

## The Livery - Inglewood's Famous "Red Barn"

# One of a Kind Historic Office Space

1130 10 Ave SE, Calgary, AB T2G 0S8 | The Heart of Inglewood

- » Discover a rare sublease opportunity in the heart of Inglewood — one of Calgary's most desirable neighbourhoods, celebrated for its vibrant arts and culture scene, eclectic shops, trendy restaurants, and charming cafés, all just minutes from Downtown.
- » Offers independent access with private street-level entry.
- » Enjoy quick access to Blackfoot Trail, Deerfoot Trail, Memorial Drive, and Macleod Trail, making it easy to reach all corners of the city.
- » Close proximity to The Nash Restaurant & Off Cut Bar (attached), Lina's Italian Market, Chin Whiskey, and several popular breweries and eateries that make Inglewood a desirable destination.



For more information,  
please contact:



**Chris Howard**

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**NAI Advent**



## PROPERTY HIGHLIGHTS

TOTAL AREA	±4,621 SF
ZONING	Direct Control (DC)
LEASE RATE	Market
OP COSTS	\$19.80 PSF
PARKING	37 surface stalls (\$25 per stall, per month)
OCCUPANCY	December 1, 2025
TERM	Sublease Expiry Nov 30/27



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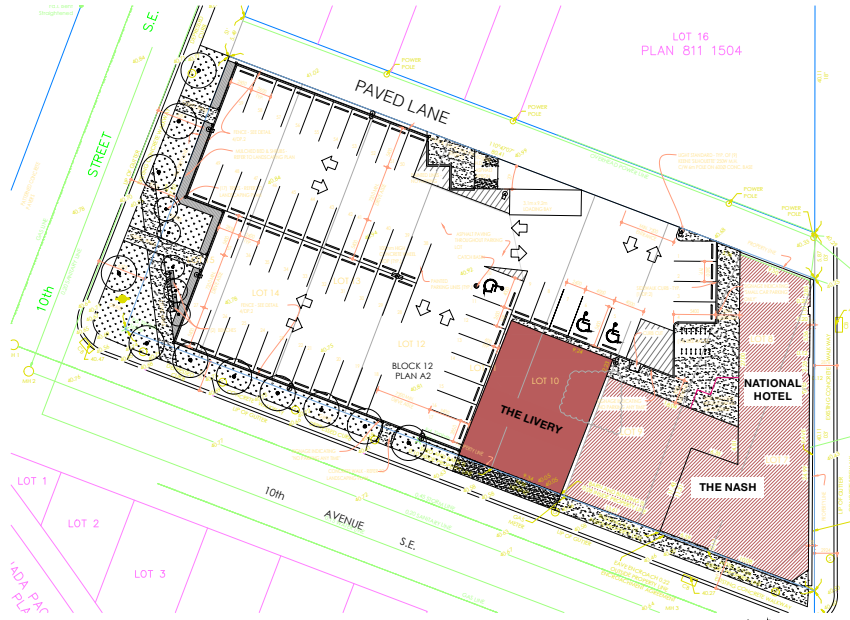
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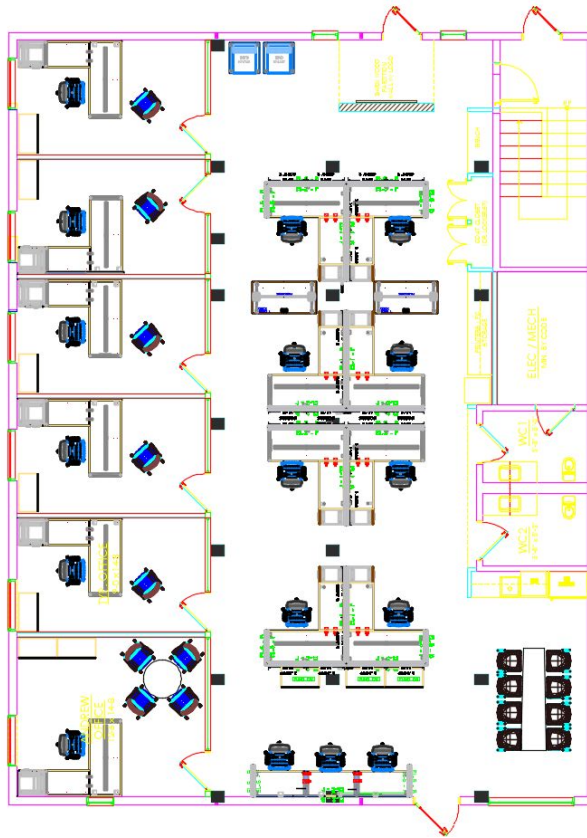
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**SITE PLAN**



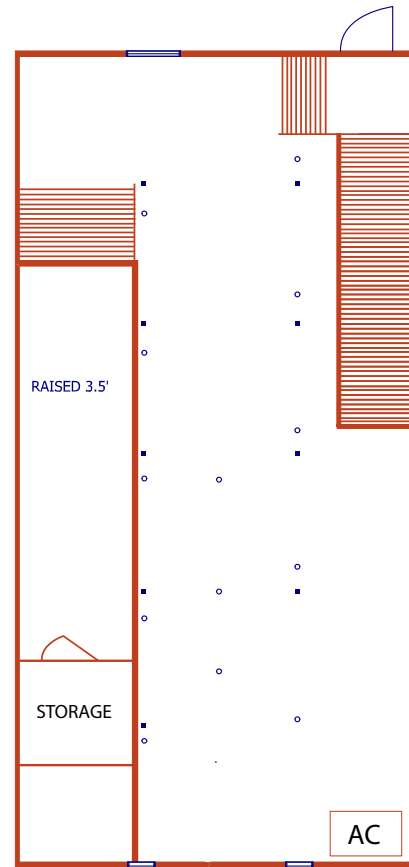
**FLOOR PLANS**

**Main Floor  
2,810 SF**



PLAN IS APPROXIMATE

**Loft  
1,811 SF**



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**Main Floor Lounge**



**Second Floor Loft**

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