

◆ FOR LEASE ◆

MARK ON 10TH 901 10th Avenue SW Calgary, Alberta



www.jrmercantile.com

JR
• **MERCANTILE** •
REAL ESTATE ADVISORS INC

Jeff Robson • jeff@jrmercantile.com
403 770 3071 ext 200

Bruce Levy • bruce@jrmercantile.com
403 770 3071 ext 201

300, 525 11th Avenue SW • Calgary, Alberta, Canada



ADDRESS

1019 8th Street SW
Calgary, Alberta

AVAILABLE AREAS

CRU #7: 1,247 sq. ft. +/-

AVAILABILITY

Immediate

OPERATING COSTS & TAXES

\$15.50 per sq. ft. (est.)

ASKING LEASE RATE

Market

TERM

5-10 years

Parking

2 exterior surface level parking
available for CRU #7

LANDLORD'S WORK

FLOOR: Troweled concrete floor slab.

WALLS: Constructed of metal stud and drywall, existing concrete or masonry, or of gazed storefront.

STOREFRONT: Standard aluminum and glass storefront system.

ELECTRICAL: Electrically metered electrical service of varying of 200 to 400 amps 120/208 volts, 3 phase 4 wire to allow for a connected Tenant load.

MECHANICAL SYSTEMS: Each retail CRU space will be supplied with a valved and capped hot water and capped chilled water supply and return take-off to connect to fan coils units supplied and installed by the tenant.

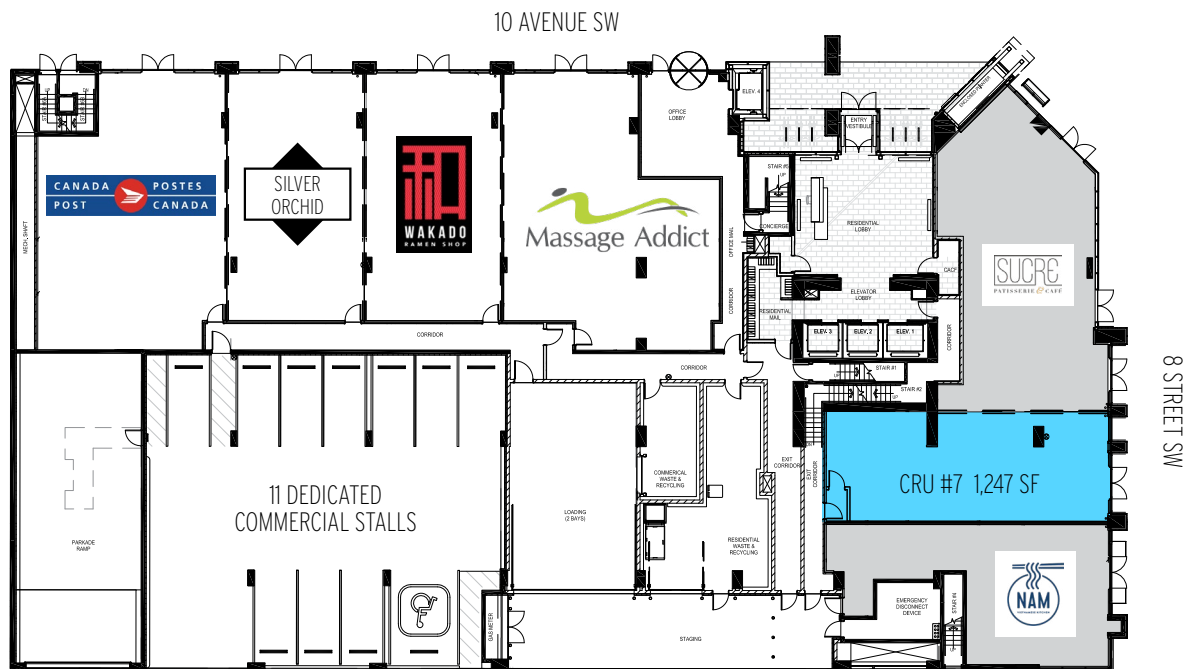
SIGNAGE: Top mounted canopy signage.

