



**FOR LEASE**  
UP TO 6,413 SF  
AVAILABLE

# HIGHSTREET HOUSE

933 17 AVENUE SW  
CALGARY, AB

# HIGHSTREET HOUSE

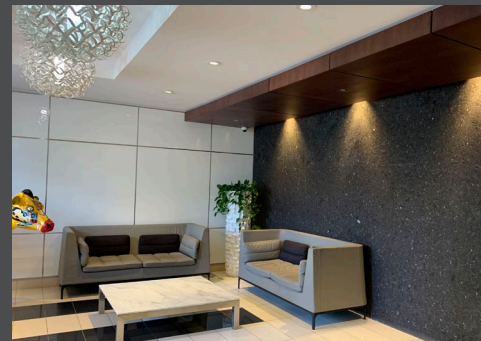
## HEART OF 17TH

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.

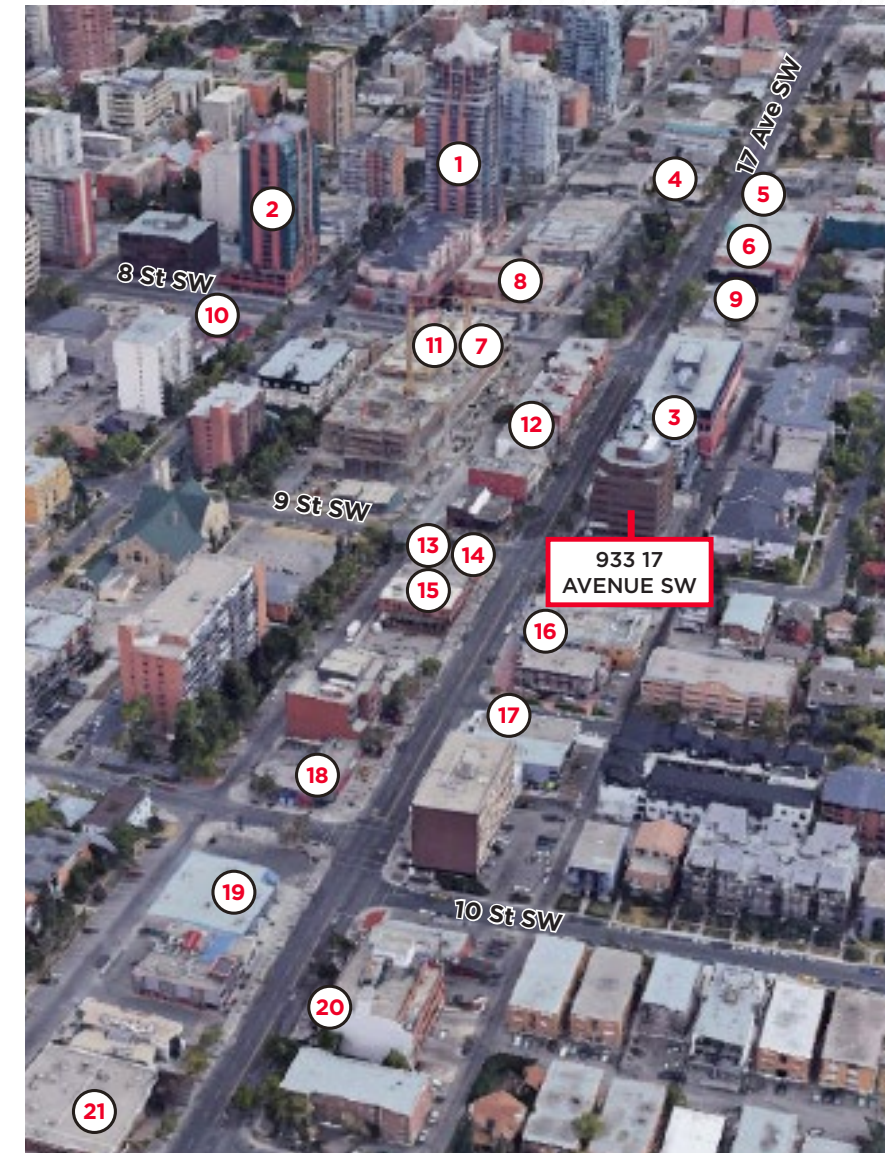
Up to 6,413 sf of unique office space

## PROPERTY DETAILS

Address	933 17 <sup>th</sup> Avenue SW Calgary, AB
Building Size	52,294 sf
Available Space	Suite 344: 4,134 sf <del>Suite 405: 1,845 sf LEASED</del> 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	\$19.98 psf (est. 2024)
Parking Ratio	1:747 sf
Parking	\$220/stall, per month (underground)
Visitor Parking	17 surface visitor parking stalls



