



RETAIL SPACE FOR SUBLEASE

# 280 10 STREET NW

CALGARY, AB



# PROPERTY HIGHLIGHTS

Located along vibrant 10 Street NW, this high-exposure retail space offers an exceptional opportunity in one of Calgary's most walkable and well-established urban neighbourhoods. Formerly a bank branch, the space benefits from prominent street frontage, excellent visibility, and consistent foot traffic from nearby residential density, transit connections, and a strong mix of destination retailers, cafés, and restaurants.

## PROPERTY DETAILS

**Space Available:** 1,532 sf

**Availability:** Immediately

**Sublease Expiry:** April 30, 2027

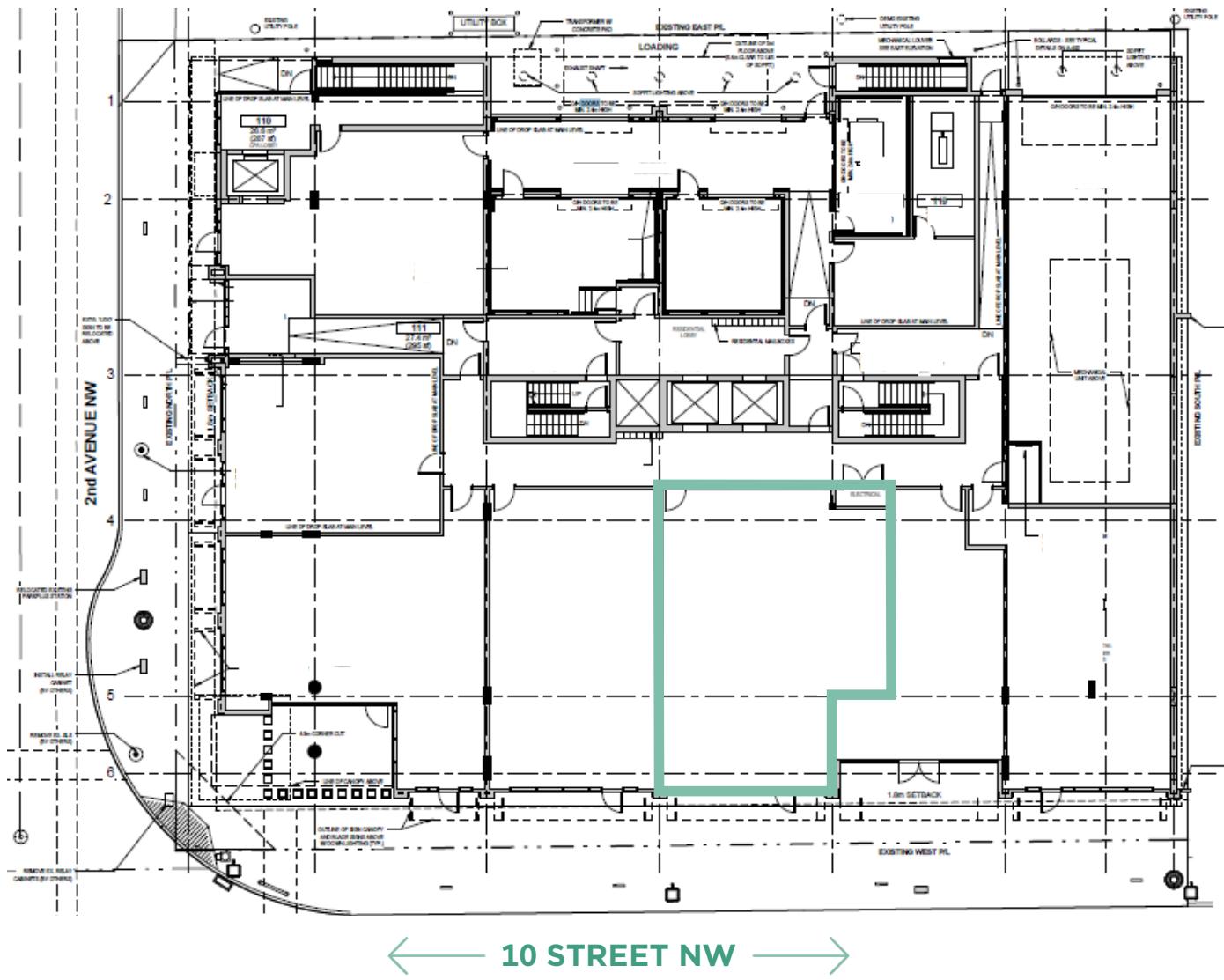
**Sublease Rates:** Market

**Op Costs (2026):** \$14.50 (excluding mgmt fee)

**Parking:** 5 customer stalls



# FLOOR PLAN





## AMENITY MAP

1 Safeway	8 Bodega Mexican Restaurant	15 Fuwa Fuwa	22 Side Street Pub & Grill
2 Freshslice Pizza	9 Tibet Kitchen	16 Pet Planet	23 Scotiabank
3 Pho HouZ Vietnamese Kitchen	10 Regal Cat Cafe	17 Kensington Pub	24 Original Joe's
4 COBS Bread	11 Orange Theory	18 Deville Coffee	25 Peppino Gourmet Foods
5 Aggudo Coffee Roasters	12 Red's Diner	19 Higher Ground	26 Shoppers Drug Mart
6 Flippin' Burgers	13 Bombay Tiger	20 Hayden Block	27 Subway
7 WOW Kitchen	14 Oolong Tea Shop	21 Pulcinella	28 Petro-Canada



## FOR MORE INFORMATION, CONTACT:

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