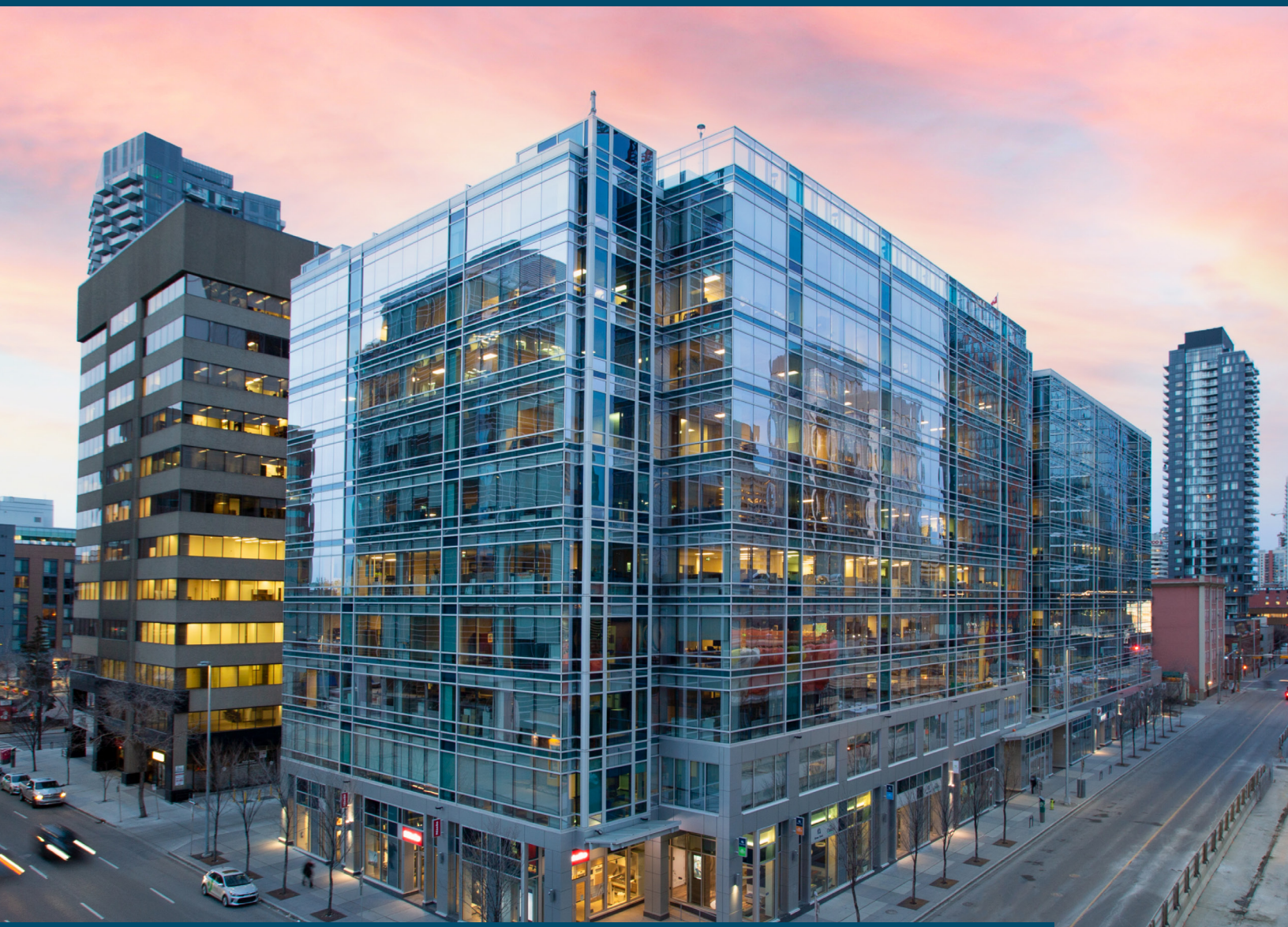

Office

Centre 10

Calgary, Alberta

±367,896 sq.ft.

Epic Investment Services

Lindsay Syhlonyk
Vice President, Leasing (Western Canada)
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PROUDLY MANAGED BY:

Epic

Property Details

TOTAL AREA	± 367,896 Sq. Ft.
NUMBER OF FLOORS	11
CERTIFICATIONS	BOMA BEST Gold, LEED Gold, ENERGY STAR®
PARKING STALLS	719
YEAR BUILT	2013

BUILDING HIGHLIGHTS

- Prime location steps away from Downtown Core
- Minutes away from numerous amenities
- Calgary Transit 3 blocks away
- 24-hour security

BOMA BEST SUSTAINABLE GOLD

LEED GOLD

ENERGY STAR

Availability

Centre 10 is an 10-storey office building that is designed to meet the latest BOMA BEST Gold and LEED Gold standards in sustainability. The property also has an ENERGY STAR® score of 95. It is prominently located at the intersection of 10th Avenue SW and 4th Street SW.

