



FOR LEASE
UP TO 6,413 SF
AVAILABLE

HIGHSTREET HOUSE

933 17 AVENUE SW
CALGARY, AB

HIGHSTREET HOUSE

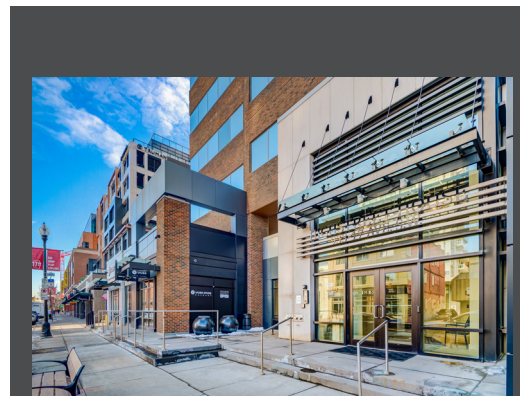
HEART OF 17TH

17th Avenue is Calgary's retail and entertainment district, also known as the Red Mile. This section of 17th Avenue is home to some of Calgary's most unique and popular cafes, restaurants, pubs, fast food outlets and outdoor patios. It is also home to many boutique and national retailers. Surrounded by many amenities, 933 17th Avenue represents a great opportunity to be at the heart of the action.

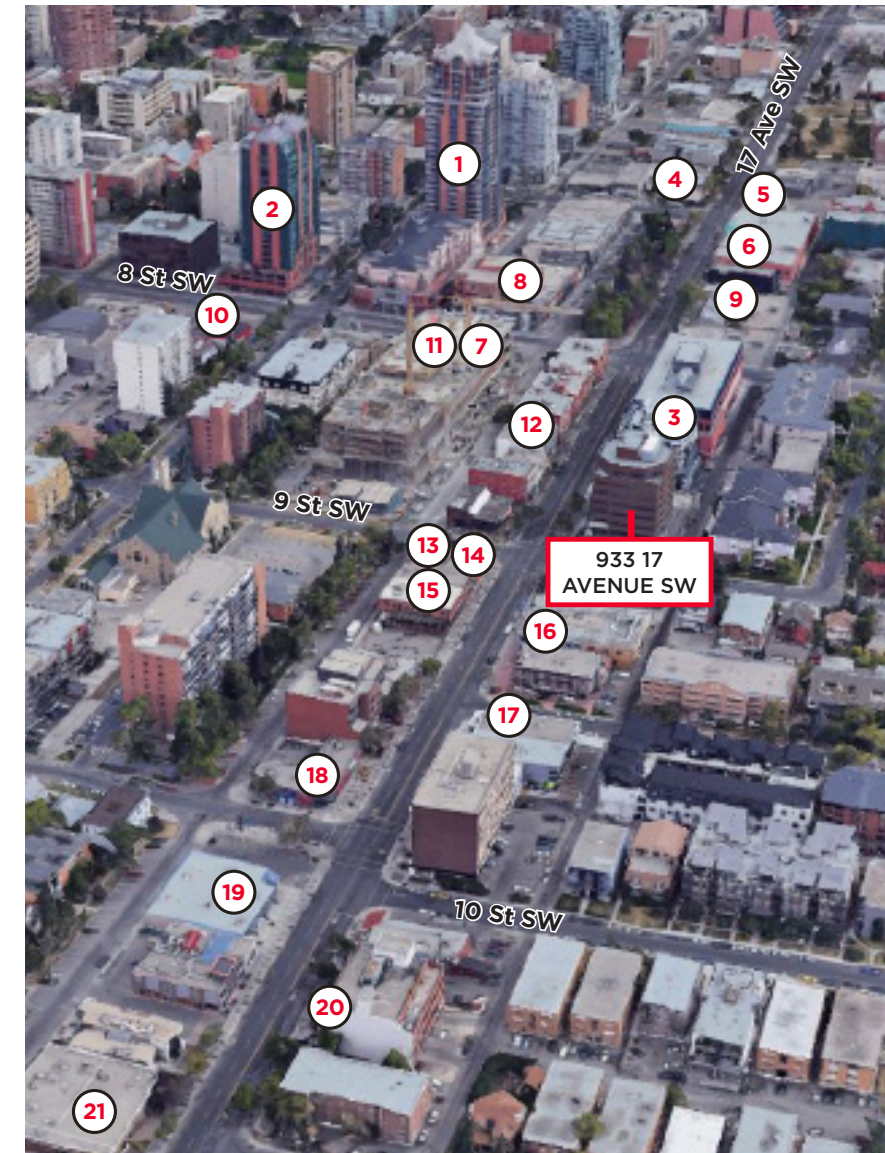
Up to 6,413 sf of unique office space

PROPERTY DETAILS

Address	933 17 th Avenue SW Calgary, AB
Building Size	52,294 sf
Available Space	Suite 344: 4,134 sf Suite 600: 6,413 sf Suite 800: 5,600 sf (two show suites are in development, Suite 1: 2,600 sf & Suite 2: 3,000 sf)
Availability	Immediately
Zoning	C-COR1
Lease Rate	Market rates
Operating Costs	\$18.74 psf (est. 2025)
Parking Ratio	1:747 sf
Parking	\$220/stall, per month (underground)
Visitor Parking	17 surface visitor parking stalls