## LOCATION

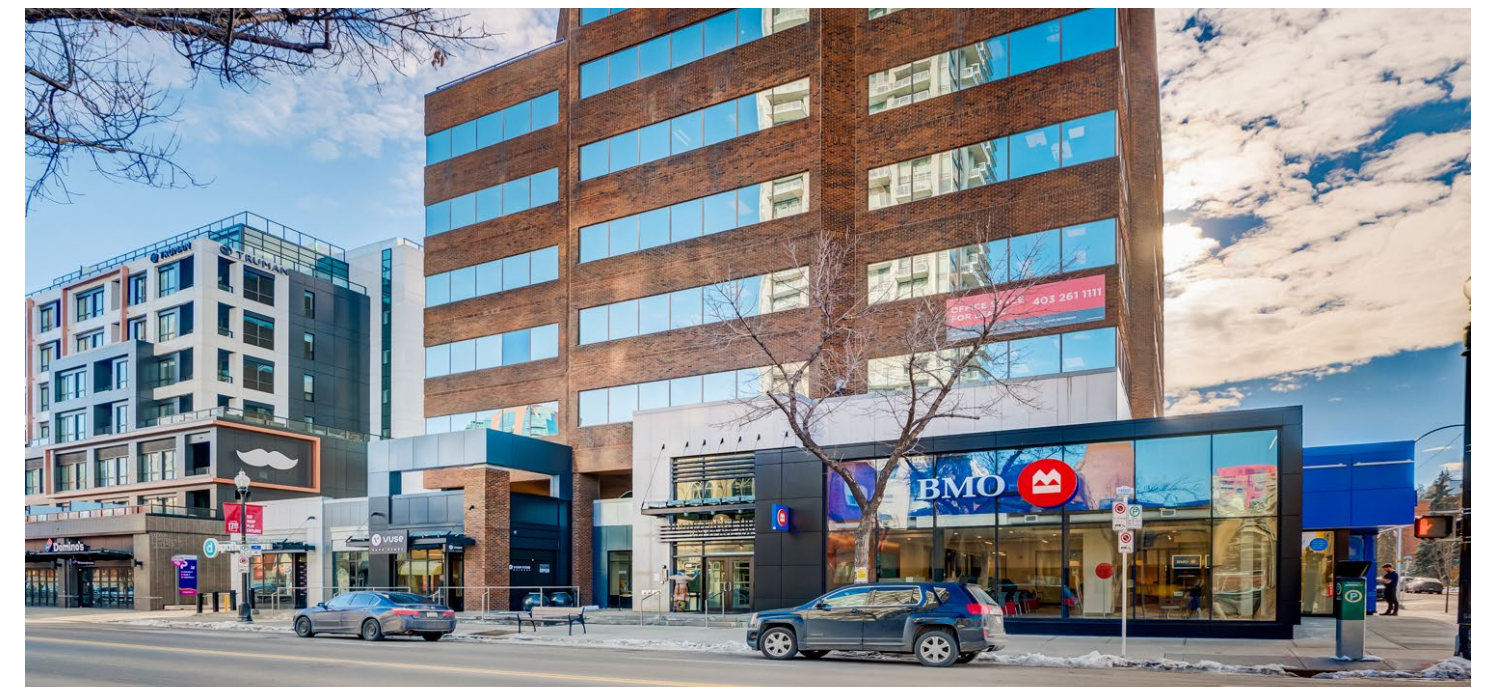


### RESIDENTIAL TOWERS

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

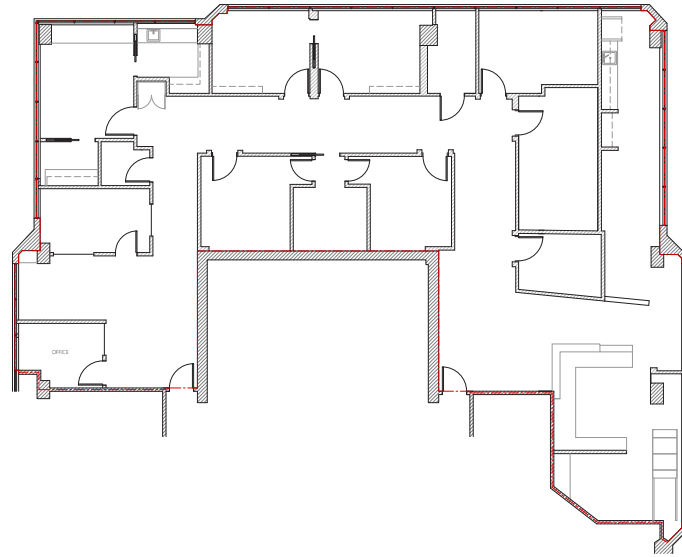
### AMENITIES

- |                       |                        |
|-----------------------|------------------------|
| 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        |



