

OFFICE/MEDICAL
SPACE FOR
LEASE

1608
17th Ave SW

SCARBORO
PROFESSIONAL
CENTRE



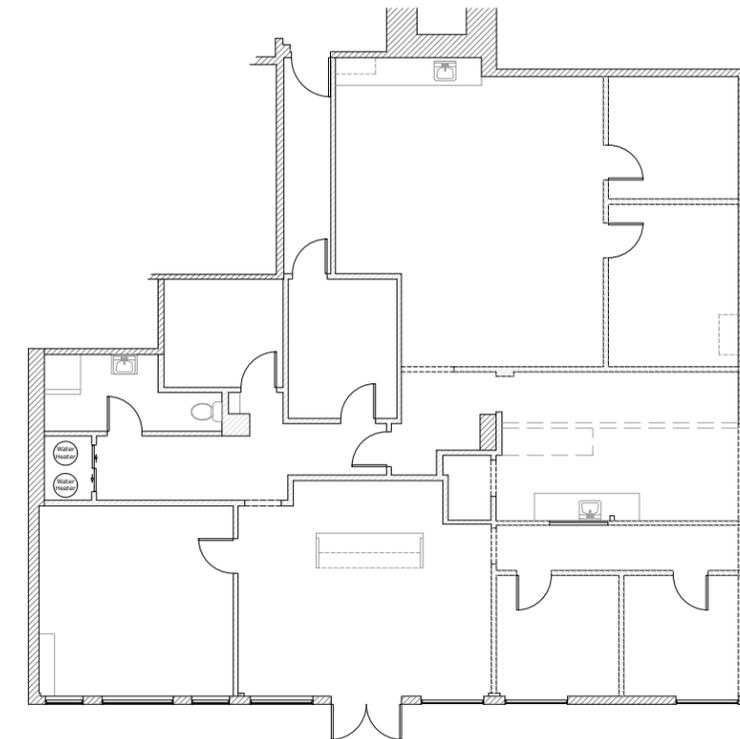
CUSHMAN &
WAKEFIELD



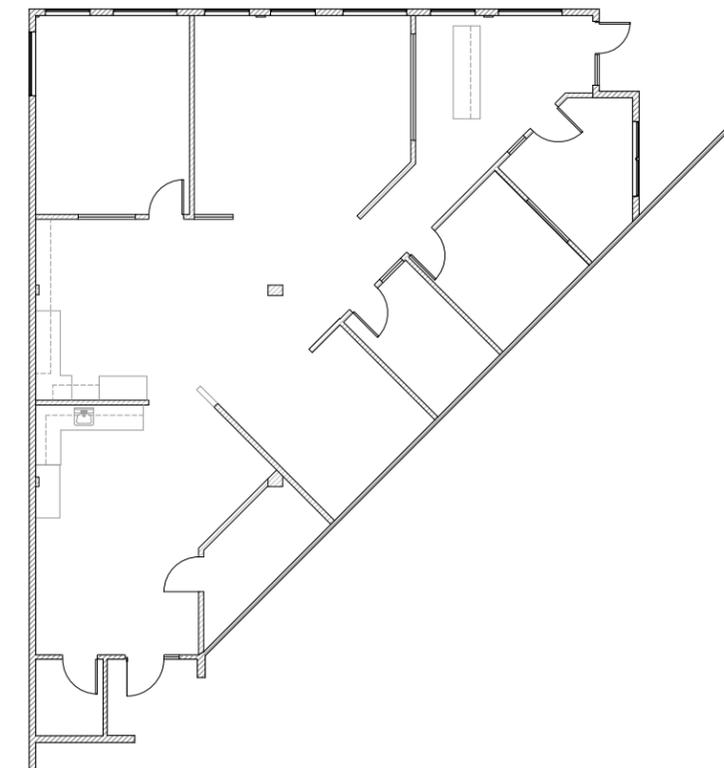
1608
17th Ave SW



Floor Plans



Suite 103: 2,268 sf



Suite 202: 2,593 sf

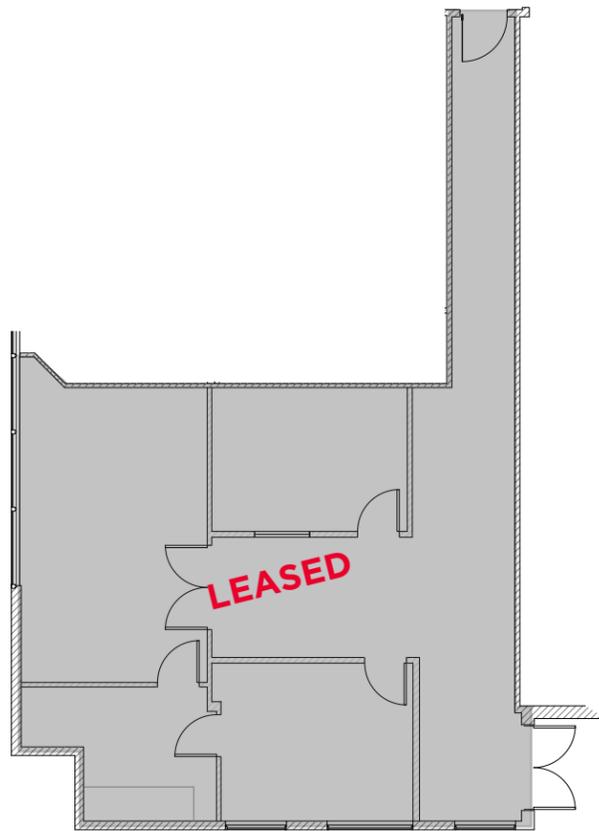
Property Details

Available Space:	Suite 103: 2,268 sf Suite 202: 2,593 sf Suite 208: 1,111 sf LEASED Suite 210: 1,179 sf LEASED Suite 211: 708 sf
Main Floor Lease Rate:	\$35.00 psf
Second Floor Lease Rate:	\$16.00 psf
Operating Costs:	\$19.50 psf (est. 2026)
Availability:	Immediately
Parking:	1:978 sf (underground), \$175/stall/month Large visitor parking lot
Tenant Renovation Allowance:	Negotiable

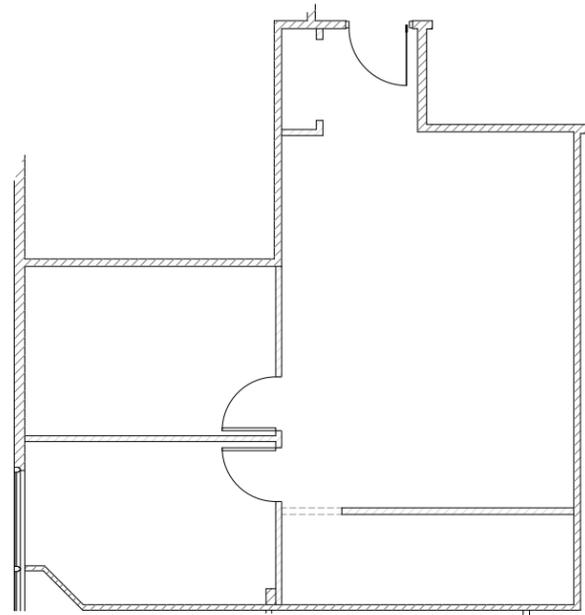
Property Highlights

- 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

Floor Plans



Suite 210: ~~1,179~~ sf **LEASED**



Suite 211: 708 sf



1608
17th Ave SW



- | | | | | | | | | |
|---|-----------------------|---------------------------------|-------------------------------|----|---------------------|-------------------------|------------------------------------|-------------|
| 1 | TRUQUERIA
EICHEFFE | GreenChili
