2,443 TO 5,196 SF FOR LEASE
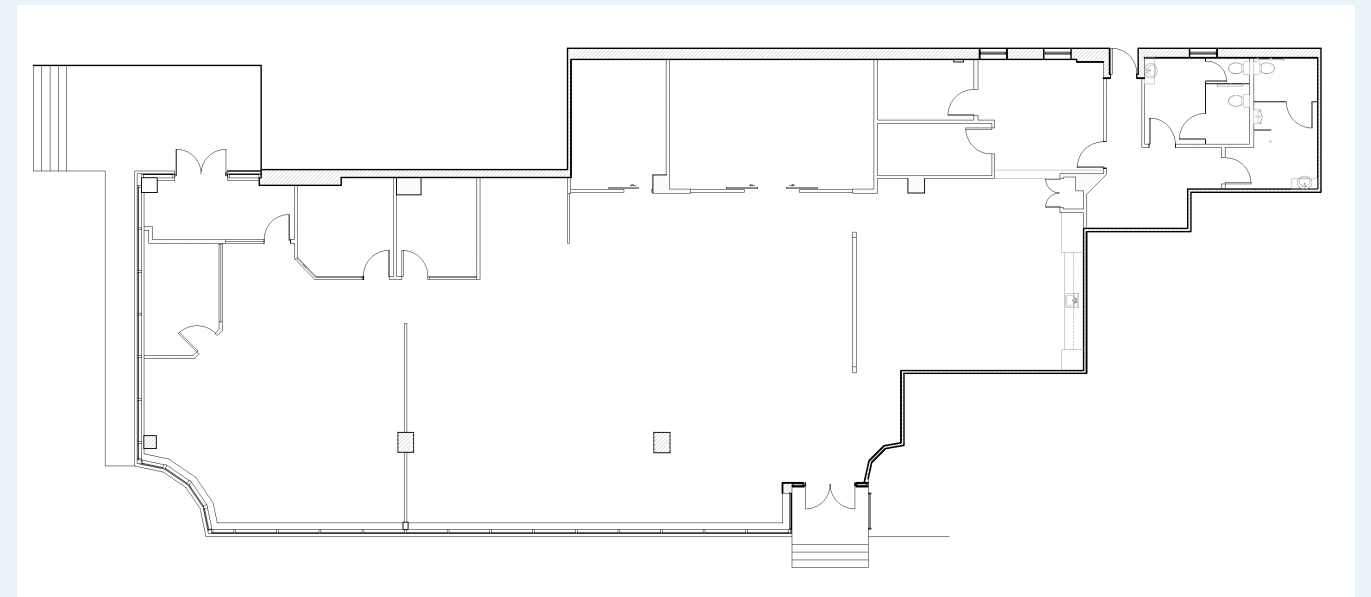
255 17TH AVE SW