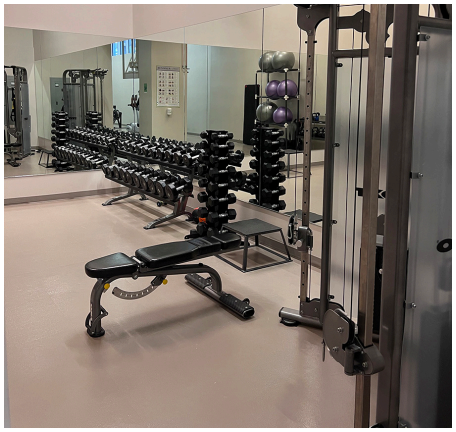
The LRT line is three blocks away and is accessible via the Plus 15 walkway network, which is located directly across the street from the building. There are also multiple bus stops along both 4th Street and 11th Avenue. The property is conveniently located one block from the downtown core and seven blocks from the train station.

Tenants can take advantage of nearby food and service retail amenities, such as Tim Horton's, Rodney's Oyster House, CRAFT Beer Market and CORE Shopping Centre.

AVAILABILITY

150	5,132	Office/Retail	Immediate	Built out office space with great exposure to 10th Avenue with excellent signage opportunities.
700	38,987	Office	September 2026	Built out full floor office space with furniture available.

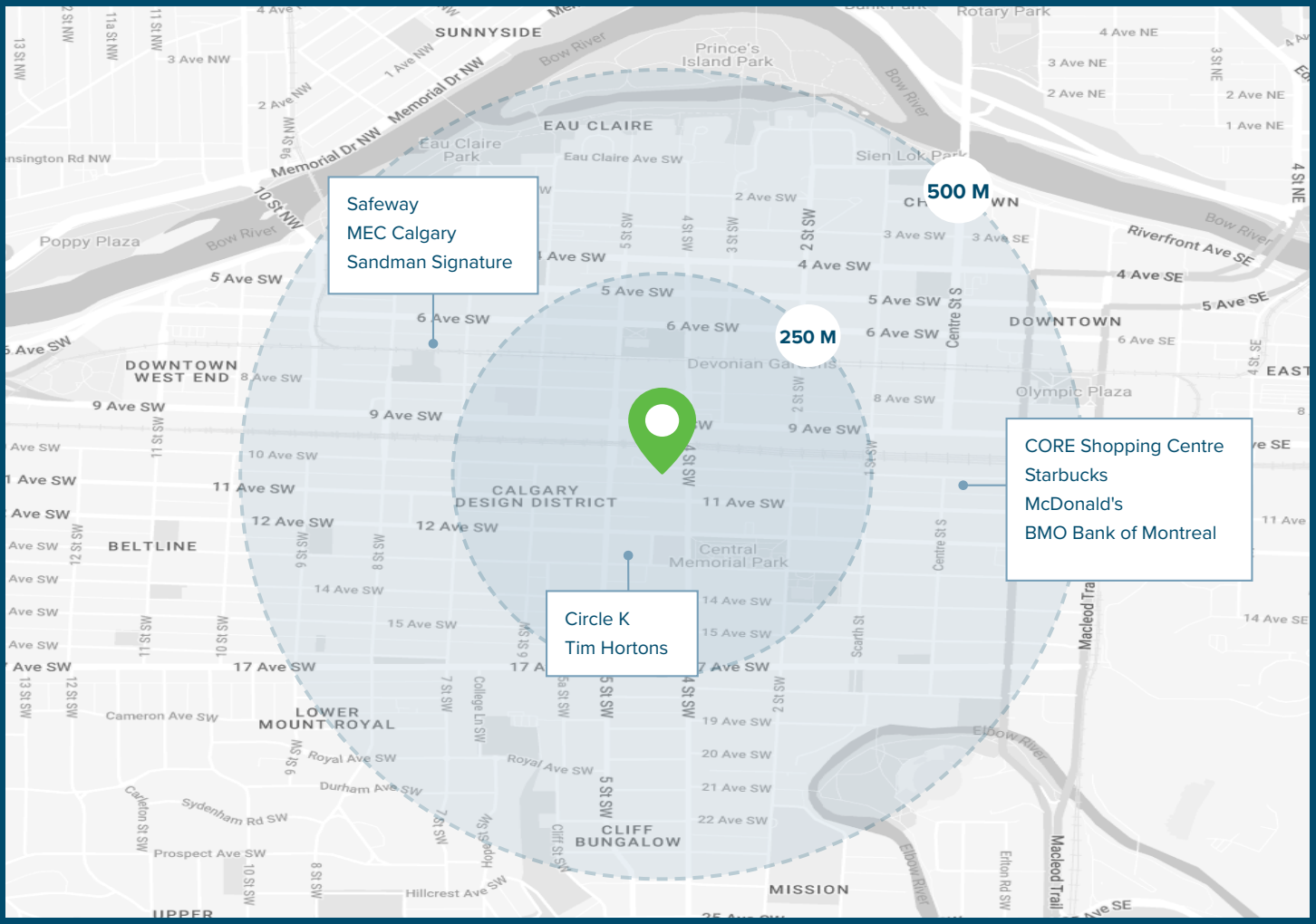
2026 Estimated Total Operating Costs and Property Taxes: $19.14 psf



Distance & Amenities

517 10 Avenue SW

Drive Times		Public Transit	
Macleod Trail	**3 min**	Bus Stop	**1 min walk**
Memorial Drive	**10 min**		
Calgary Airport	**26 min**		



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