CUISINE OF INDIA | Tiba
Grocery & convenience | 7 | JAMIESONS | PIZZA
PAPA JOHN'S | CIBC | |
| 2 | OLEA | SENSEI | NAMI
SUSHI & GRILL | 8 | LIQUOR
depot | Golden Bell | ATB | |
| 3 | Cluck
the CLEAVER | ke | Tokyo | 9 | Pizza Hut | MELT
with
TOOLCO | Rexall | |
| 4 | SUBWAY | TJ Juice Bar
& Breakfast | Mark + Fresh
PIZZA 73 | 10 | H&R
BLOCK | WAVES
COFFEE + HOUSE | - MADE BY -
MARCUS
FOR OCEAN | |
| 5 | TROPICAL | YYC PASTA BAR
SAUCE OF ITALY | NIM'S
PIZZA CHICKEN | 11 | TD | CAFFÈ BEANO | Husky | BEST
BUY |
| 6 | Scotiabank | Money
Mart | POPEYES | | Goodlife
FITNESS | the
coup | CANADIAN
TIRE | FARE |

1608

17th Ave SW

ADAM RAMSAY

Executive Vice President

M: 403 660 6390

D: 403 261 1103

adam.ramsay@cushwake.com

DAVID LEES

Executive Vice President

M: 403 869 5025

D: 403 261 1102

david.lees@cushwake.com

TRENT PETERSON

Vice President

M: 403 771 5969

D: 403 261 1101

trent.peterson@cushwake.com

Cushman & Wakefield ULC

250 6 Avenue SW, Suite 2400

Calgary, AB T2P 3H7

cushmanwakefield.com



© 2026 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 properties) 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 property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.