



2,493 TO 5,196 SF FOR LEASE

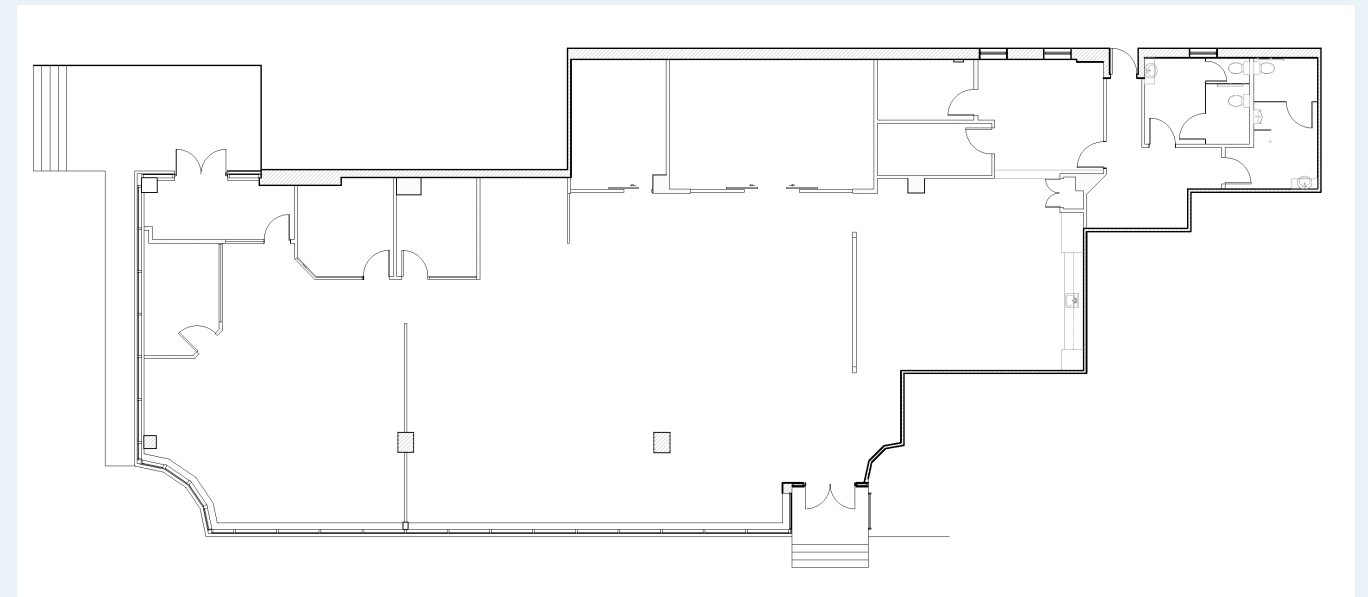
**255** **17<sup>TH</sup> AVE**  
**SW**

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
- ~~Suite 201: 6,786 SF LEASED~~
- ~~Suite 205: 2,081 SF LEASED~~
- Suite 209: 3,018 SF (show suite)
- Suite 400: 2,493 SF
- ~~Suite 401: 1,947 SF LEASED~~

### Operating Costs

\$16.78 PSF (2024)

