

**AVISON
YOUNG**

FOR LEASE

Mark on 10th

903 10TH AVENUE SW
CALGARY, AB

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MOVE-IN READY
MEDICAL SPACE



Particulars

ADDRESS

903 - 10 Avenue SW, Calgary, AB

YEAR BUILT

2016

AVAILABLE

Suite 203 - 4,423 sf

OCCUPANCY

Immediately

BASIC RENT

Market

INDUCEMENTS

Negotiable

ADDITIONAL RENT (2025)

\$19.68 psf

PARKING

6 reserved underground stalls
\$300/month

10 underground visitor stalls



Highlights



Excellent light exposure with massive floor to ceiling windows



Welcoming reception with ample patient seating



10 clinical treatment rooms with power, plumbing and electrical



14 offices & exam rooms



Spacious reception & waiting area



Staff room

Floorplan

SUITE 203 | 4,423 SF



Location

1. Orchard Restaurant
2. Scarpetta Cucina Italiana
3. Noble Pie
4. Commonwealth
5. Bridgette Bar
6. Safeway
7. Starbucks
8. Holy Grill
9. Bonterra Trattoria
10. Sucre Patisserie & Cafe
11. Wakado Ramen
12. Ben's Cafe
13. Royaltea
14. Sushi Sora
15. Donna Mac
16. Twisted Element
17. Calgary Co-op
18. Cinnamon Indian Cuisine
19. Tim Hortons
20. Masala Lounge & Grill

DRIVE TIMES

22 Minute drive to the
Calgary International
Airport

20 Minute drive to
Deerfoot Trail

15 Minute drive to
Chinook Shopping
Centre

14 Minute drive to
Rockyview General
Hospital



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We look forward to discussing this opportunity with you further.

LETS CONNECT

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