



# VERSUS

**CALGARY, ALBERTA**





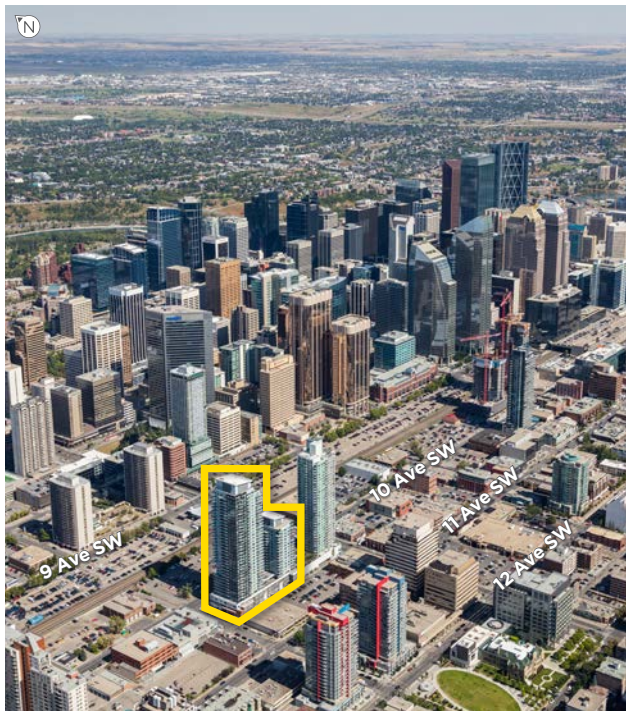
# Versus

10 Avenue SW and 9 Street SW, Calgary, AB | [versusliving.com](http://versusliving.com)



Completed in 2017, the VERSUS development is located in the west end of the vibrant mixed-use Beltline area with excellent access and exposure at the intersection of 10 Avenue SW and 9 Street SW. The project is within walking distance of downtown and a multitude of shopping, restaurants, services, hotels, transit, and entertainment options. VERSUS residents experience lifestyle-focused living with exclusive, top-tier amenities including a large demonstration kitchen, private dining room, media lounge, indoor and outdoor fitness facilities, as well as a yoga room with an outdoor Zen Garden. The majority of the surrounding population is made up of young, educated professionals (between 25 and 34 years of age). VERSUS is also home to District Studios, a beauty and wellness collective of solo practitioners.

VERSUS features 444 residential suites (approx. 670 residents) across two towers (17 and 34 storeys) with complementary ground floor retail space and second floor office space. The 6,600 sq. ft. retail area faces the busy street of 10 Avenue SW, allowing immediate access for residents and visitors.



## SIZE (NLA)

Total Retail (Ground Floor) .....6,600 sq. ft.

## OPENED IN 2017

## TRADE AREA

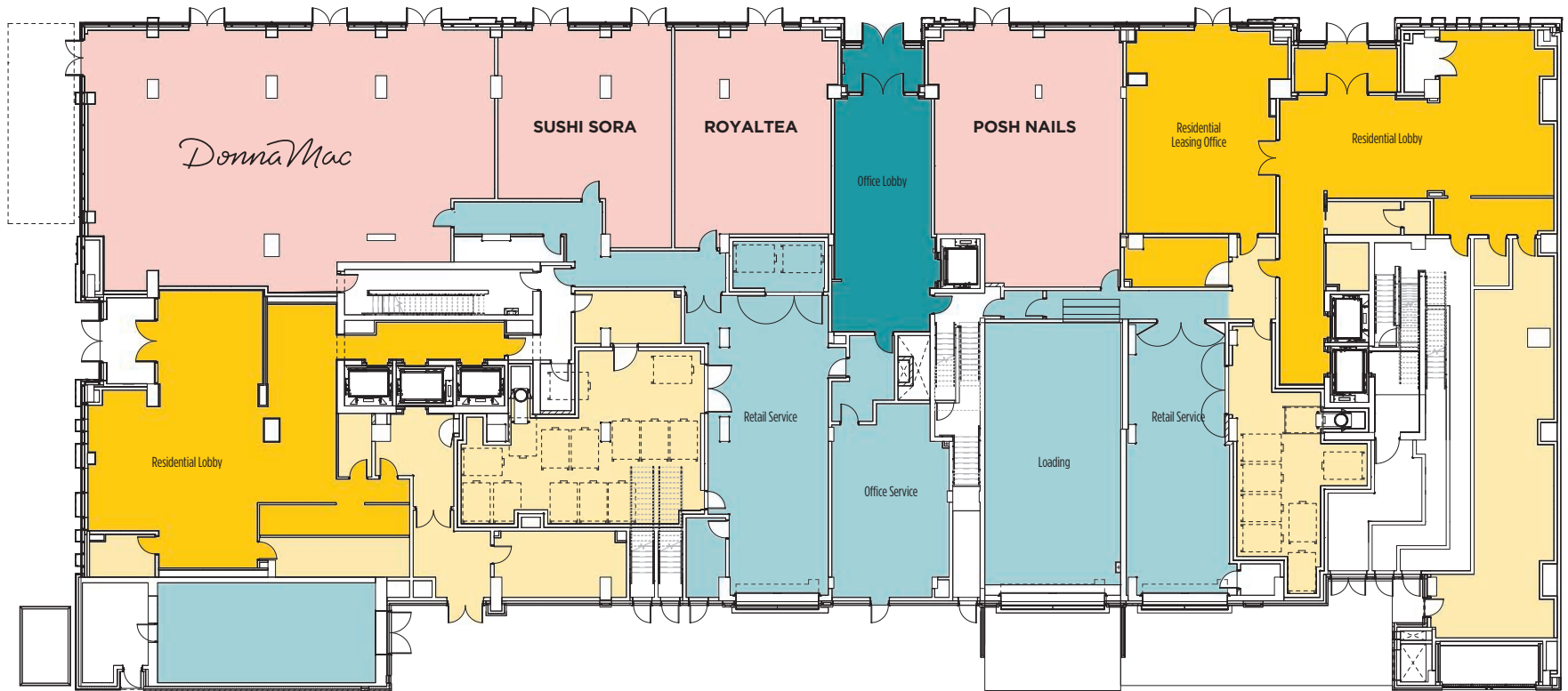
|             | 2020<br>ESTIMATE | 2025<br>PROJECTION | 2030<br>PROJECTION |
|-------------|------------------|--------------------|--------------------|
| Within 1 km | 32,887           | 39,573             | 43,895             |
| Within 3 km | 129,945          | 154,323            | 170,189            |
| Within 5 km | 239,730          | 275,036            | 298,459            |



10 AVE SW



9 ST SW



- Available Retail
- Residential
- Office
- Leased Retail
- Residential Services
- Retail/Commercial Services



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one properties

## LEASING CONTACT

**ROBERT MULVALE**

VP, Retail

**Desk:** 647.256.1017    **Cell:** 416.949.9112

**E-mail:** [rmulvale@oneproperties.com](mailto:rmulvale@oneproperties.com)

[oneproperties.com](http://oneproperties.com)