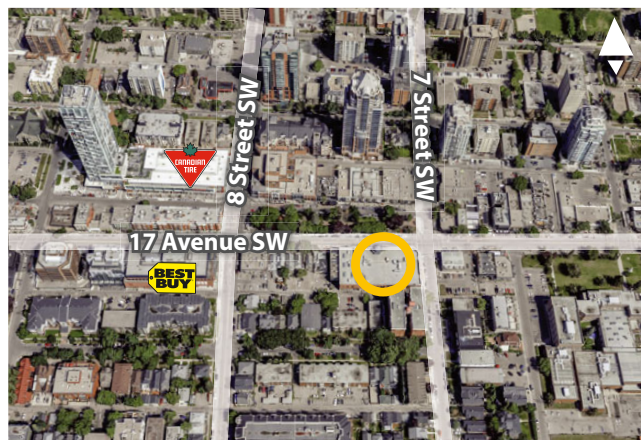




7,986 sf
Suite 200

BELTLINE OFFICE SPACE FOR LEASE

Mount Royal Block
815 17th Avenue SW, Calgary



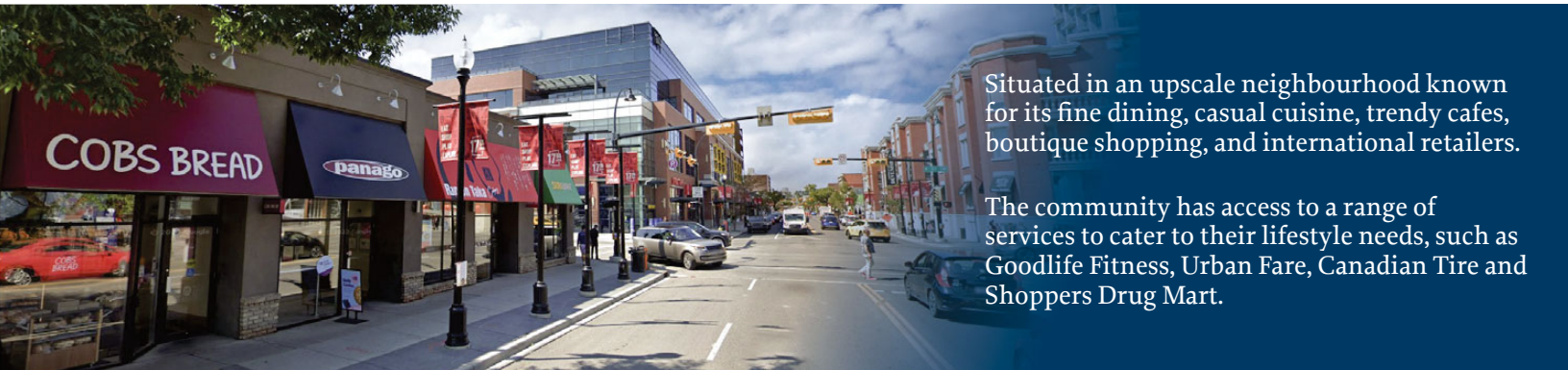
Allan Jones, EXECUTIVE VICE PRESIDENT
c: 403-850-7621 • d: 403-294-7188 • ajones@barclaystreet.com

Murray Ion, VICE PRESIDENT, PARTNER
c: 403-797-3103 • d: 403-294-7179 • mion@barclaystreet.com

Anders O'Connor, ASSISTANT (UNLICENSED)
c: 516-279-0198 • d: 587-393-9331 • aconnor@barclaystreet.com



LOCAL
EXPERTISE
MATTERS



Situated in an upscale neighbourhood known for its fine dining, casual cuisine, trendy cafes, boutique shopping, and international retailers.

The community has access to a range of services to cater to their lifestyle needs, such as Goodlife Fitness, Urban Fare, Canadian Tire and Shoppers Drug Mart.

- » High-end finishings.
- » Elevator access.
- » Underground parkade.

LEASE INFORMATION

ADDRESS: 815 17th Avenue SW, Calgary

AVAILABLE FOR LEASE:

7,986 sq. ft. – Suite 200

- Available on 30-day notice

~~6,066 sq. ft. – Suite 290 – LEASED~~

PARKING:

