



1,420 TO 5,196 SF FOR LEASE

Image: Strain of the second strain17TH AVESW

Calgary, AB

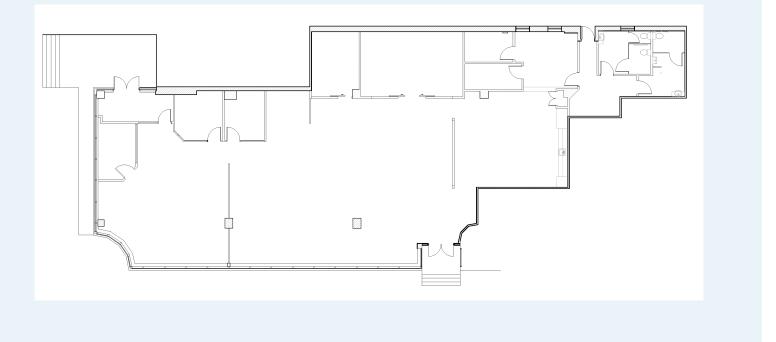








SUITE 101: 5,196 SF



ABOUT THE AREA

With over 400 shops and services to explore, 17th Avenue SW is Calgary's most recognizable and relevant retail district. Enjoying decades of success, the twelve block strip is close to Stampede Park and downtown Calgary. The many boutique shops dominate the daytime but at night 17th Avenue is galvanized by the nightlife generated from the numerous bars and restaurants that call it home.

Available Space	Suite 101: 5,196 SF Suite 201: 6,786 SF LEASED Suite 205: 2,081 SF Suite 209: 3,018 SF (show suite/ demisable to 1,420 & 1,598 SF) Suite 401: 1,947 SF LEASED
Operating Costs	\$16.78 PSF (2024)
Lease Rate	Market rates
Tenant Improvement Allowance	Negotiable
Availability	Immediately
Parking	1:700 SF (underground) \$200 per stall, per month



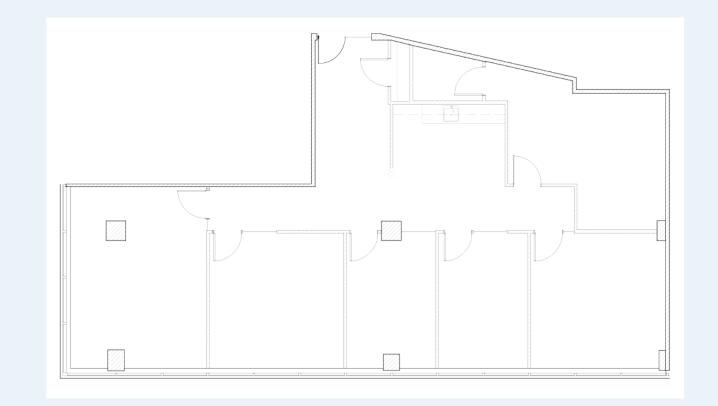








SUITE 205: 2,081 SF



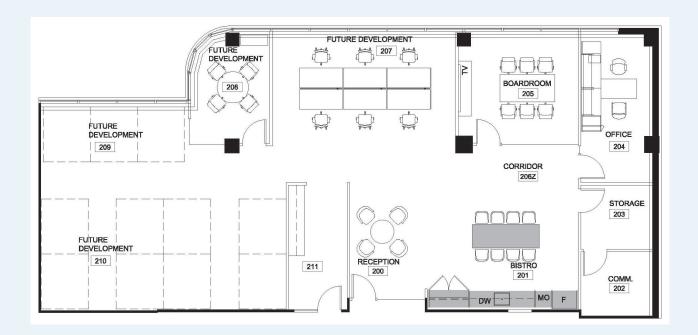




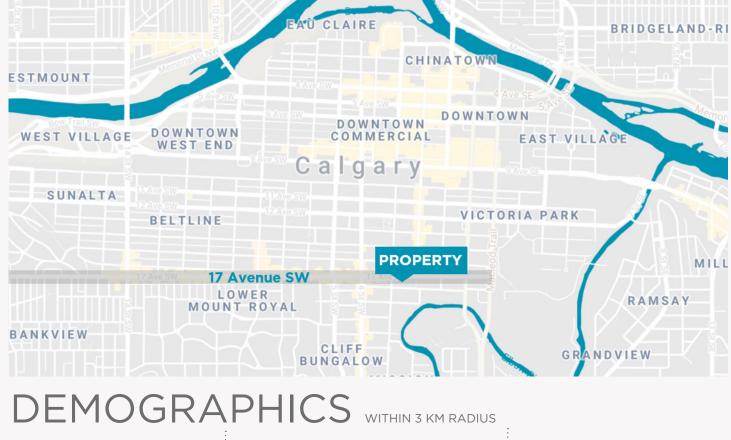




SUITE 209: 3,018 SF Show Suite/Demisable to 1,420 & 1,598 SF



THE LOCATION



20,421 Total Population

pulation

CUSHMAN & WAKEFIELD ULC

250 6 Avenue SW, Suite 2400 | Calgary, AB T2P 3H7 | 403 261 1111 | cushmanwakefield.com

\$88,359

Median Household Income

David Lees Executive Vice President

D: 403 261 1102 M: 403 869 5025 david.lees@cushwake.com Adam Ramsay Executive Vice President D: 403 261 1103 M: 403 660 6390 adam.ramsay@cushwake.com

Trent Peterson Vice President D: 403 261 1101

36

Median Age

D: 403 261 1101 M: 403 771 5969 trentpeterson@cushwake.com



Canadian Urban Limited

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROP-ERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROP-ERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.