

AVISON  
YOUNG



# For Lease | Mount Royal West

906 - 16<sup>th</sup> Avenue SW, Calgary, AB  
1,568 SF to 6,045 SF available

## Get more information

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# 906 - 16<sup>th</sup> Avenue SW Calgary, AB

## Property Particulars

Available ± 6,045 sf  
Demisable to 1,568 sf

Occupancy Immediately

Rent Market Rates

Op Costs (2023 est.) \$16.17 + Utilities

Inducement Negotiable

Term 5 - 10 years

Parking Parking Ratio 4:1,000 sf  
at \$300/stall



## Highlights

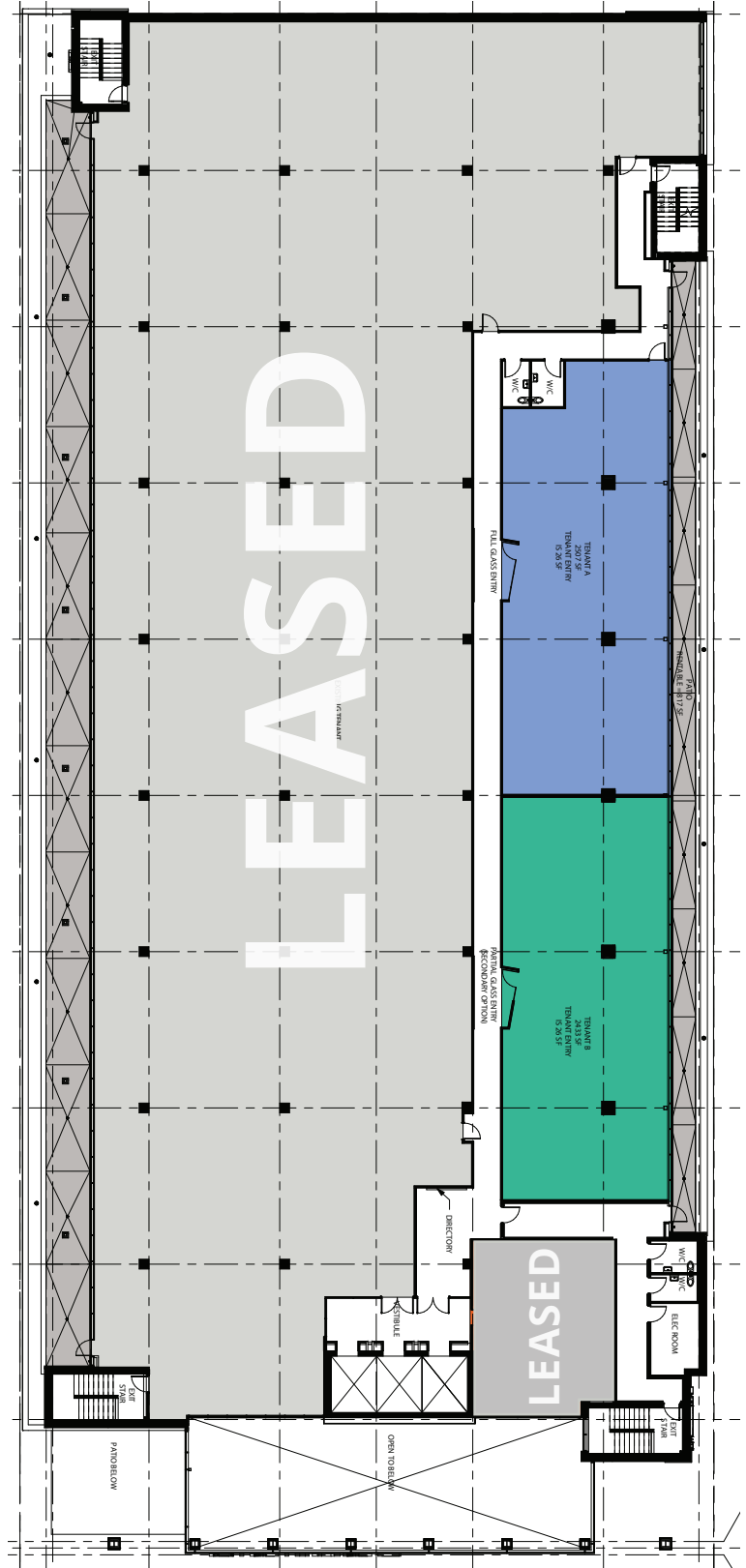
- Unique modern lifestyle opportunity above upscale grocery retailer, Urban Fare (Main Floor), and Canadian Tire (2nd Floor) in an A Class office development
- Located next to the vibrant 17th Avenue shopping district with amenities such as restaurants, fashion, fitness, and professional services
- Minutes to the Downtown core
- Balcony space for office and medical users
- Starbucks on the main floor and Good Life Fitness across the street at Mount Royal Village





## 3rd Floor Potential Demising Options

From 1,568 sf - 6,045 sf available



*\*Final floorplan layout subject to change, due to construction schedule*





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