

Office, Medical, Retail Space for Lease



Landlord:	Qualex – Landmark Western Inc.
Rentable Area:	Suite 201 7,135 sf Demisable to 2,715 sf & 4,420 sf
Occupancy:	Immediately
Rent:	Aggressive Rates
Inducement:	Landlord turnkey or TIA
Operating Costs:	\$16.81 psf
Term:	5 – 10 years
Parking:	13 u/g stalls @\$300.00 1:548 sf

Comments:

- Immediate retail amenities include: Freshii, NAM Vietnamese, Sucre Patisserie Café & Bakery, Silver Orchid, Wakado Ramen, Canada Post, Hearing Life Clinic, & Massage Addict
- Incredible signage opportunity visible to 24,000+ vehicles per day
- 16 underground visitor stalls available 9-5
- An 8 minute walk to the +15 network (Western Canadian Place)

Demographics:
1 km Radius



13,410

Population: 40%
between 25 - 34 yrs



\$113,455

Average Household
Income



81% EDUCATIONAL ATTAINMENT
Postsecondary certificate,
diploma, or degree holders



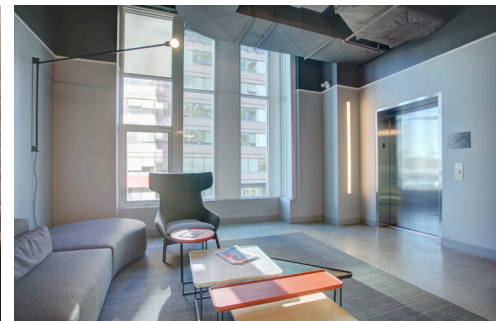
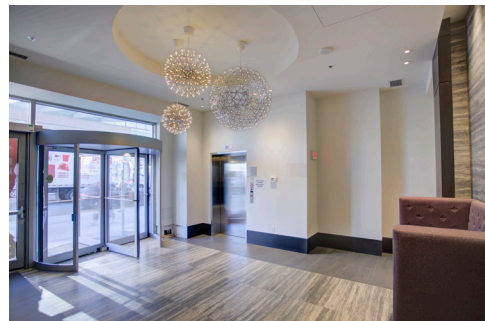
MARK on 10th is an iconic mixed-use residential tower at 8th Street & 10th Ave SW and with an integrated commercial base in the heart of Calgary's Beltline Community. The 10th and 8th neighborhood is already a burgeoning commercial zone that is experiencing a significant population boom. The recently completed retail and office space at MARK will only add to the variety, quality and convenience of an array of local amenities and service options in this established and thriving neighborhood.

The newly renovated lobbies showcase modern design elements, and provide ample seating for clients

