**\$17.50 psf**

Operating Costs

\*Utilities are not included

**August 30, 2028**

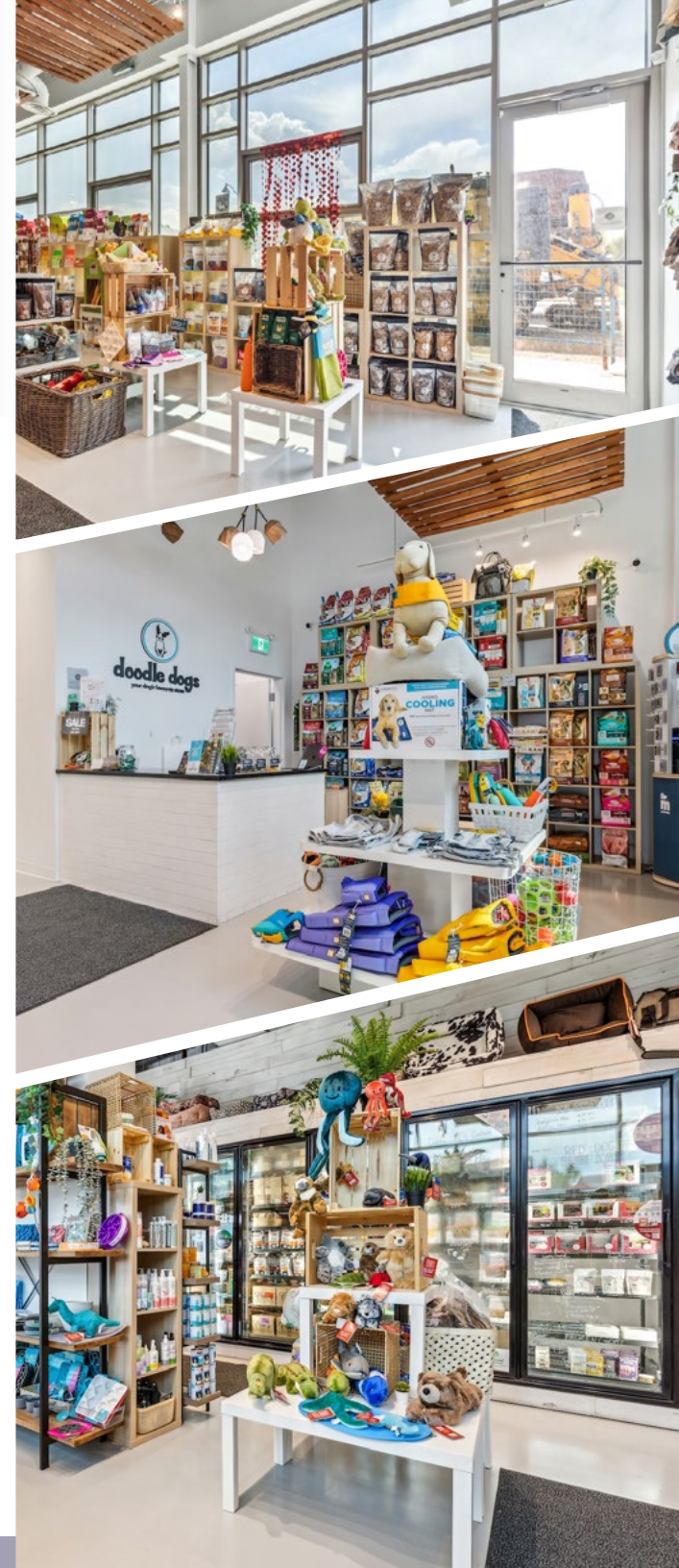
Sublease Expiry

\*New Headlease Extension is  
Available

**Free Surface Visitor Lot**

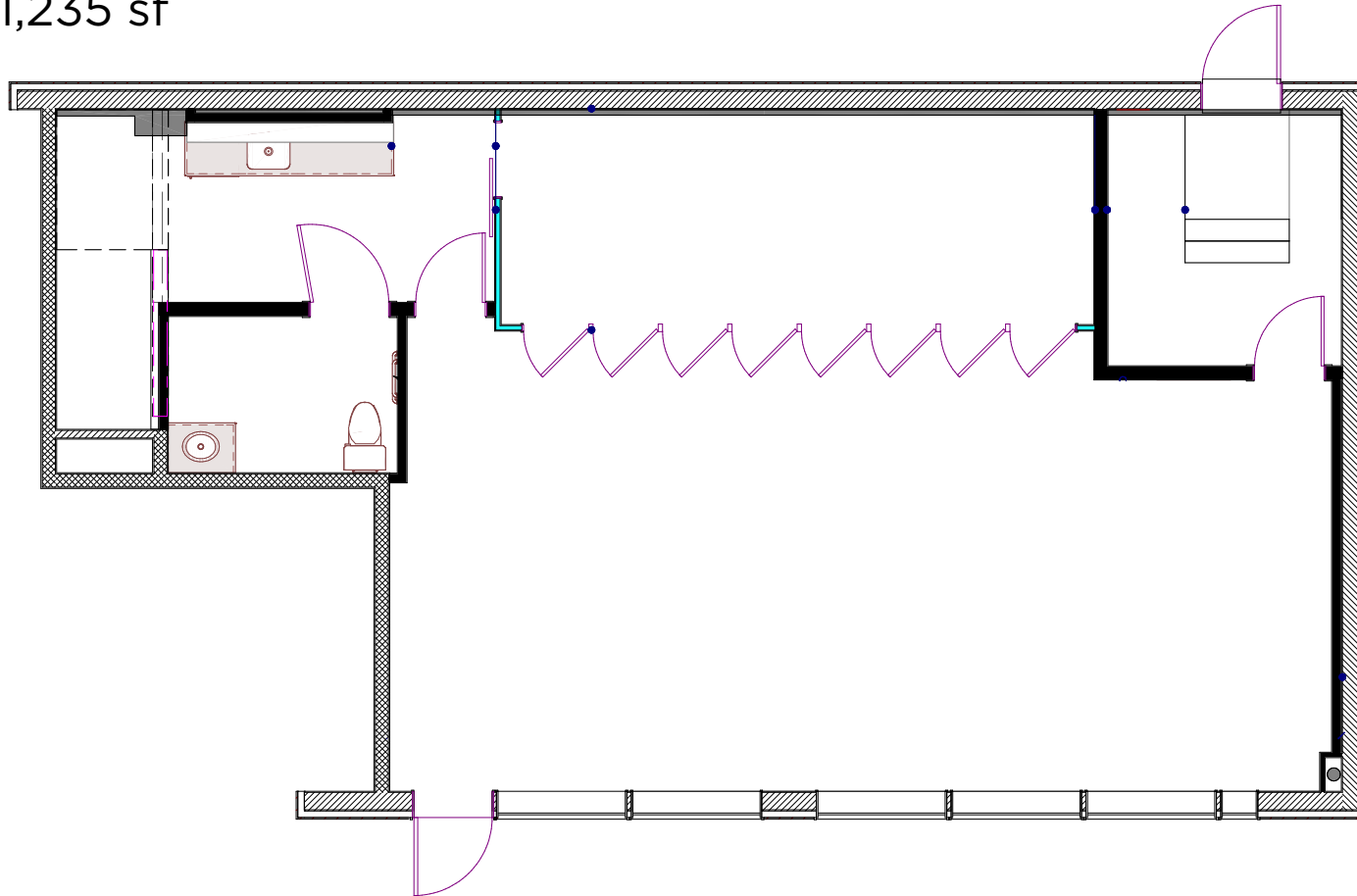
Parking

\*On North Side of Building



# FLOOR PLAN

Unit 105: 1,235 sf



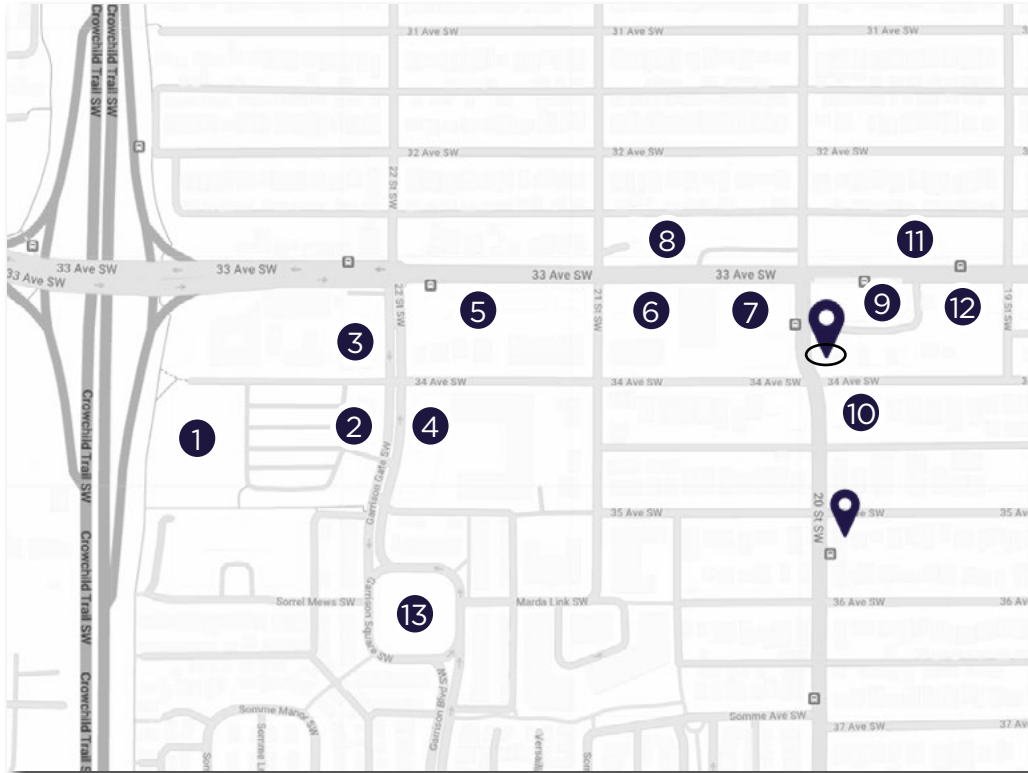


# THE AREA





# AMENITY MAP



1. Safeway
2. Starbucks
3. CIBC, COBS Bread, Distilled Coffee House, Village Ice Cream, Ripe Tomato Pizza
4. Annabelle's Kitchen, Booster Juice
5. Sammie Cafe, Meltwich Food Co
6. Boogie's Burgers, Sugar Rush Bake Shop
7. Subway, Global Pet Foods
8. Merchants, Circle K
9. Shoppers Drug Mart, Phil & Sebastian Coffee Roasters, RBC Royal Bank
10. Original Joe's
11. Blush Lane Organic Market, Belmont Diner
12. Globefish, Scotiabank, WOW Bakery & Cafe
13. Garrison Square Park





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