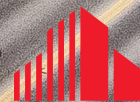


2,268 SF OF  
OFFICE/MEDICAL  
SPACE

1608  
17th Ave SW

SCARBORO  
PROFESSIONAL  
CENTRE



CUSHMAN &  
WAKEFIELD



**1608**  
17th Ave SW

# Floor Plan

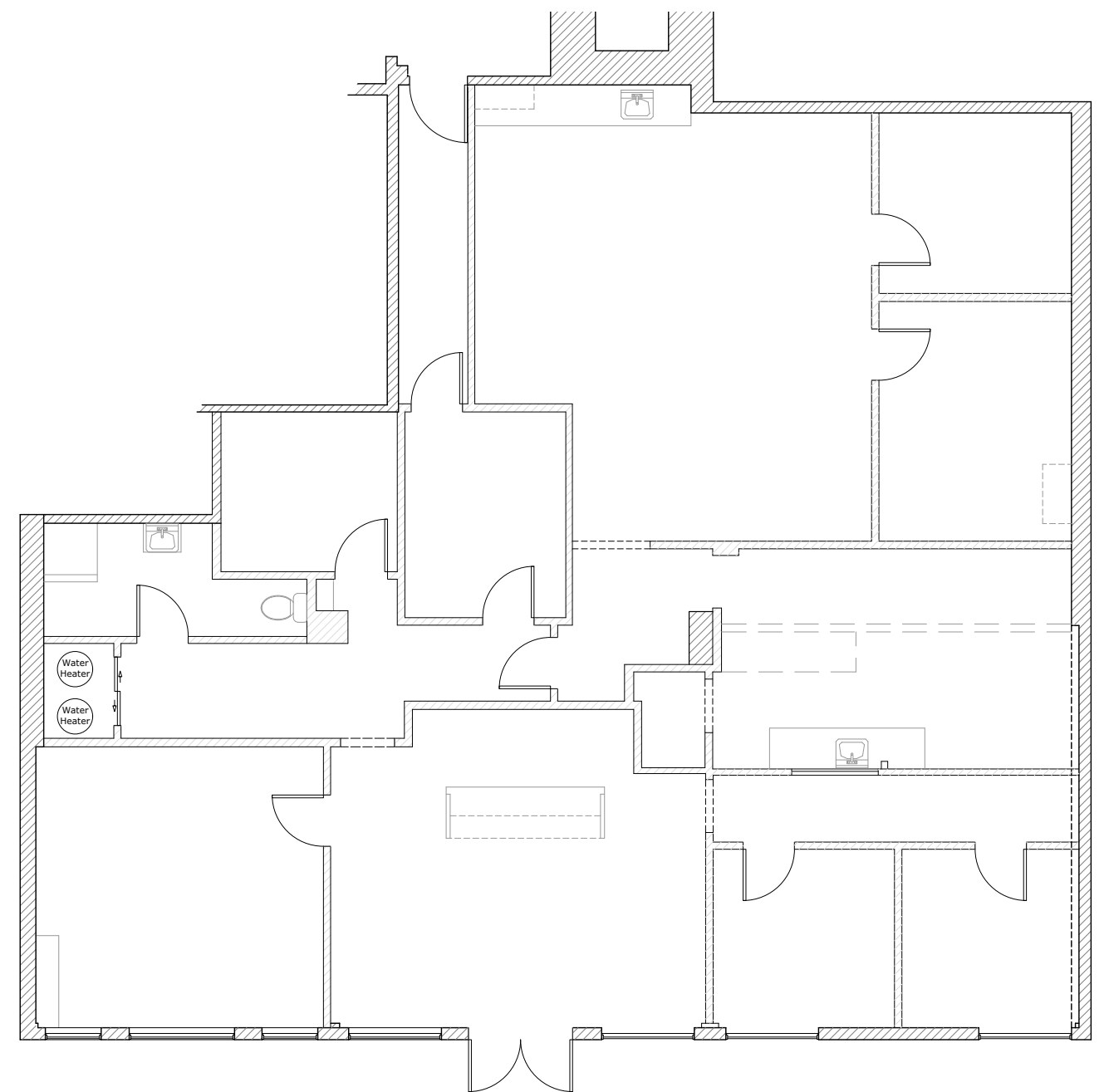
Suite 103: 2,268 sf

## Property Details

Available Space	Suite 103: 2,268 sf
Main Floor Lease Rate	\$35.00 psf
Operating Costs	\$19.00 psf (est. 2025)
Availability	Immediately
Parking	1:978 sf (underground) \$150 per stall, per month Large visitor parking lot
Tenant Renovation Allowance:	Negotiable

