



GRASSROOTS
REALTY GROUP

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101, 102, 1025 10 Street SE
Calgary, Alberta

MLS # A2248186



\$3,100 per month

Division:	Inglewood
Type:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Merlin Block
Bus. Name:	-
Size:	208 sq.ft.
Zoning:	DC (pre 1P2007)
Heating:	Geothermal
Floors:	Concrete
Roof:	-
Exterior:	Brick, Concrete, Mixed, Stone, Stucco
Water:	-
Sewer:	-
Inclusions:	Furnished or unfurnished with Desks and Office chairs
Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity Paid For, Heating Paid For, Water Paid For
Parking:	-
Lot Size:	-
Lot Feat:	-

Welcome to Merlin Block, an eclectic shared work space in the heart of Calgary's historic Inglewood district. The oldest, trendiest neighbourhood in Calgary offers an array of shops, restaurants, music venues, craft breweries and cultural attractions, the perfect place to work and play. You will experience a sense of community and collaboration as you enter this inspiring building and it offers everything needed to run a successful business. Merlin Block, a place to belong. These offices are 2 separate side-by-side private offices and could also be split up as different leases, depending on client need. Base Rent: \$3100/month, Available: Negotiable, Upon Completion Suite: 101, 102 Size: 208 sq/ft, Operating Costs: Included, Floor: 1st, Lease Type: Private Office, Lease Term: 1-5 Years, Parking: \$150/month per gated stall, Secure Building/Key Card Access, Professionally Managed & Maintained, Gated Parking, Private Boardrooms, 24-7 Emergency Line, WiFi, Coffee & Tea included, Rooftop Event Space With City Views, Virtual Concierge