

1615 10 AVE SW, CALGARY, AB T3C 0J7



## **BUILT-OUT OFFICE SPACE IN SUNALTA**

PRIVATE OFFICES  
BUILT-OUT KITCHENETTE  
TRANSIT ACCESS

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## PROPERTY OVERVIEW

**1615 10 Ave SW** presents a rare opportunity to secure adaptable office or flex space in one of Calgary's most connected and evolving districts—Sunalta. Just a short walk from the **Sunalta LRT Station** and minutes from the **Downtown Core**, this building offers businesses seamless **access** to clients, staff, and city-wide amenities.

Situated in a dynamic area with a mix of commercial activity and nearby residential neighborhoods, the property benefits from strong visibility and convenient access. Nearby green spaces, schools, and major commuter routes make it especially appealing to progressive businesses that value connectivity, accessibility, and an enjoyable working environment.

The space features **modern finishes, natural light, shared meeting rooms, private offices, a fully built kitchenette, and more.**



|                            |                                         |
|----------------------------|-----------------------------------------|
| Net Leasable Area          | 2,098 sq.ft.                            |
| Basic Rent                 | Market                                  |
| Additional Rent            | \$13.91 sq.ft./yr                       |
| Parking                    | 1 Surface Level Stall (\$150 per month) |
| Zoning                     | C-COR1                                  |
| Storeys                    | 6                                       |
| Building Gross Retail Area | 29,739 sq.ft.                           |
| Sub-Area                   | Sunalta                                 |

## BUILDING HIGHLIGHTS

- High exposure site with direct access to Sunalta LRT Station—ideal for commuting staff and clients.
- Modern flex office configuration with private offices, open-concept layouts, and 3 private offices
- Surrounded by an active mix of residential units, parks, and local amenities, contributing to an enjoyable work environment.
- Strong historical occupancy rate, demonstrating long-term tenant appeal and satisfactory
- Neighbouring tenants include professional services, creative studios, tech companies, wellness clinics, and more.





## AREA HIGHLIGHTS

### Community Amenities and Destinations

- Sunalta C-Train Station - 1 min walk - 130 m (427 ft)
- Sunalta Community Hall
- Sunalta Playground
- Royal Sunalta Park
- Calgary Tennis Club

Walkable and commuter-friendly, with reduced need for on-site parking for clients or lunch outings.



### Popular Businesses in the Area

- Alberta Beer Exchange
- Sunalta Coffee Co.
- Tailgunner Brewing & Acme Pizza
- CrossFit Sunalta
- Two House Brewing Taproom + Pizza
- Staples

Close proximity to the Downtown Core, Bow River, and other destination and community spaces.



## NEIGHBOURHOOD DEMOGRAPHICS (3 KM RADIUS)



Average Household Income is \$154k per Annum



20% of homes have children under 13 years old, totalling 31,818 children



On average, 34.6-year-old married with 2 children



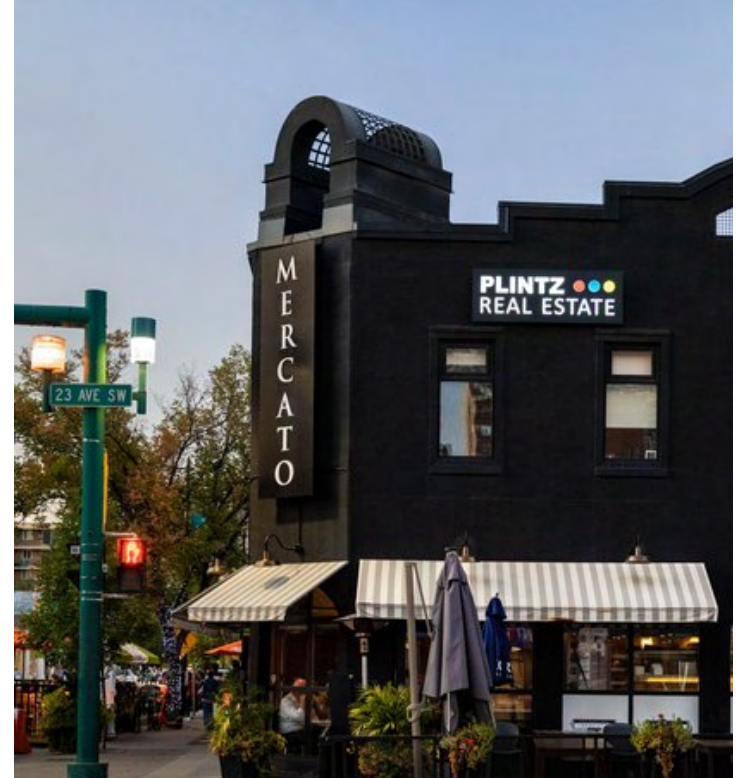
Population: 159,010 (5 km Radius)



## PRIMARY TRADE AREA EXPENDITURES

| Category           | Annual Figure Per Household | Total Annual Figure |
|--------------------|-----------------------------|---------------------|
| Childcare          | \$7,000                     | \$95,406,000        |
| Food               | \$9,500                     | \$540,634,000       |
| Healthcare         | \$2,000                     | \$114,487,200       |
| Entertainment      | \$2,200                     | \$127,208,000       |
| Liquor and Tobacco | \$800                       | \$38,162,400        |





WHY LEASECO REALTY INC.?

**CONNECTING THE RIGHT TENANTS  
WITH THE RIGHT OPPORTUNITIES.**

Leaseco is a fully integrated real estate company delivering end-to-end solutions, from project conception, to development, leasing, and management. This keeps ourselves accountable while we drive forward with our tenant-focused values.

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