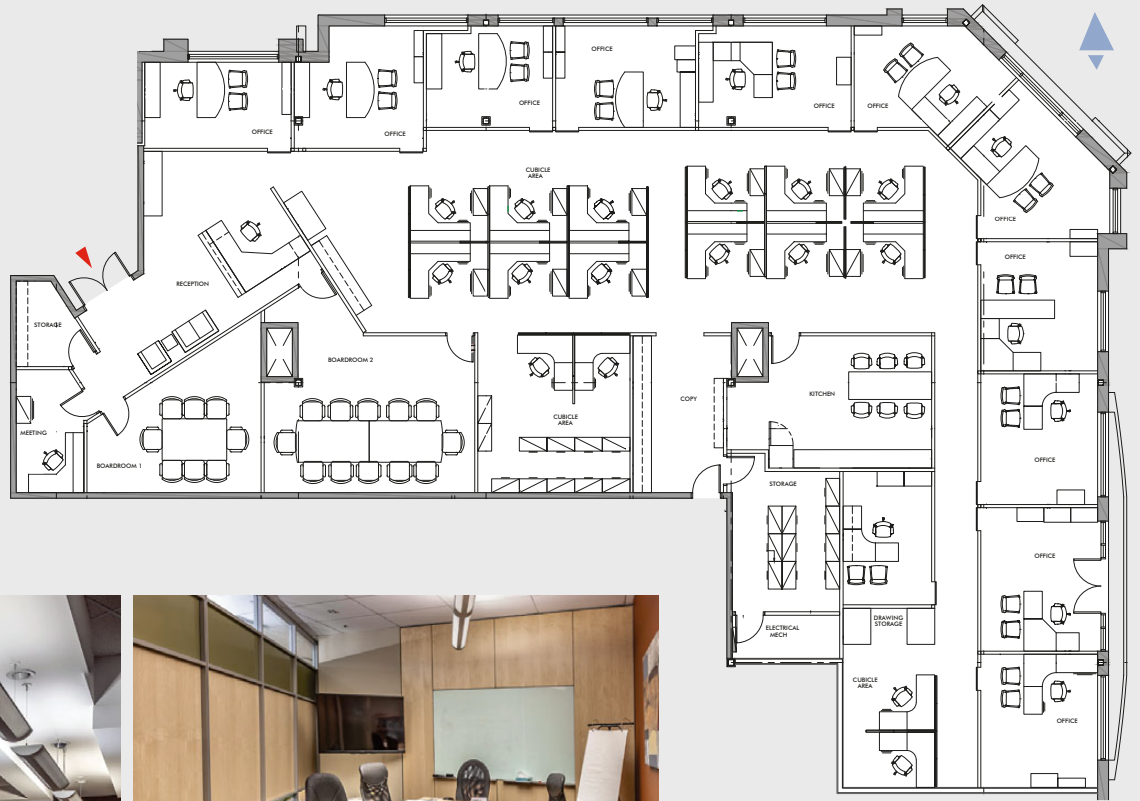
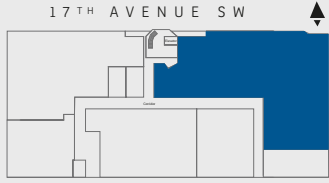
- » Ample parking is available in the underground parkade through a third-party service.
- » \$250/mo per stall (unreserved).

OP. COSTS AND TAXES: \$19.73 per sq. ft. (est.)

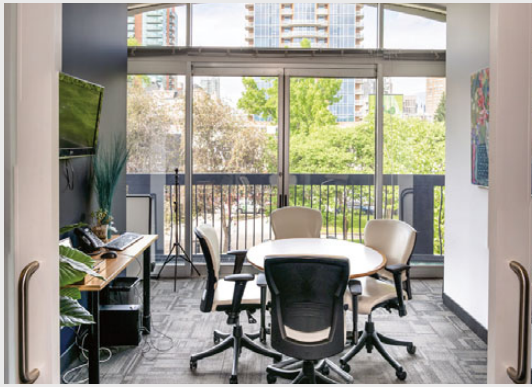
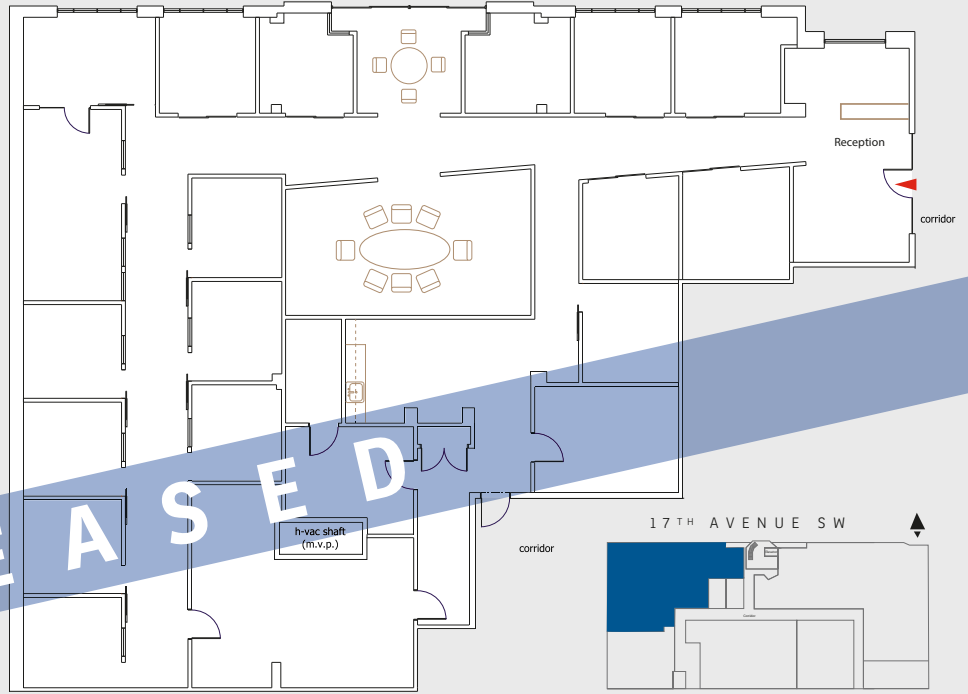
LEASE RATE: Market



SUITE 200
7,986 SQ.FT.



SUITE 290
6,066 SQ.FT.



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