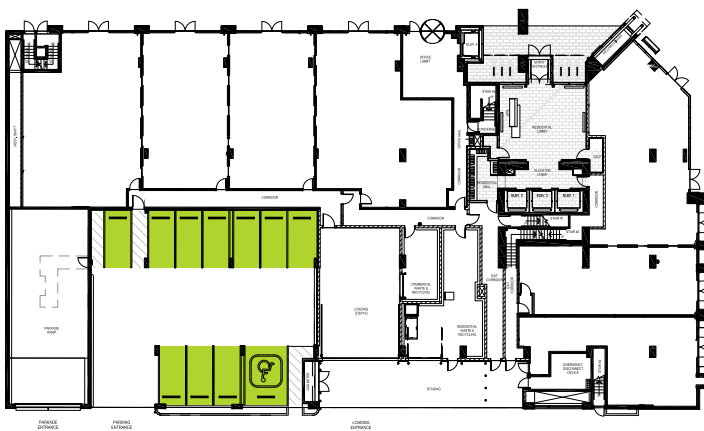
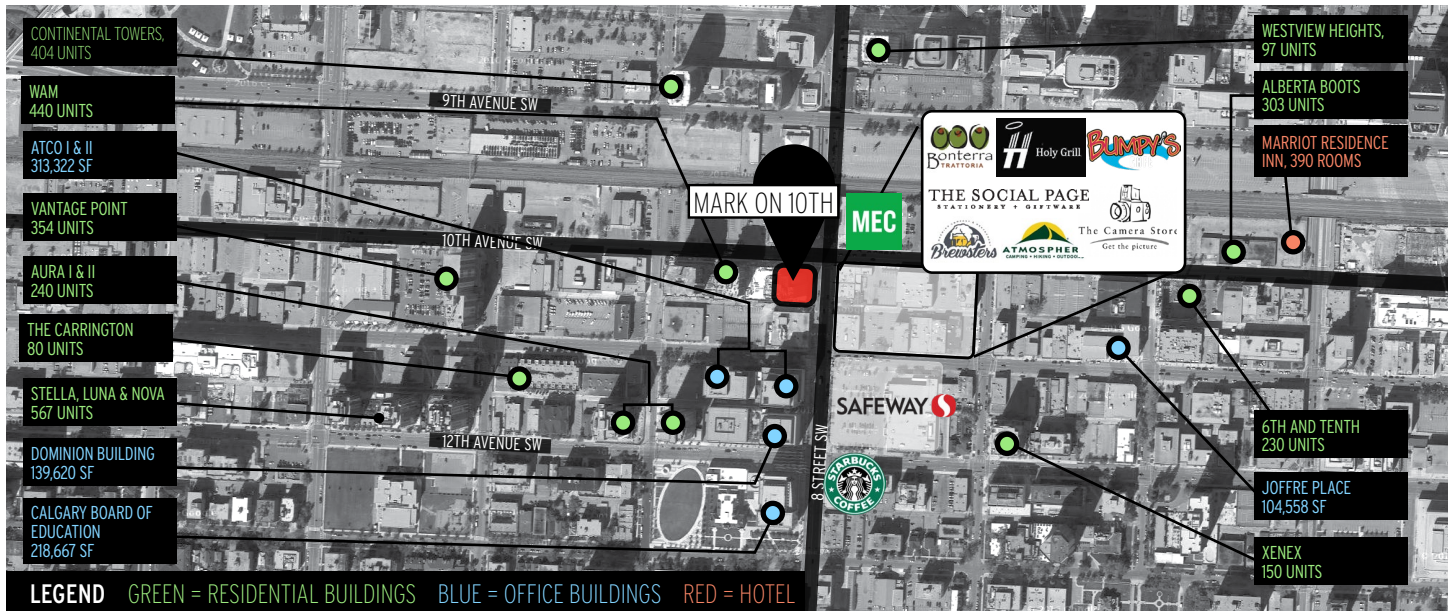
THE PROPERTY

- Recently completed 35 storey, 274 unit high-rise building
- Prominently situated on the corner of 10th Avenue and 8th Street SW
- Shared on-site visitor parking
- Over 1,000 new residential units under construction within the immediate area
- Ceiling heights of 12'8" floor to underside of second floor slab

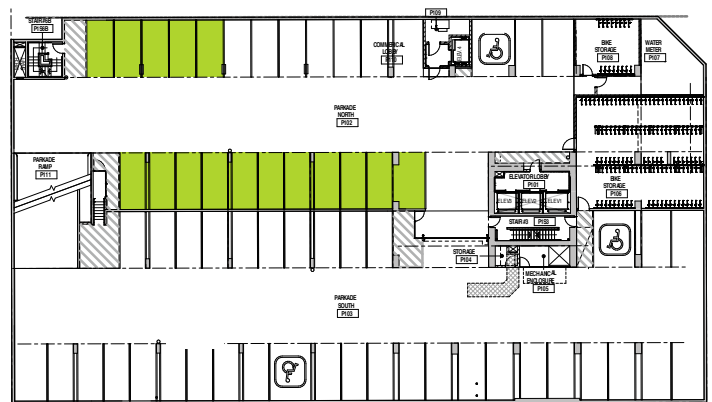
POPULATION	1KM RING	3KM RING	5KM RING
2020	32,697	127,694	233,309
2025	36,677	144,354	264,491
<i>Growth</i> 2020- 2025	12.17%	13.05%	13.37%

MEDIAN HOUSEHOLD INCOME	1KM RING	3KM RING	5KM RING
2020	\$73,250	\$80,094	\$83,715



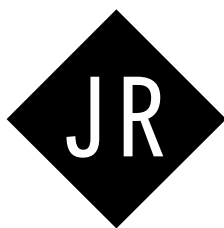


Up to 11 retail surface parking stalls dedicated to retail tenants



16 shared visitor stalls on P1 level
Commercial visitor parking from Monday - Friday, 6:00am to 6:00pm
Paid parking
(After 6:00pm and on weekends, exclusive residential parking)





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