



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**208, 1025 10 Street SE**  
**Calgary, Alberta**

**MLS # A2139824**



**\$1,600 per month**

<b>Division:</b>	Inglewood
<b>Type:</b>	Office
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Merlin Block
<b>Bus. Name:</b>	-
<b>Size:</b>	76 sq.ft.
<b>Zoning:</b>	DC (pre 1P2007)
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	Electricity Paid For, Heating Paid For, Water Paid For
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

<b>Heating:</b>	Geothermal
<b>Floors:</b>	Concrete
<b>Roof:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed, Stone, Stucco
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	Can be furnished or unfurnished

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. Base Rent: \$1600/month, Available: Immediately, Suite: 208 Size: 76 sq/ft, Operating Costs: Included, Floor: 2nd, Lease Type: Private Office, Lease Term: Negotiable 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