



1,420 TO 5,196 SF FOR LEASE

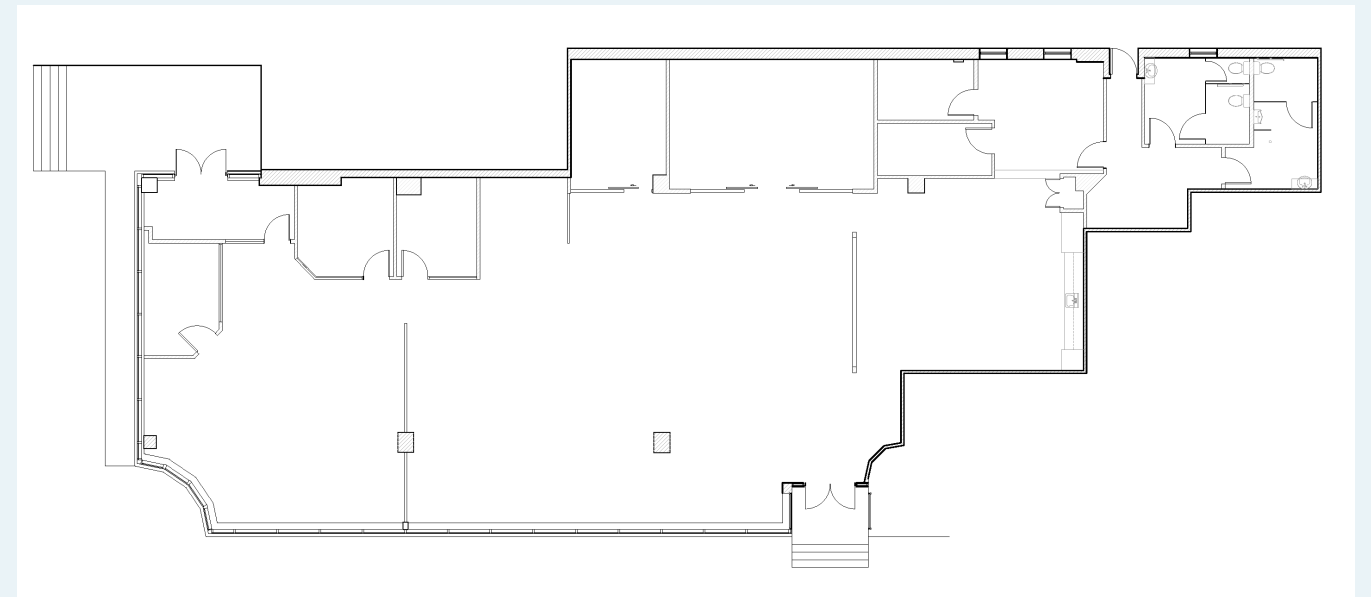
**255** **17<sup>TH</sup> AVE**  
**SW**

