

Up to 3,629 sf
For Lease



ROCKWOOD SQUARE

1032 17 Ave SW
Calgary, AB

➤ CANDEREL





PRIME OFFICE SPACE ON THE HEART OF 17TH AVENUE

Property Highlights

- Prime professional office space located within the trendy and walkable Beltline area on 17th Avenue SW.
- Various coffee houses, restaurants and retail amenities within the immediate area.
- Recent lobby renovations.
- Tenant turn-key packages available.
- Property is proudly managed by Canderel.

Availabilities

Suite 200A 2,787 sf	Suite 410 1,078 sf	LEASED	
Suite 202 1,302 sf	Suite 420 2,496 sf	} - Contiguous at 3,629 sf	
Suite 360 1,163 sf	Suite 430 1,133 sf		

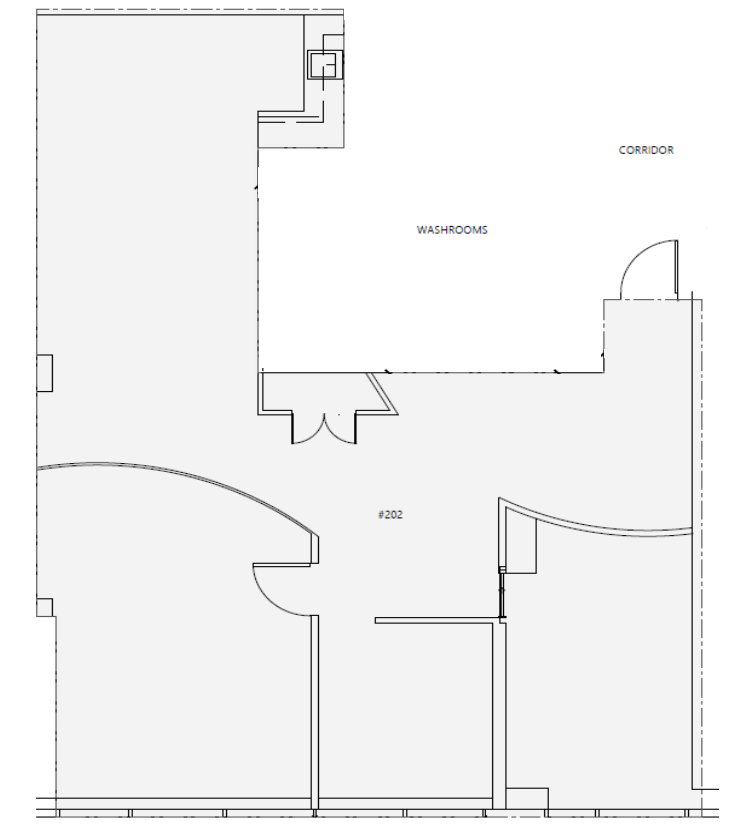
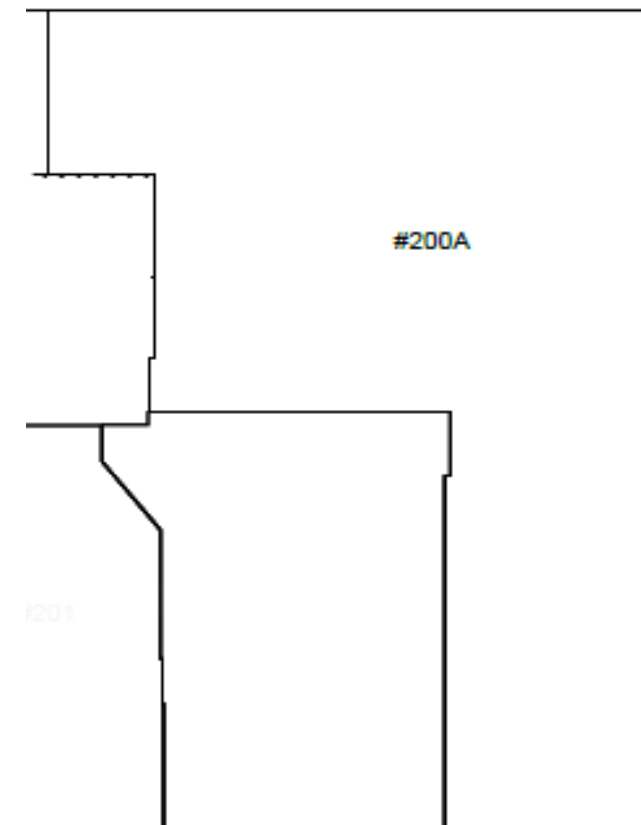
Building Amenities

