For Lease

205 10 Street NW | Calgary, AB

Demographics *(within 3 km)*

NEIGHBORHOOD
Kensington

POPULATION
130,699

MEDIAN AGE
37.8

HOUSEHOLD INCOME
$77,775

Building Details

PARKING
Street

YEAR BUILT
2000

TRAFFIC COUNT
38,000 VPD | Memorial & 10A Street
15,000 VPD | Kensington Rd & 10 Street

Blackstone
Commercial Real Estate Services Inc.

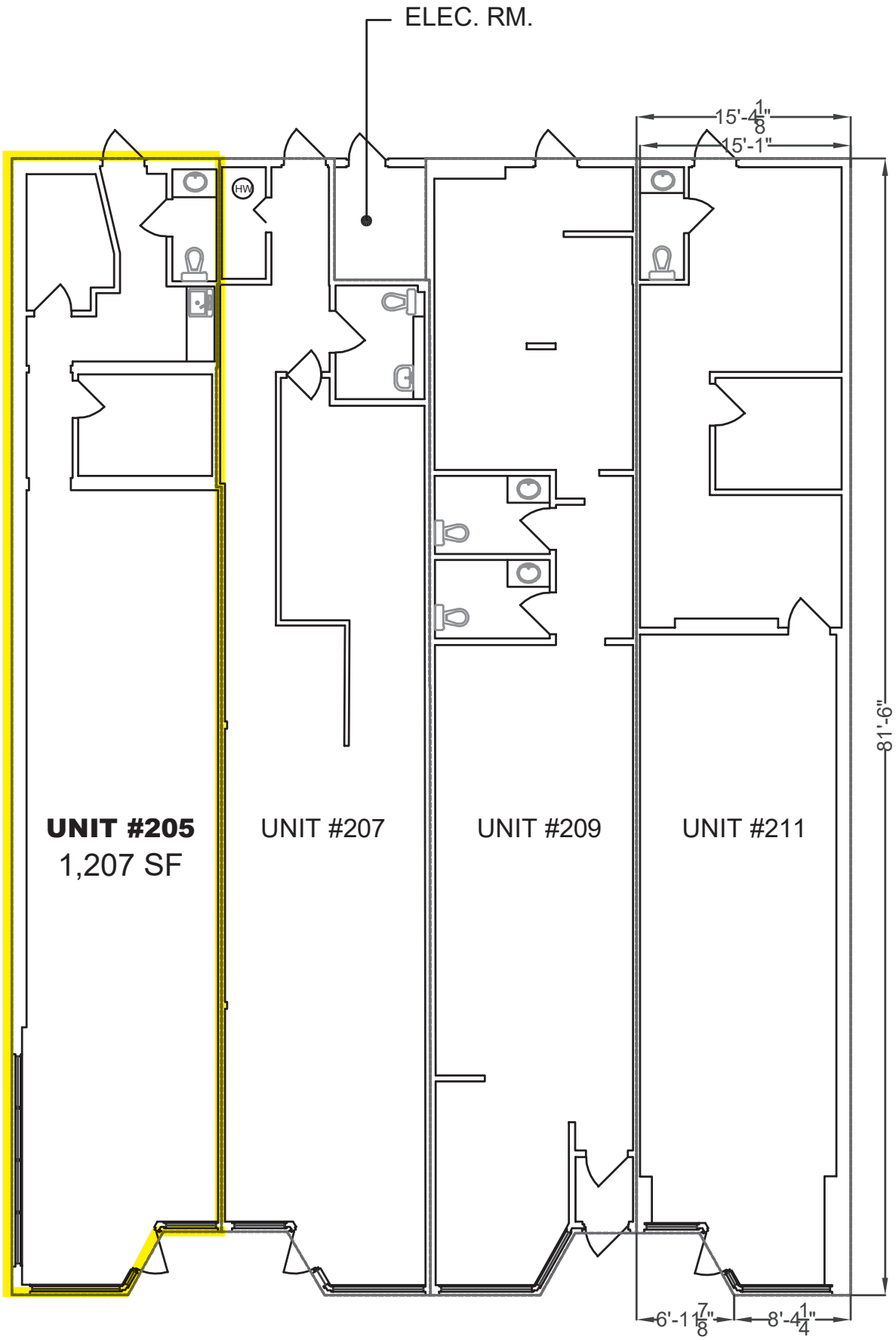
Unit 301, 255 17 Avenue SW
Calgary, Alberta T2S 0A4
P (403) 214-2344
blackstonecommercial.com

