



401, 535 10 Avenue SW  
Calgary, Alberta

MLS # A2270780



**\$20 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:** n/a

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.