LOCATION



RESIDENTIAL TOWERS

- 1 The Montana - 202 Units
- 2 Residences of Mount Royal - 54 Units
- 3 The George - 85 Units

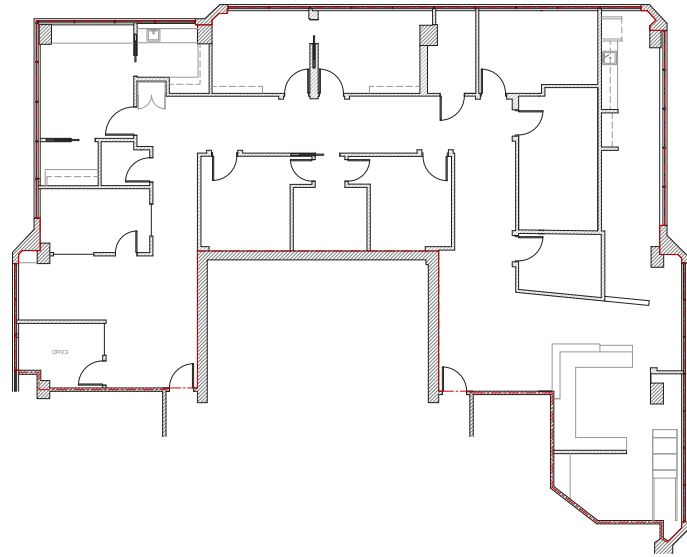
AMENITIES

- | | |
|-----------------------|------------------------|
| 4 ANALOG COFFEE | 5 BEST BUY |
| 6 SHOPPERS DRUG MART | 7 URBAN FARE |
| 8 GoodLife FITNESS | 9 TD |
| 10 Husky | 11 EXTRAORDINARY TIME |
| 12 THE GOUP | 13 CAFFÈ BEANO |
| 14 Tangerine | 15 WHISKEY ROSE SALOON |
| 16 - MADE BY - MARCUS | 17 H&R BLOCK |
| 18 PIZZA HUT | 19 ATB |
| 20 WATCHMAN'S | 21 LIQUOR DEPOT |



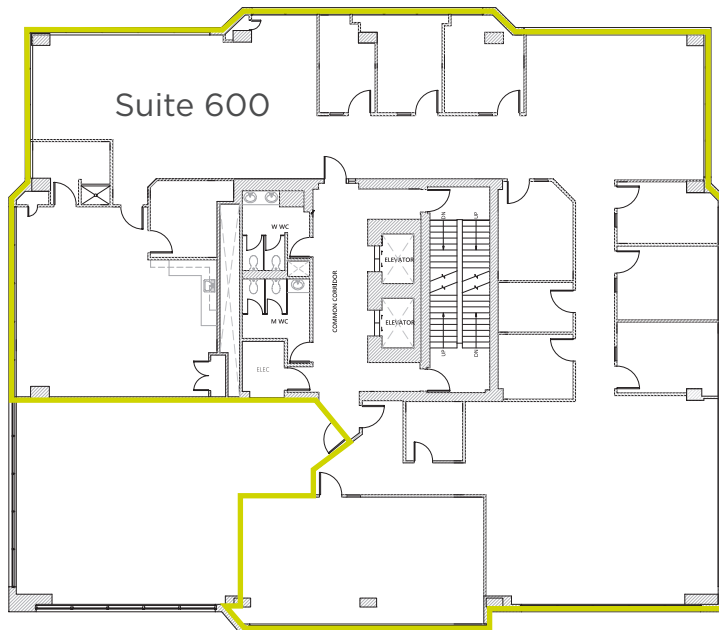
SUITE 344

4,134 SF



SUITE 600

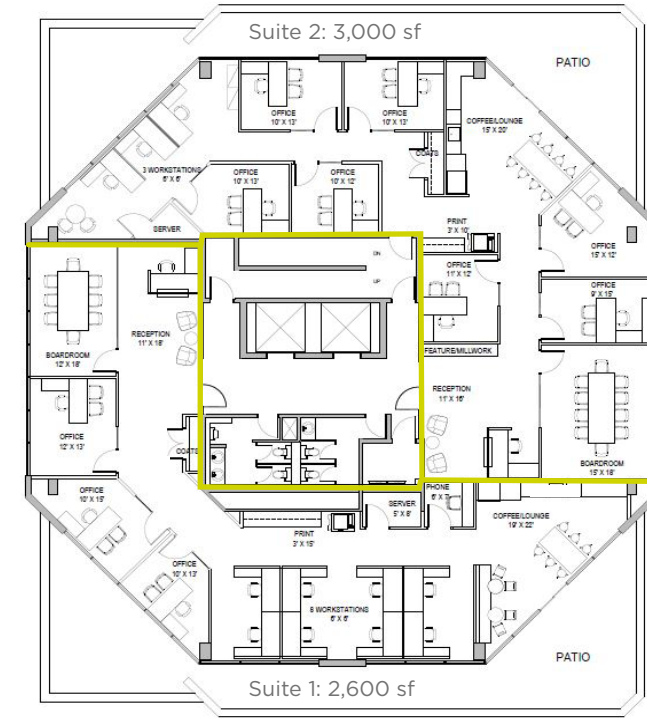
6,413 SF



SUITE 800

5,600 sf (two show suites in development)

Suite 1: 2,600 sf Suite 2: 3,000 sf



Conceptual layout only



CONTACT

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