## Property Highlights

- Current medical tenants include: neurology, dermatology, psychology, and a dental clinic
- Large surface parking lot available for patients and underground parking for tenants
- Property is under new ownership, with common area improvements being planned
- High exposure building signage is available for tenants



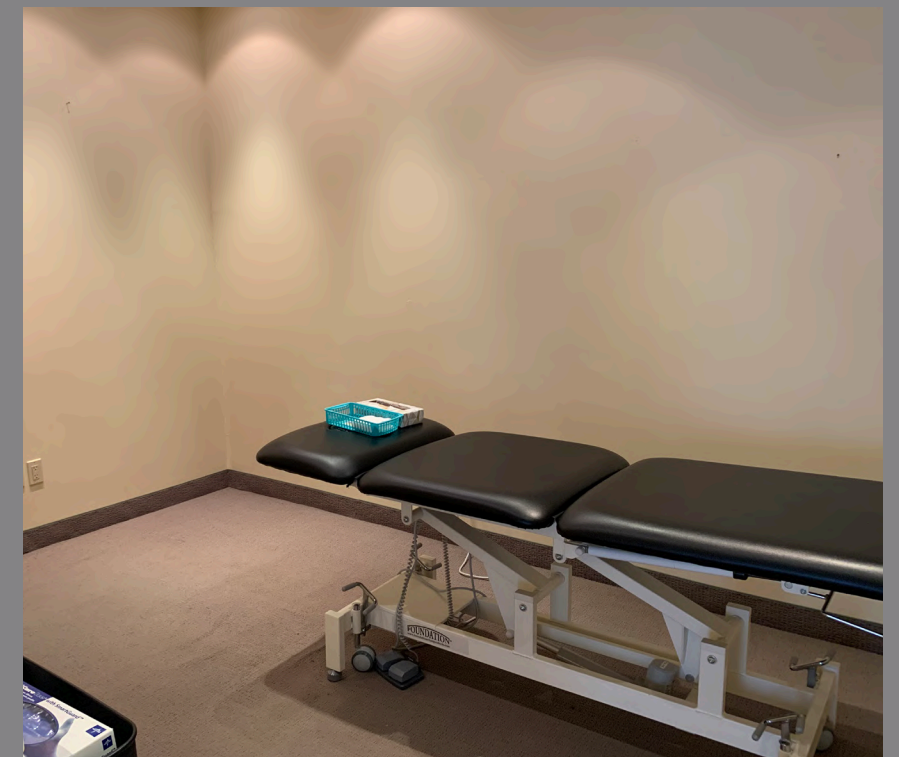


1608

17th Ave SW

- |   |                   |                              |                            |    |              |                    |                          |
|---|-------------------|------------------------------|----------------------------|----|--------------|--------------------|--------------------------|
| 1 | TAQUERIA EL CHEFE | Green Chili CUISINE OF INDIA | Tiba Grocery & Convenience | 7  | JAMESONS     | PAPA JOHN'S PIZZA  | CIBC                     |
| 2 | OLEA              | SENSEI                       | NAMI SUSHI & GRILL         | 8  | LIQUOR depot | Golden Bell        | ATB                      |
| 3 | Cluck & CLEVER    | ke                           | Tokyo                      | 9  | Pizza Hut    | MELTwich food co.  | Rexall                   |
| 4 | SUBWAY            | TJ Juice Bar & Breakfast     | PIZZA 73                   | 10 | H&R BLOCK    | WAVES COFFEE HOUSE | MADE BY MARCUS ICE CREAM |
| 5 | TROPICAL          | YYC PASTA BAR                | NIM'S FRESH CHICKEN        | 11 | TD           | CAFFÈ BEANO        | Husky BEST BUY           |
| 6 | Scotiabank        | Money Mart                   | POPEYES                    |    |              | GoodLife FITNESS   | THE COUP                 |
|   |                   |                              |                            |    |              | CONTOUR TIME       | URBAN FARE               |

# Photos



# 1608

17th Ave SW

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