Enjoy a dedicated elevator for office tenants to 2nd floor

Rooftop patio overlooking the downtown skyline for tenant use

Rooftop Patio



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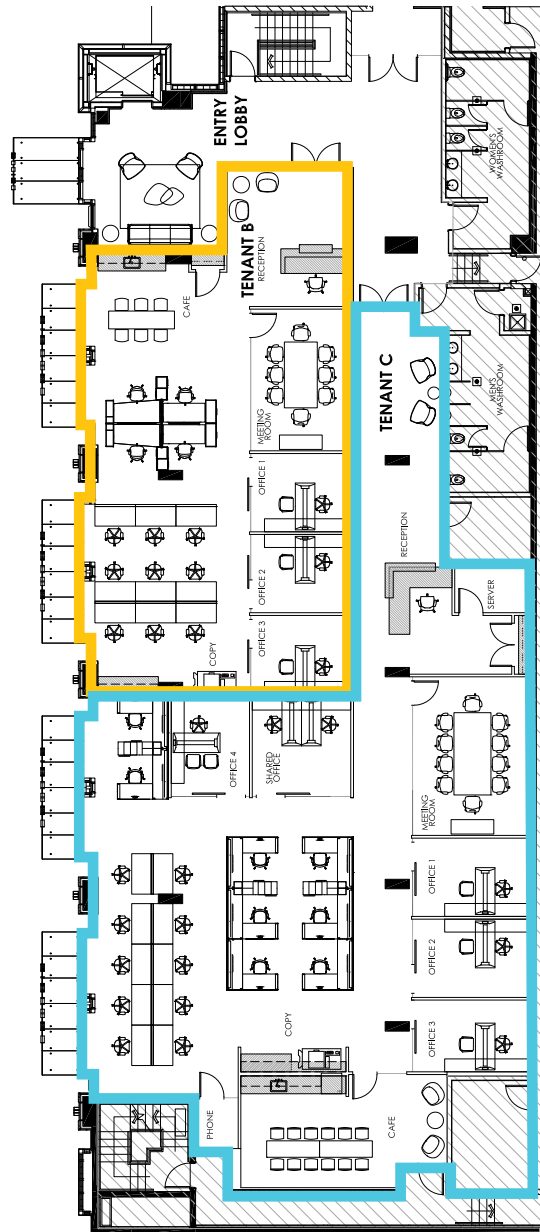
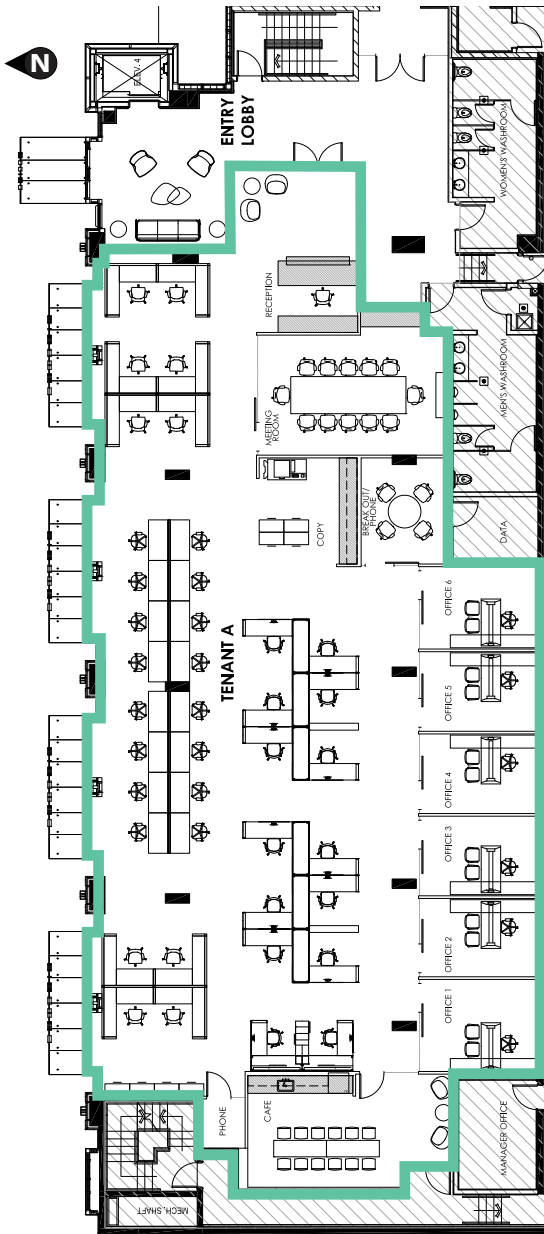
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Suite 201 - 7,135 sf (Single Tenant)

Suite 201 - 2,715 sf & 4,420 sf (2 Tenants)