### Lease Rate

Market rates

### Tenant Improvement Allowance

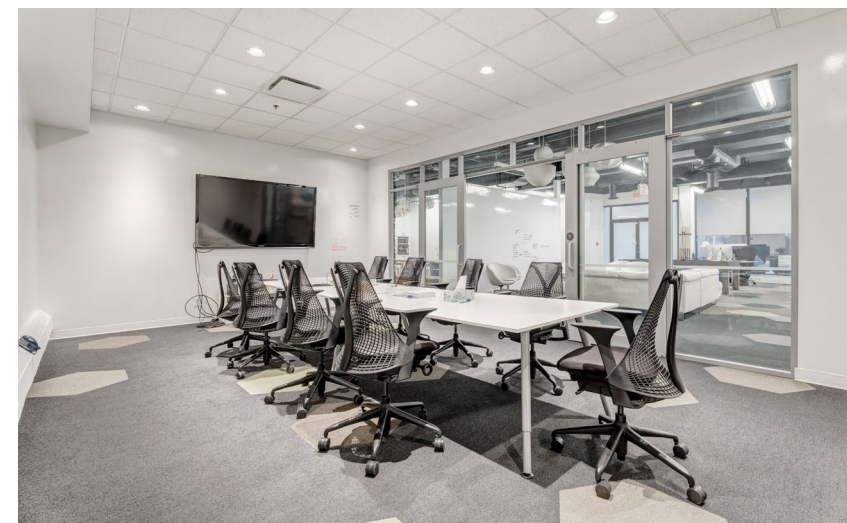
Negotiable

### Availability

Immediately

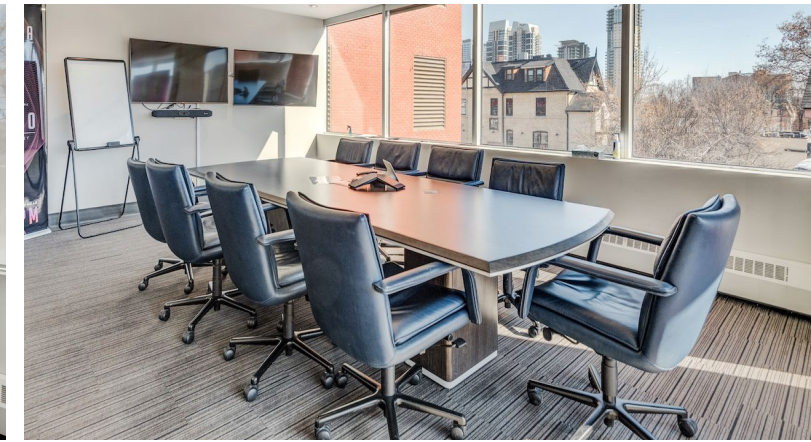
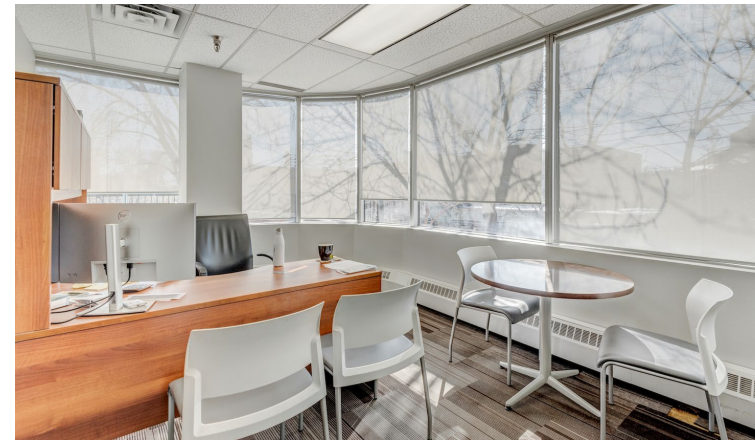
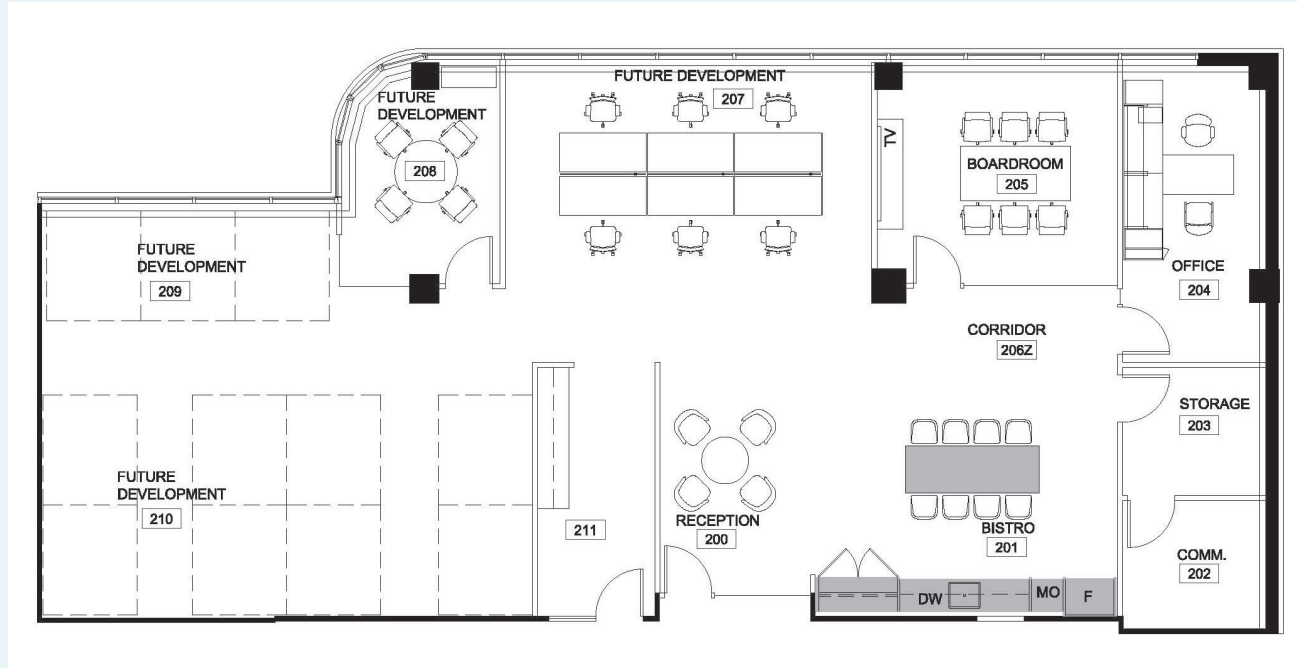
### Parking