Lease Rates	Market Lease Rates
Operating Costs	\$15.90psf (est 2023)
Parking	1:600 psf
Parking Rates	Underground \$175/per stall/per month
Zoning	C-COR1

2nd Floor

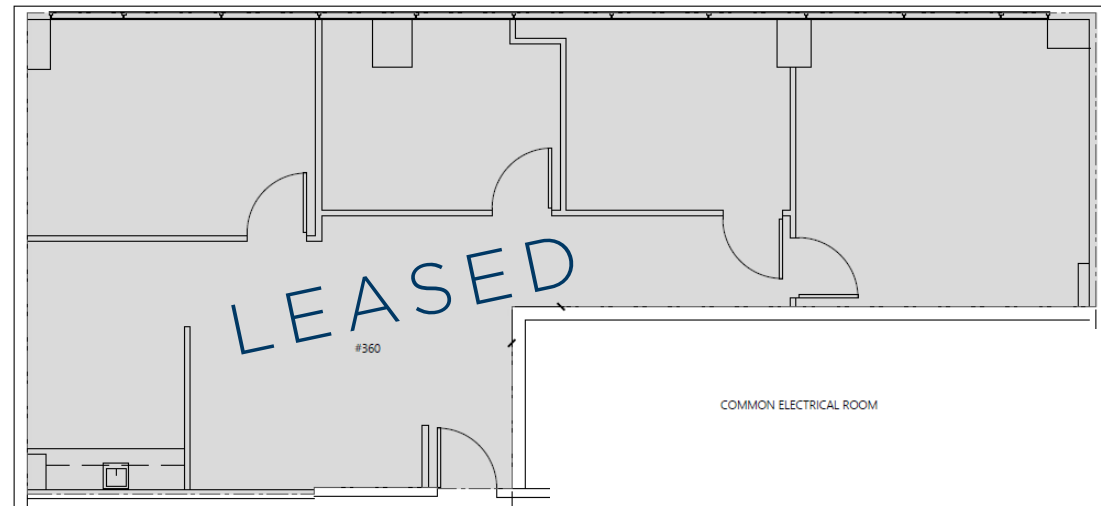
Suite 200A 2,787 sf

Suite 202 1,302 sf



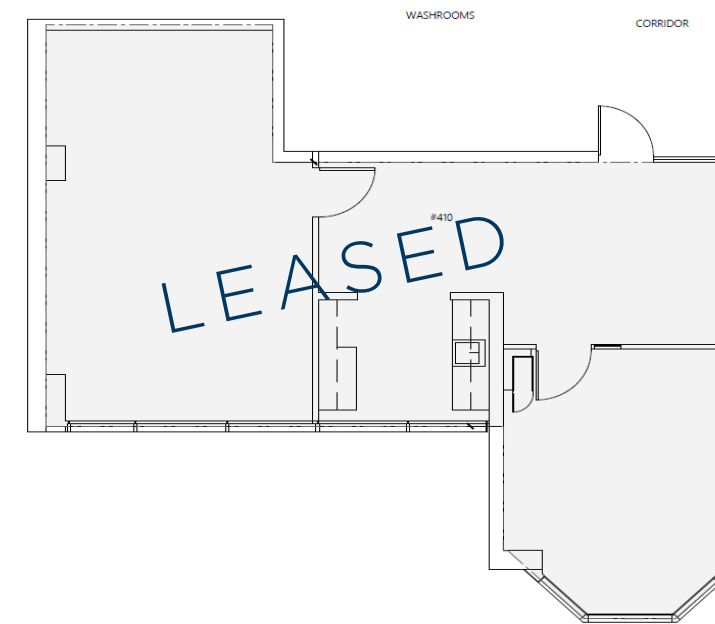
3rd Floor

Suite 360 1,163 sf

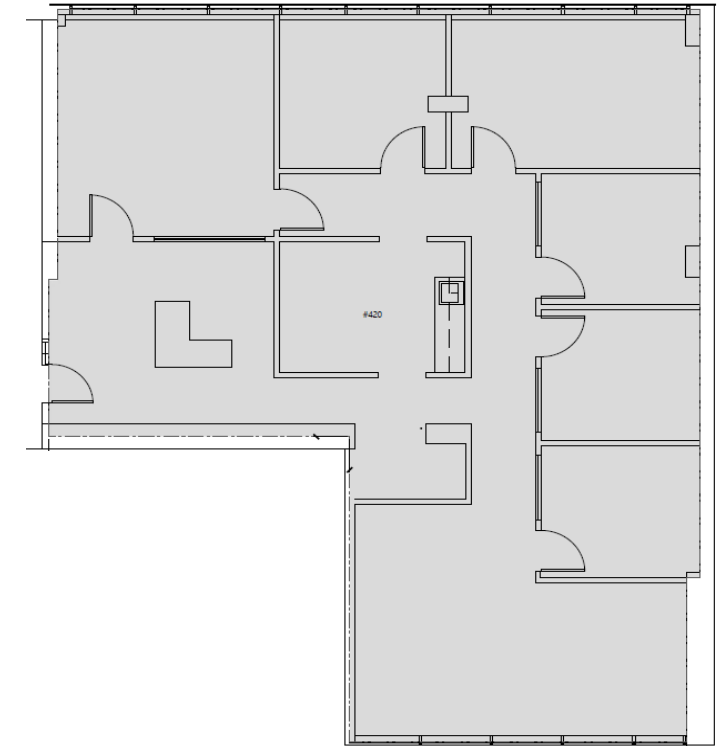