Calgary, AB

CUSHMAN & WAKEFIELD

ABOUT THE AREA

With over 400 shops and services to explore, 17th Avenue SW is Calgary's most recognizable and relevant retail district. Enjoying decades of success, the twelve block strip is close to Stampede Park and downtown Calgary. The many boutique shops dominate the daytime but at night 17th Avenue is galvanized by the nightlife generated from the numerous bars and restaurants that call it home.
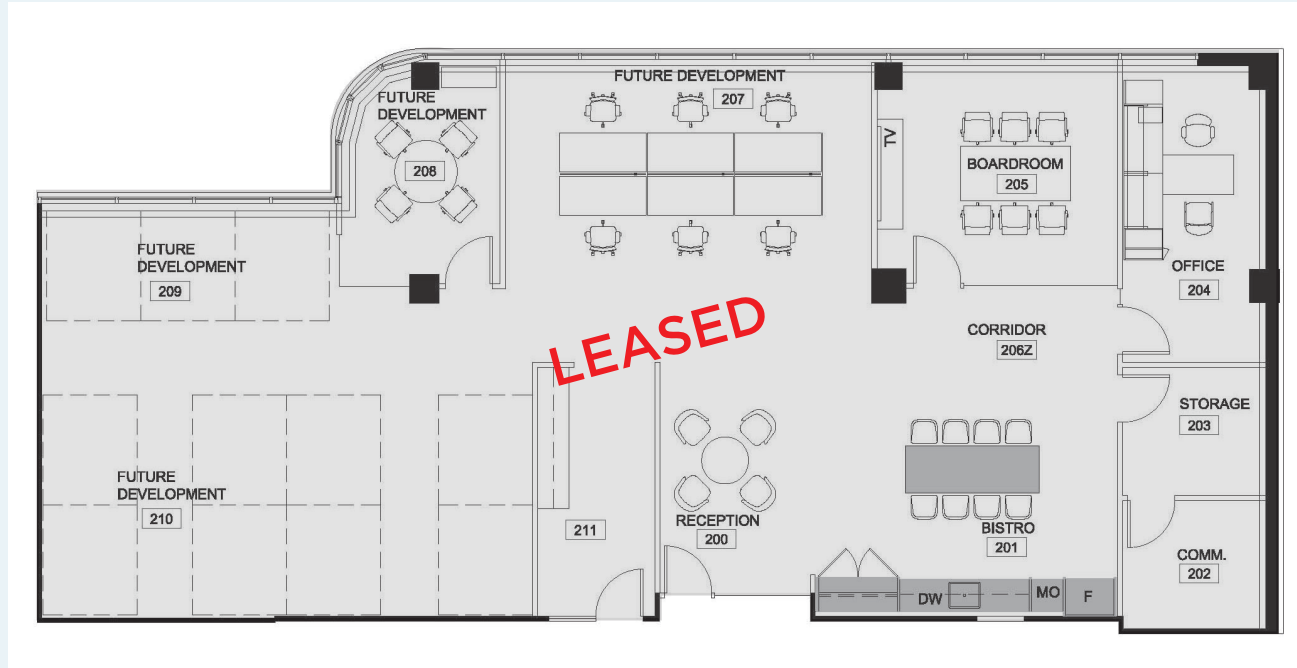
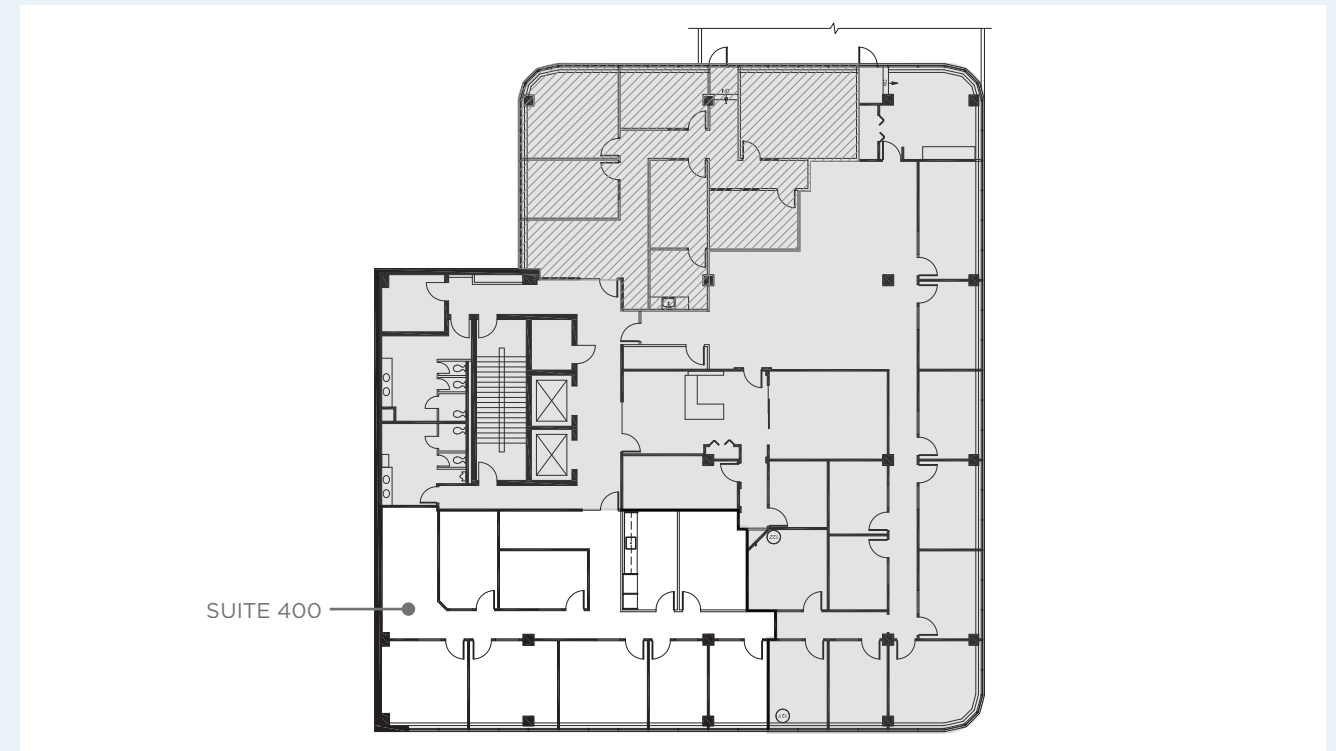|	
Available Space	Suite 101: 5,196 SF ~~Suite 209: 3,018 SF~~ **LEASED** Suite 301: 2,443 SF Suite 400: 2,493 SF
Operating Costs	$16.87 PSF (2025)
Lease Rate	Market rates
Tenant Improvement Allowance	Negotiable
Availability	Immediately
Parking	1:700 SF (underground) $200 per stall, per month

SUITE 209: 3,018 SF ~~SUITE 209: 3,018 SF~~ **LEASED**
Show Suite

FUTURE DEVELOPMENT 208
FUTURE DEVELOPMENT 207
FUTURE DEVELOPMENT 209
FUTURE DEVELOPMENT 210
BOARDROOM 205
OFFICE 204
CORRIDOR 206Z
STORAGE 203
COMM. 202
RECEPTION 200
BISTRO 201
211
AV
DW   MO   F

LEASED

SUITE 400: 2,493 SF

SUITE 400 —

THE LOCATION

DEMOGRAPHICS WITHIN 3 KM RADIUS

20,421
Total Population

$88,359
Median Household Income

36
Median Age

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