



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:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Brick	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Office furniture negotiable		

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.