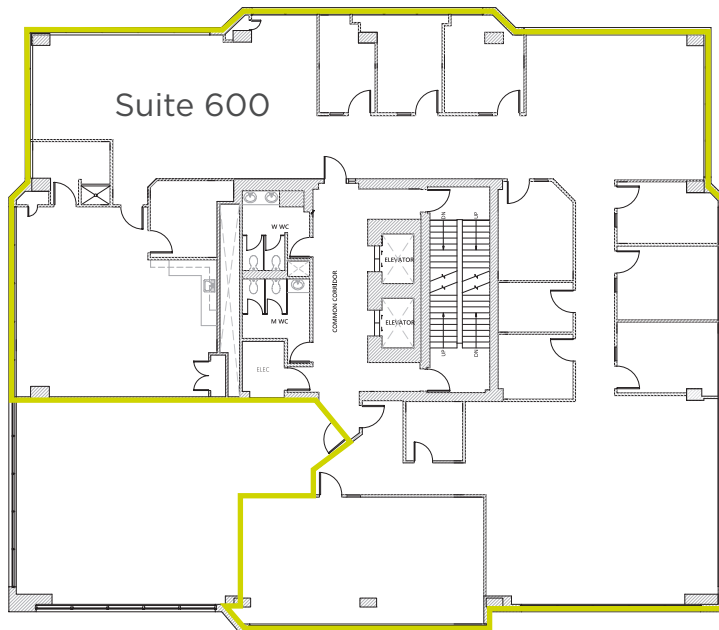
# SUITE 344

4,134 SF



# SUITE 600

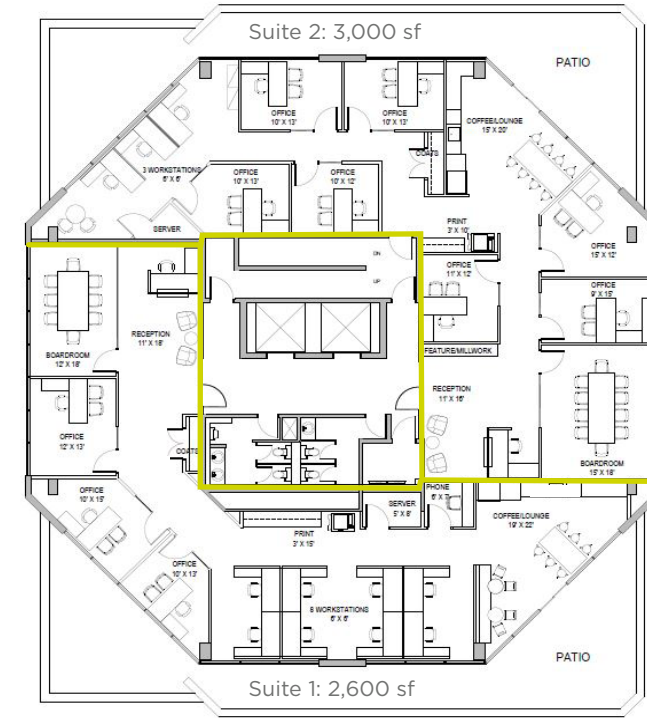
6,413 SF



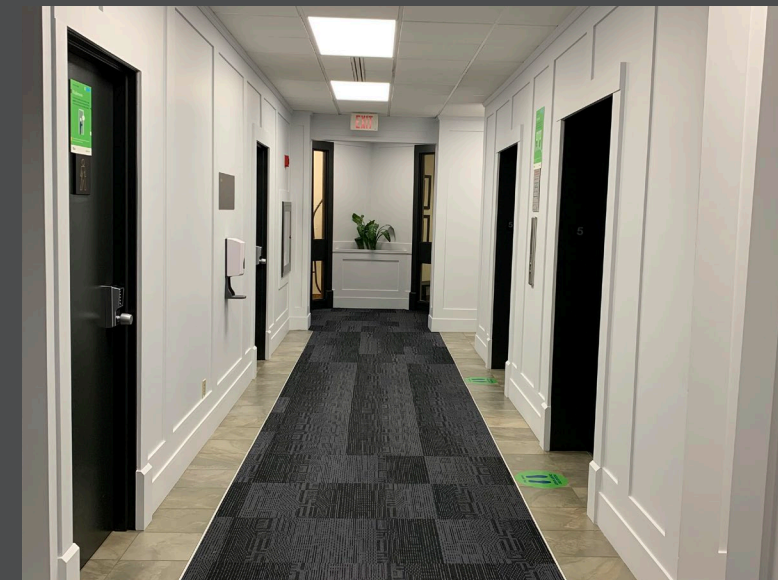
# SUITE 800

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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