



GRASSROOTS
REALTY GROUP

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401, 535 10 Avenue SW
Calgary, Alberta

MLS # A2219611



\$25 per sq.ft.

Division: Beltline
Type: Office
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: The Hudson
Bus. Name: -
Size: 1,608 sq.ft.
Zoning: DC 74Z93

Heating: -

Floors: -

Roof: -

Exterior: Brick

Water: -

Sewer: -

Inclusions: Office furniture negotiable

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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.