Prime Kensington Opportunity

PROPERTY DETAILS

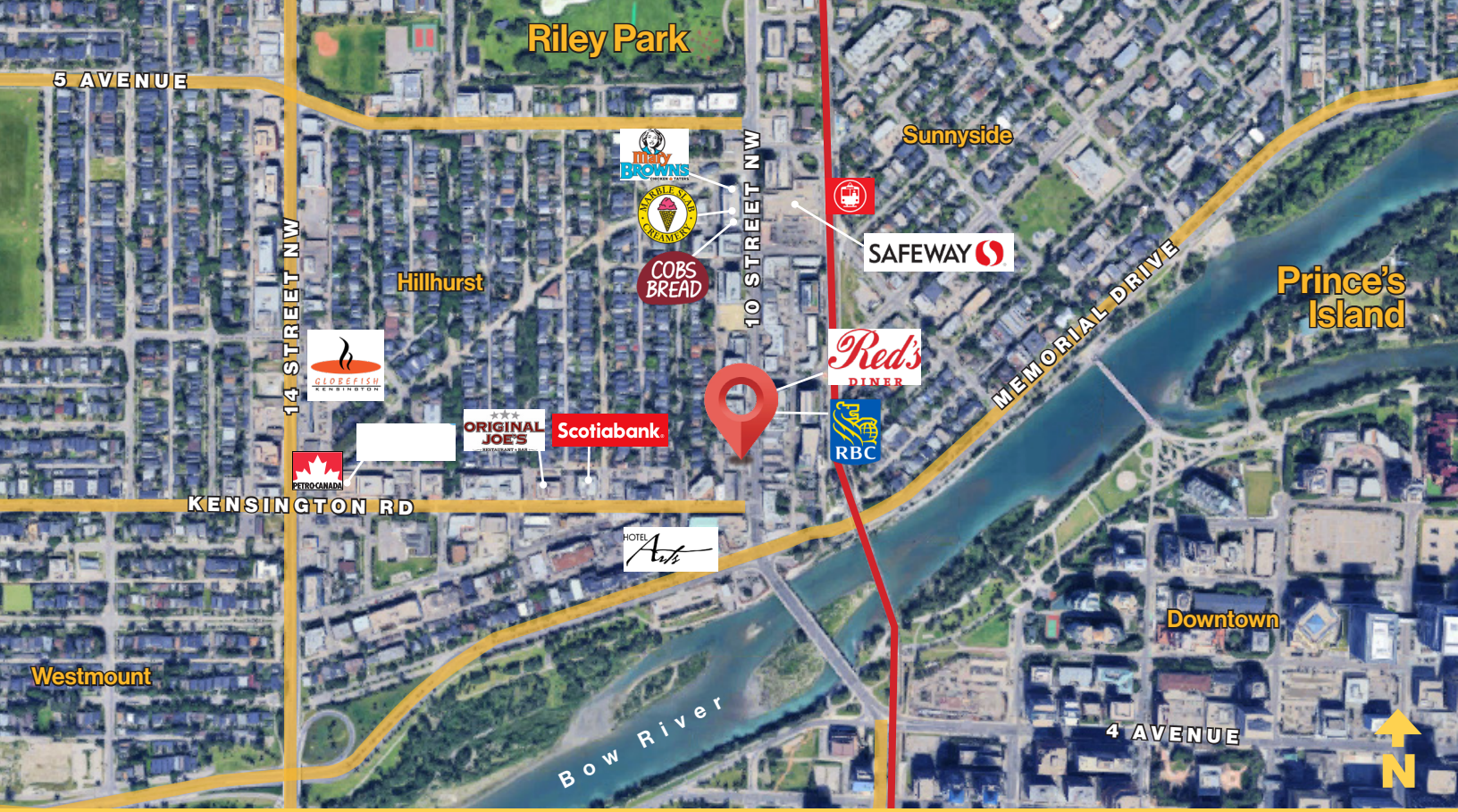
Unit Size	**205:** 1,207± SF
Rental Rate	$45.00 PSF
Op Costs	$20.68 PSF (Est. 2026)
Availability	Immediate
District	Kensington
Zoning	C-COR2
Parking	1 Assigned Stall (at the back) Per Unit

- **One unit available** — Unit 205 (end-cap)
- **Prime Kensington end-cap** presence with strong visibility and consistent pedestrian traffic in one of Calgary's premier shopping and entertainment districts
- **Highly accessible** location steps from SAIT, Alberta University of the Arts, and the Southern Alberta Jubilee Auditorium
- **Direct Bow River pathway access** and positioned directly across from Downtown Calgary
- **Fronting 10 Street NW**, a major commuter corridor into the downtown core
- Surrounded by **high-density residential** and a dynamic mix of established, vibrant local businesses


ELEC. RM.
15'-4 1/8"
15'-1"
HW
81'-6"
UNIT #205
1,207 SF
UNIT #207
UNIT #209
UNIT #211
6'-11 7/8"
8'-4 1/4"

All You Can Eat
Sushi & Thai
VERO
Prairie
DONATS
hanao kimono

GUMMI BOUTIQUE
WONKA
MONOPOLY



Thank you for your interest!

For More Information Contact One of Our Professionals:

Patrick White
Director, Retail Properties
P 403.214.2344
E pwhite@blackstonecommercial.com

Craig McGinley
VP Retail Leasing
P 403.483.4785
E cmcginley@blackstonecommercial.com

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