4th Floor

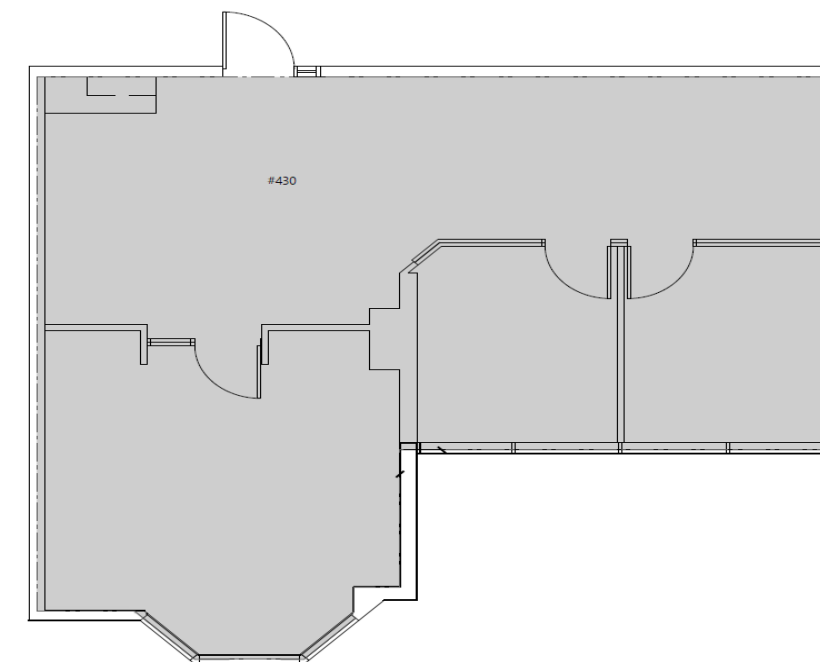
Suite 410 1,078 sf



Suite 420 2,496 sf



Suite 430 1,133 sf

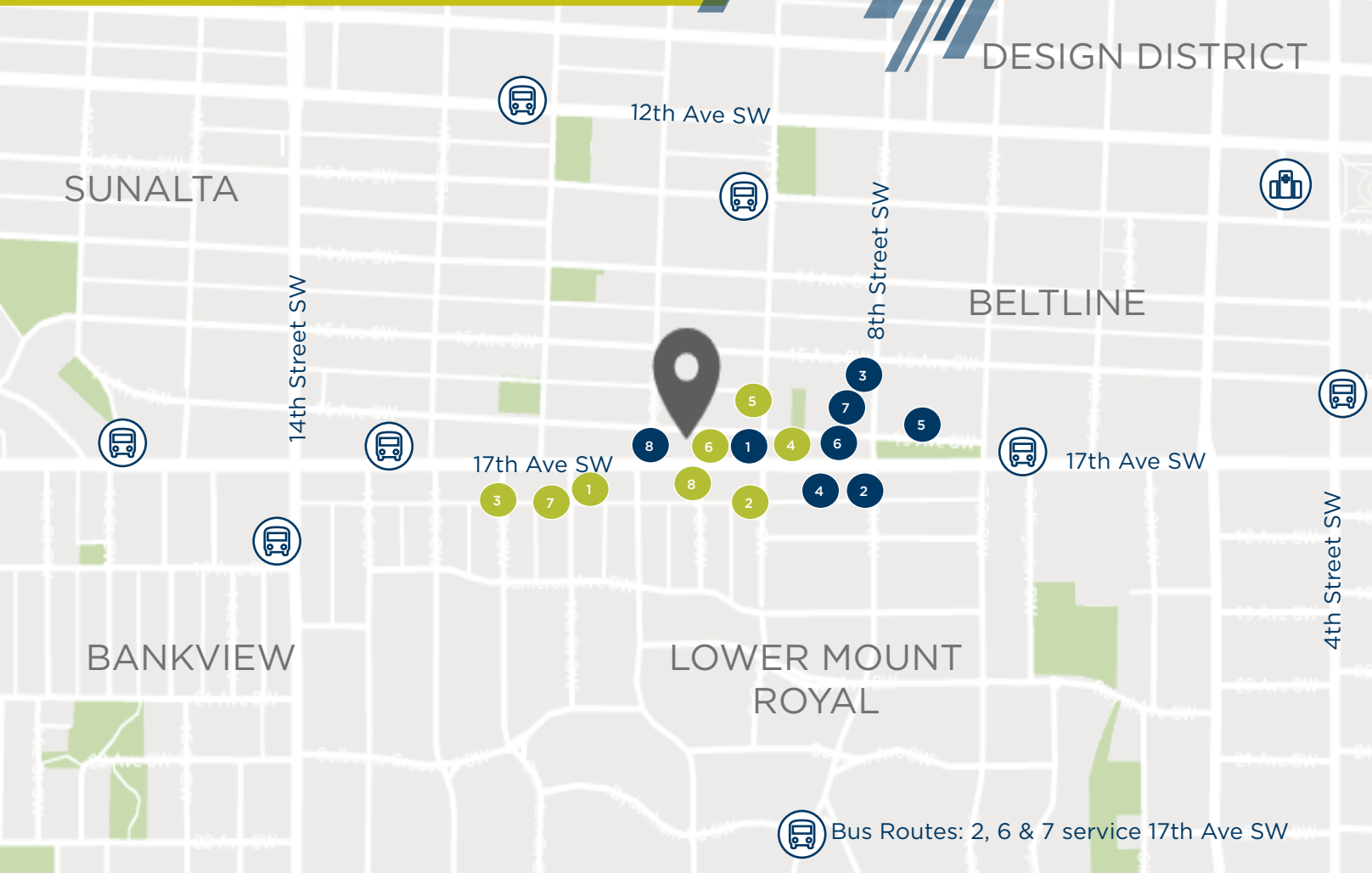


- Suite 420 & 430 are contiguous at 3,629 sf



MAP

Heart of 17th Avenue



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RESTAURANTS

- 1 Watchman's Pub & Eatery
- 2 Saucy Burger
- 3 Ceili's 17th Ave
- 4 The Coup
- 5 Caffe Beano
- 6 Maven
- 7 Deville Coffee
- 8 Made by Marcus

RETAIL & SERVICES

- 1 Steeling Home
- 2 Best Buy
- 3 Canadian Tire
- 4 Shoppers Drug Mart
- 5 Mount Royal Village Shops
- 6 Shoppes at the Devenish
- 7 Urban Fare
- 8 Purr Clothing

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