Main Entry to Suite

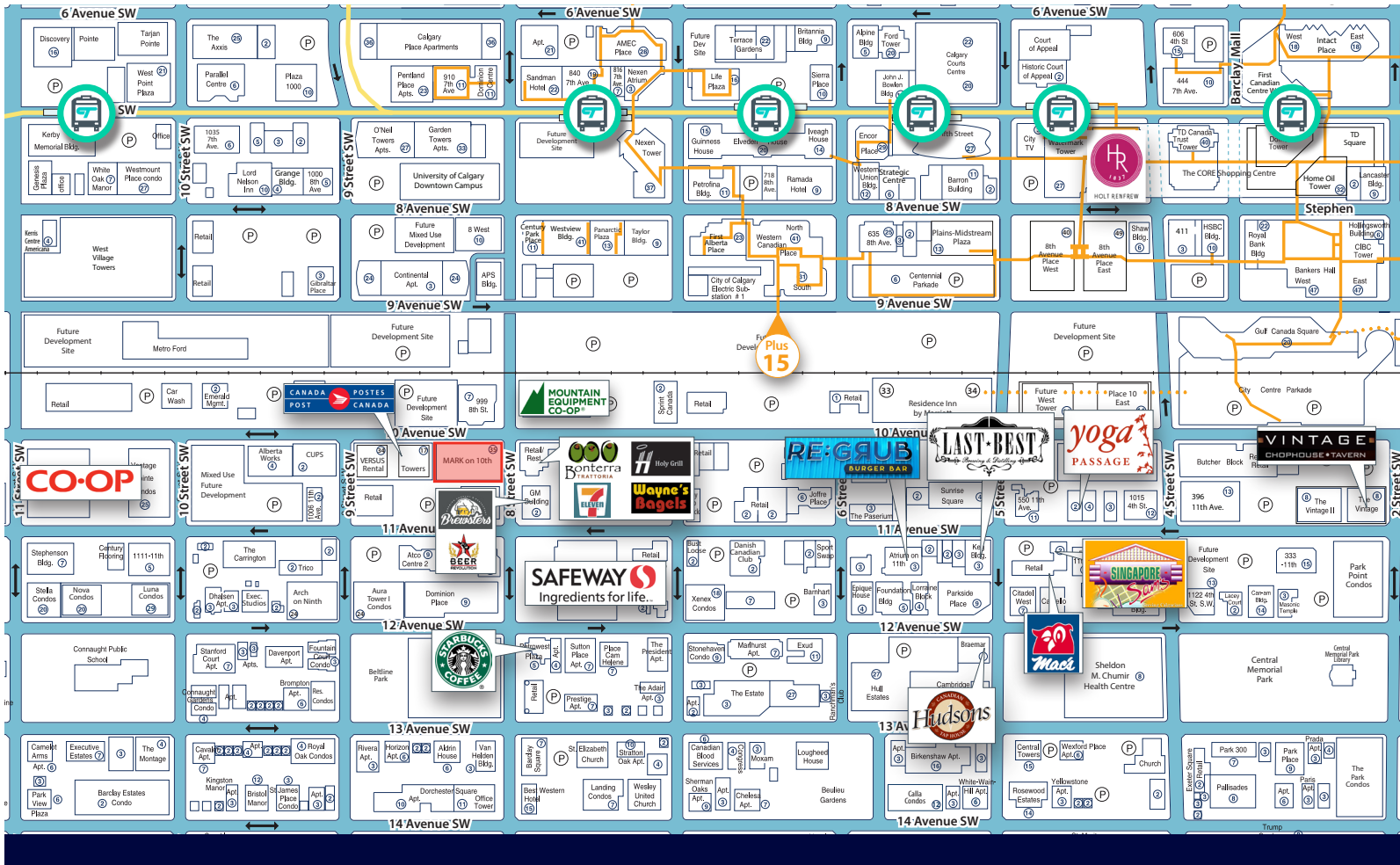
Current Space (Base Building)

Conceptual Space Plan
(Single Tenant)

- 6 Offices 10' x 12' ±
- 40 Workstations
- 1 Reception Area

TOTAL OCCUPANCY: 47





Contact us for more information about this unique opportunity.

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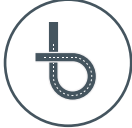
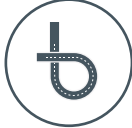
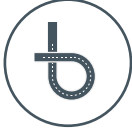

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 Deerfoot Trail
 17 Min
- 
 Memorial Drive
 7 Min
- 
 Crowchild Trail
 11 Min
- 
 Plus 15
 8 Min

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