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## 401, 535 10 AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
32868

**MLS ID:**  
A2270780

**\$20**



 **RIA MAVRIKOS**

 RE/MAX Key  
 587-316-2000

 401, 535 10 Avenue SW, Calgary , Alberta T2R 0A8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 170	<b>Lease Amount</b> 20.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> DC 74Z93	<b>Subdivision</b> Beltline
<b>Building Type</b> Office Building	<b>Year Built</b> 1909	<b>Structure Type</b> High Rise (5 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 9411117
<b>Building Area (Sq. Ft.)</b> 1608.00	<b>Building Area (Sq. M.)</b> 149.39	<b>Construction Type</b> Brick
<b>Inclusions</b> n/a	<b>Restrictions</b> Board Approval, Landlord Approval	<b>Reports</b> Call Lister

Versatile live/work loft available for lease in the historic Hudson Lofts—perfect for creative professionals or low-traffic businesses. This open-concept brick space features a large boardroom, one and half baths, kitchen, 2 private offices and flexible layout with temporary partitions. Prime location on 10th Ave and 5th St SW, steps from downtown amenities. 2 parking stalls (1 underground, 1 surface) available for rent. This space is ideal for a boutique office, a studio, or consulting at one of Calgary’s most iconic buildings.

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