Calgary, AB





# SUITE 101: 5,196 SF



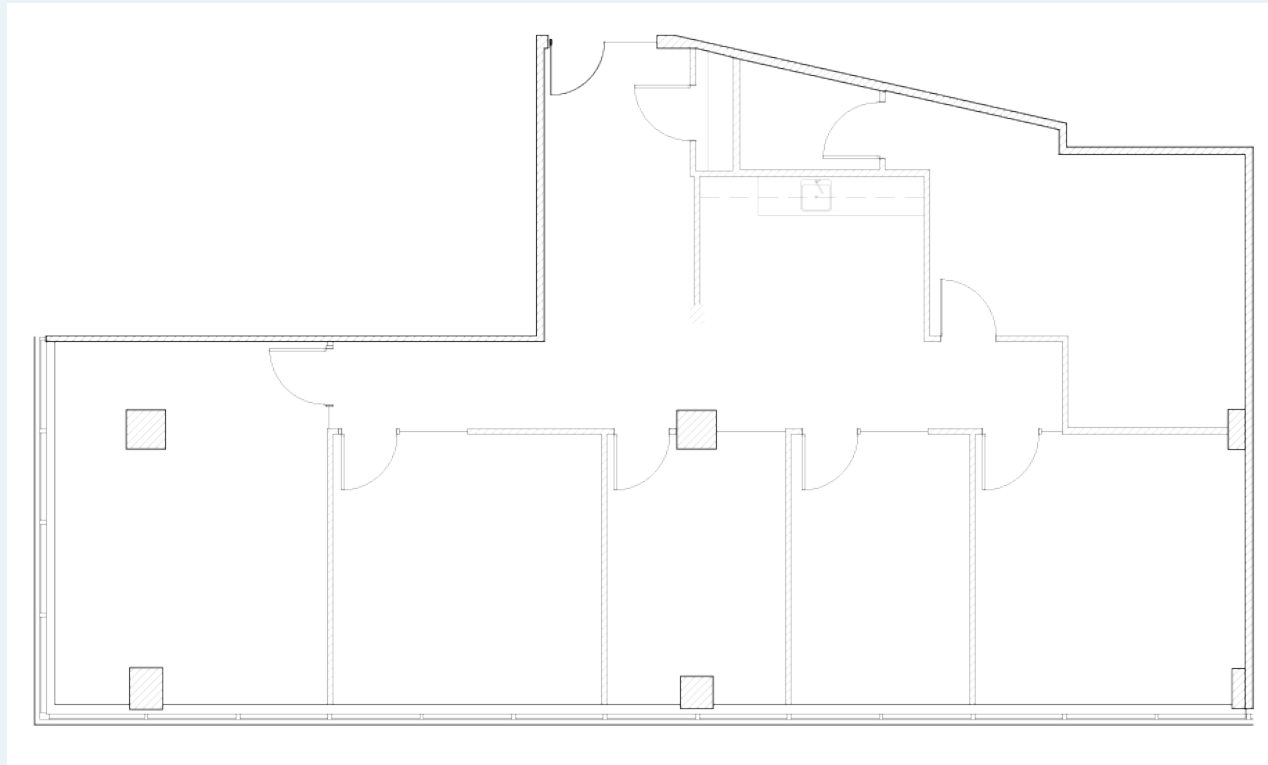
# ABOUT THE AREA

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 <del>Suite 201: 6,786 SF LEASED</del> Suite 205: 2,081 SF Suite 209: 3,018 SF (show suite/ demisable to 1,420 & 1,598 SF) Suite 400: 2,493 SF <del>Suite 401: 1,947 SF LEASED</del>
Operating Costs	\$16.78 PSF (2024)
Lease Rate	Market rates
Tenant Improvement Allowance	Negotiable
Availability	Immediately
Parking	1:700 SF (underground) \$200 per stall, per month

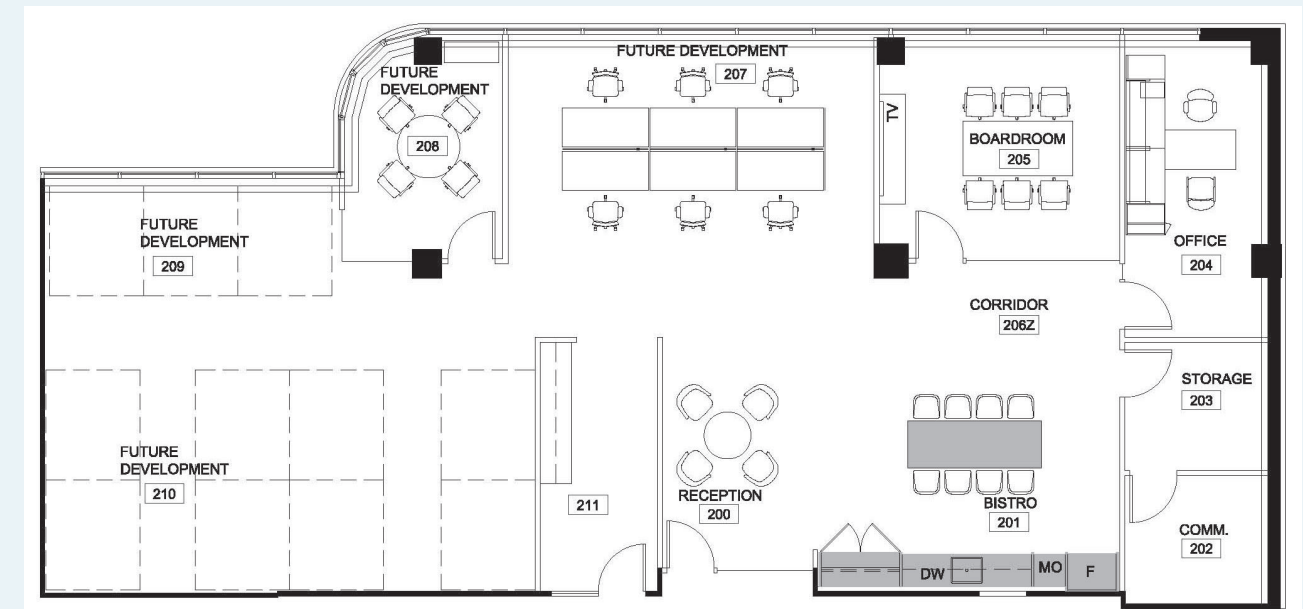


# SUITE 205: 2,081 SF



# SUITE 209: 3,018 SF

Show Suite/Demisable to 1,420 & 1,598 SF



# THE LOCATION



## DEMOGRAPHICS WITHIN 3 KM RADIUS

**20,421**

Total Population

**\$88,359**

Median Household Income

**36**

Median Age

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