



MARK ON 10TH

903 10TH AVENUE SW

BUILT OUT MEDICAL SPACE FOR LEASE





WELCOME TO MARK ON 10TH

ABOUT THE PROPERTY

Positioned in Calgary's vibrant Beltline community, Mark on 10th presents an exceptional opportunity to lease modern, move-in-ready medical space in one of the city's most amenity-rich urban neighbourhoods. The available 4,423 square foot suite offers an efficient and highly functional layout with 14 potential exam and office rooms, a dedicated staff area, and a generous sized waiting area. The space provides a turnkey opportunity for a variety of professional office, medical, wellness, and service-oriented users.

The property's location along 10 Avenue SW places tenants in the heart of the Beltline, surrounded by an exceptional concentration of restaurants, cafés, retail, personal services, fitness facilities, and everyday conveniences. Existing area amenities include Safeway, Starbucks, restaurants, cafés, fitness and wellness businesses, and a variety of shopping and personal services.

Suite 203: 4,423 sf
Available Space

Immediately
Availability

Market
Lease Rates

\$19.68 psf
Operating Costs

6 Reserved Underground
\$300/month/stall
Parking

10 Underground Stalls
Visitor Parking



PHOTOS



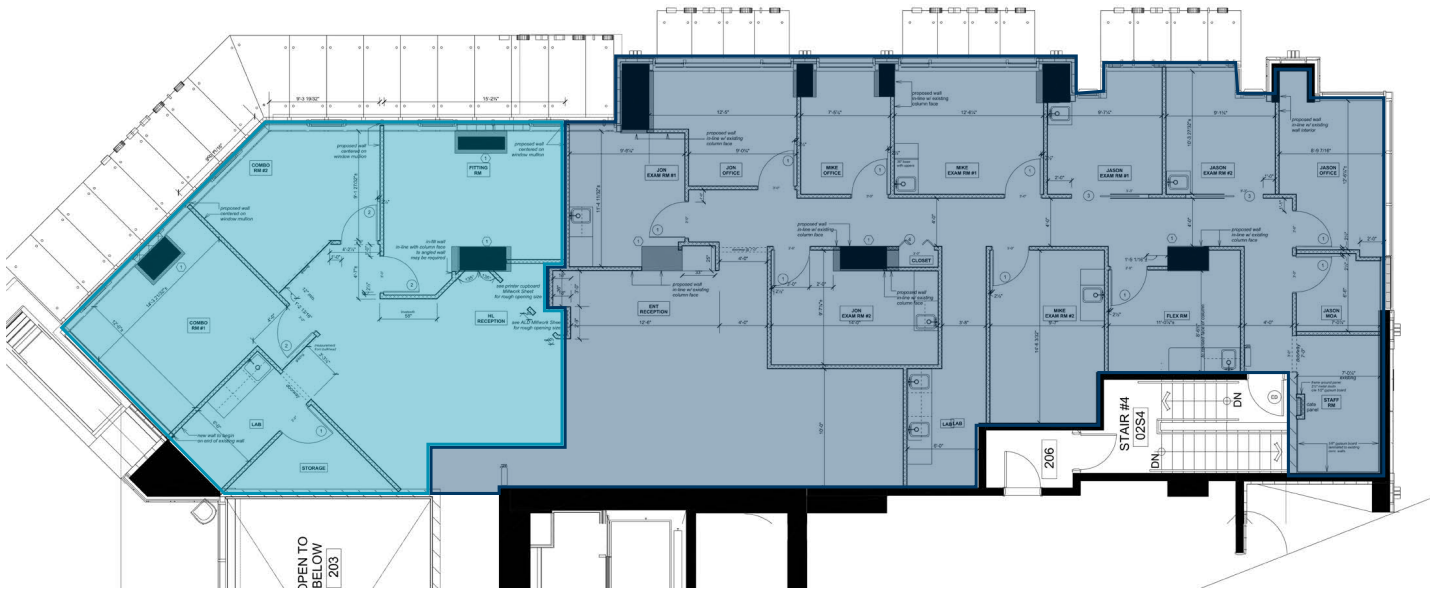
FLOOR PLAN

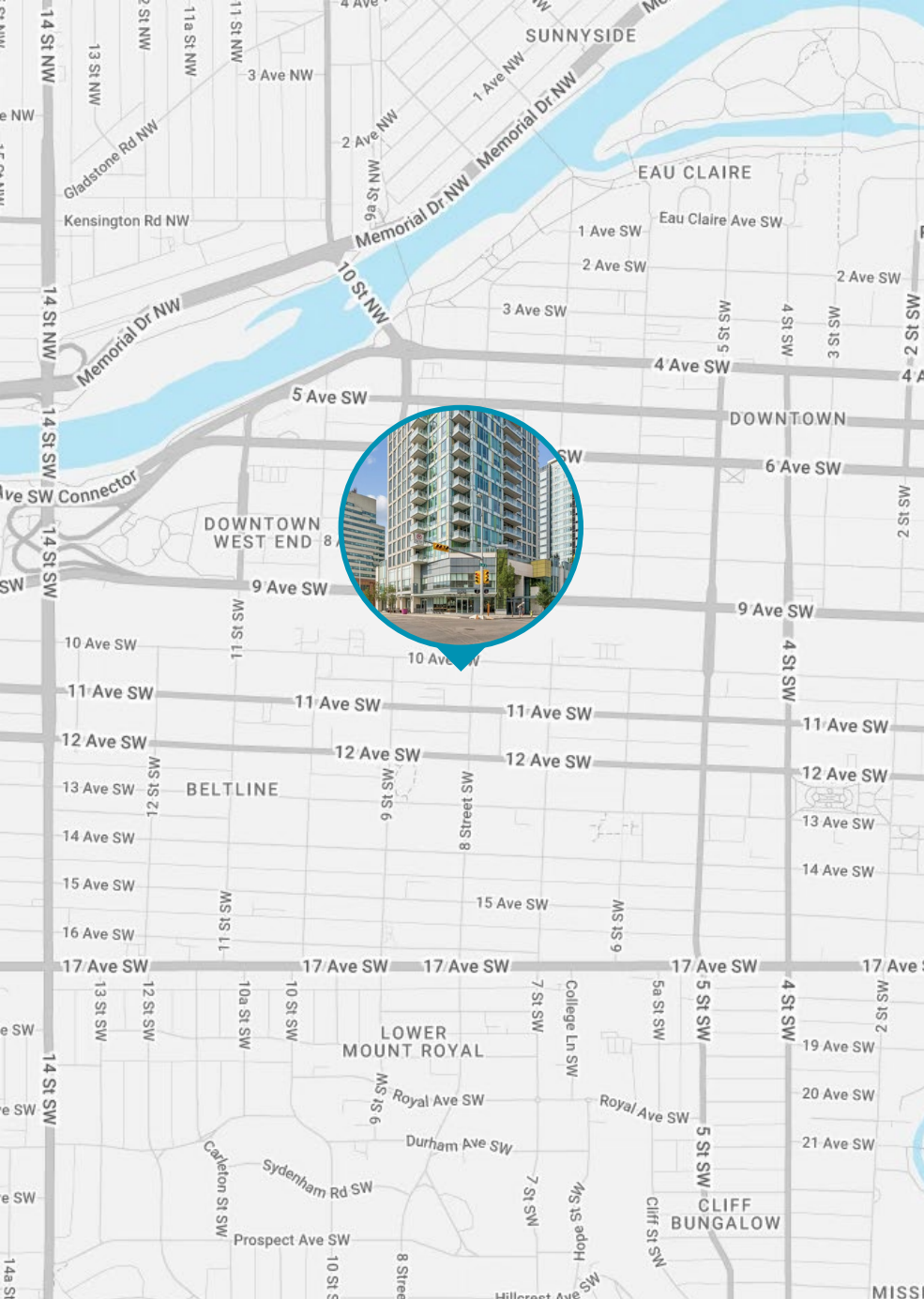
Suite 203: 4,423 sf



DEMISING OPTIONS

Suite 203A: 3,223 sf
Suite 203B: 1,200 sf





NEARBY AMENITIES



FOR MORE INFORMATION, CONTACT:

Trent Peterson
Vice President
Office Sales & Leasing
403 261 1101
trent.peterson@cushwake.com

David Lees
Executive Vice President
Office Sales & Leasing
403 261 1102
david.lees@cushwake.com

Adam Ramsay
Executive Vice President
Office Sales & Leasing
403 261 1103
adam.ramsay@cushwake.com

Cushman & Wakefield ULC | 2400, 250 6 Avenue SW, Calgary, AB T2P 3H7 | cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

