

1,420 TO 5,196 SF FOR LEASE

17TH AVE SW

Calgary, AB







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 201: 6,786 SF **LEASED**

Suite 205: 2,081 SF

Suite 209: 3,018 SF (show suite/ demisable to 1,420 & 1,598 SF)

Suite 400: 2,493 SF

Suite 401: 1.947 SF LEASED

Operating Costs

\$16.78 PSF (2024)

Lease Rate

Market rates

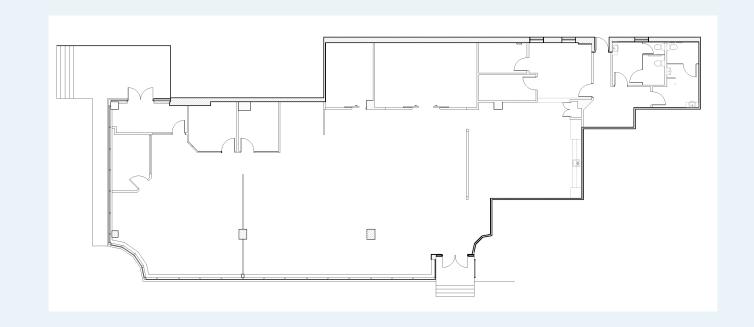
Tenant Improvement Negotiable

Allowance Availability

Immediately

Parking

1:700 SF (underground) \$200 per stall, per month SUITE 101: 5,196 SF







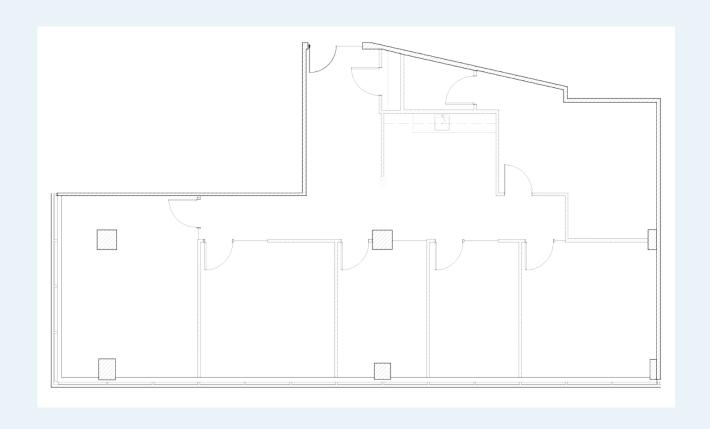








SUITE 205: 2,081 SF











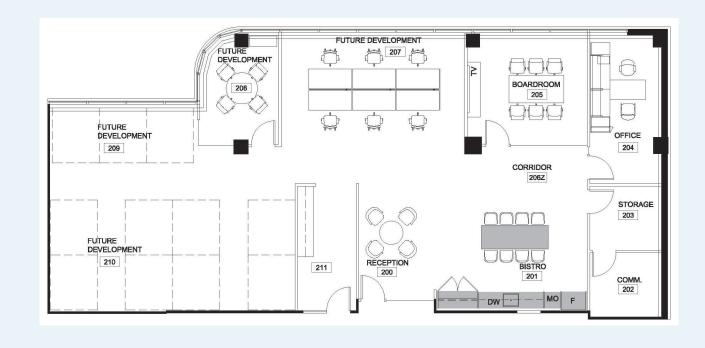






SUITE 209: 3,018 SF

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



THE LOCATION



DEMOGRAPHICS WITHIN 3 KM RADIUS

20,421

Total Population

\$88,359

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