1:700 SF (underground)  
\$200 per stall, per month

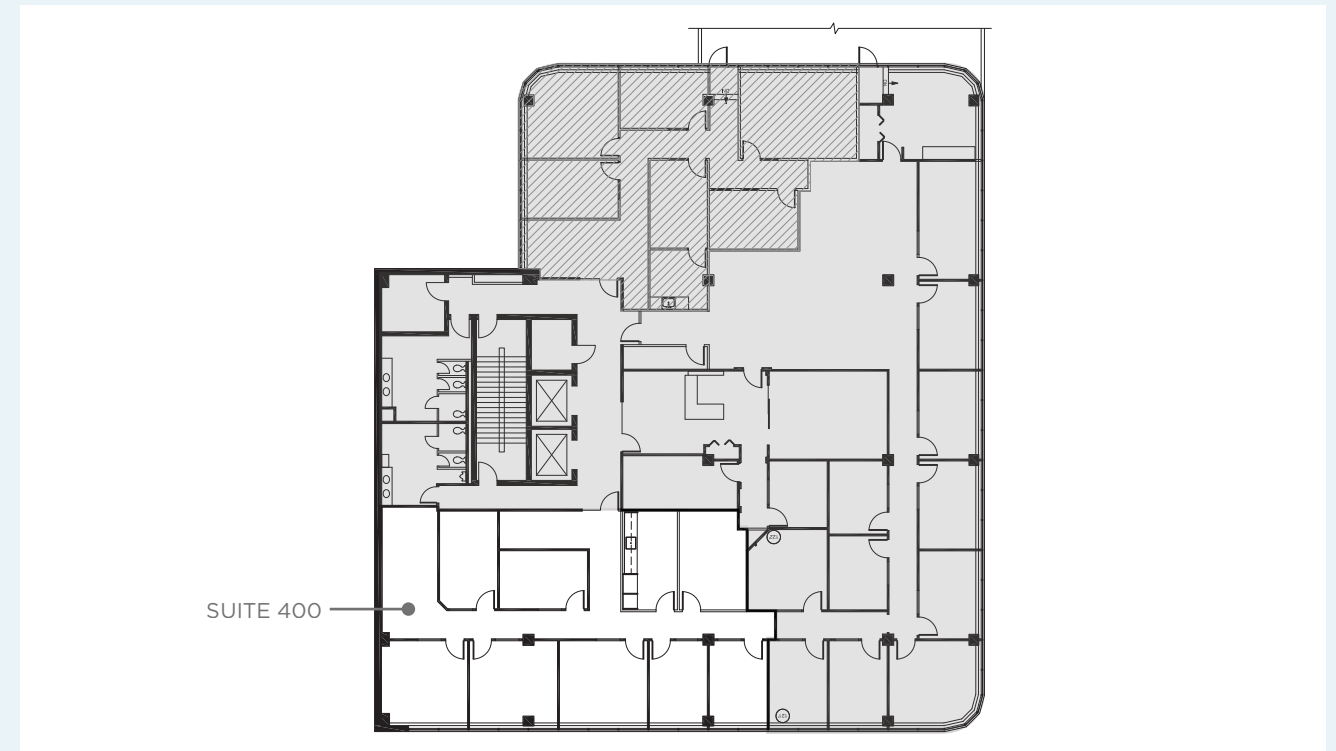


# SUITE 209: 3,018 SF

Show Suite



# SUITE 400: 2,493 SF



# THE LOCATION



## DEMOGRAPHICS WITHIN 3 KM RADIUS

**20,421**  
Total Population

**\$88,359**  
Median Household Income

**36**  
Median Age

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