

# FOR LEASE FIRST 17 PLACE

1324 17 AVENUE SW  
CALGARY, AB



## PROPERTY DESCRIPTION

Space Available

Suite 208:	9,200 SF
Suite 300:	4,387 SF
Suite 340:	3,710 SF
Suite 400:	1,807 SF

Basic Rent

Market
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Operating Costs

\$15.34 per SF
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Availability

Immediately
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Parking


1 stall per 1,100 SF
\$180 per stall

## PROPERTY HIGHLIGHTS


 High profile location on trendy 17th Avenue SW

 Second floor is fully furnished

 Ample street parking on 17th Avenue and 16th Avenue

 Walking distance to countless retail and restaurant amenities

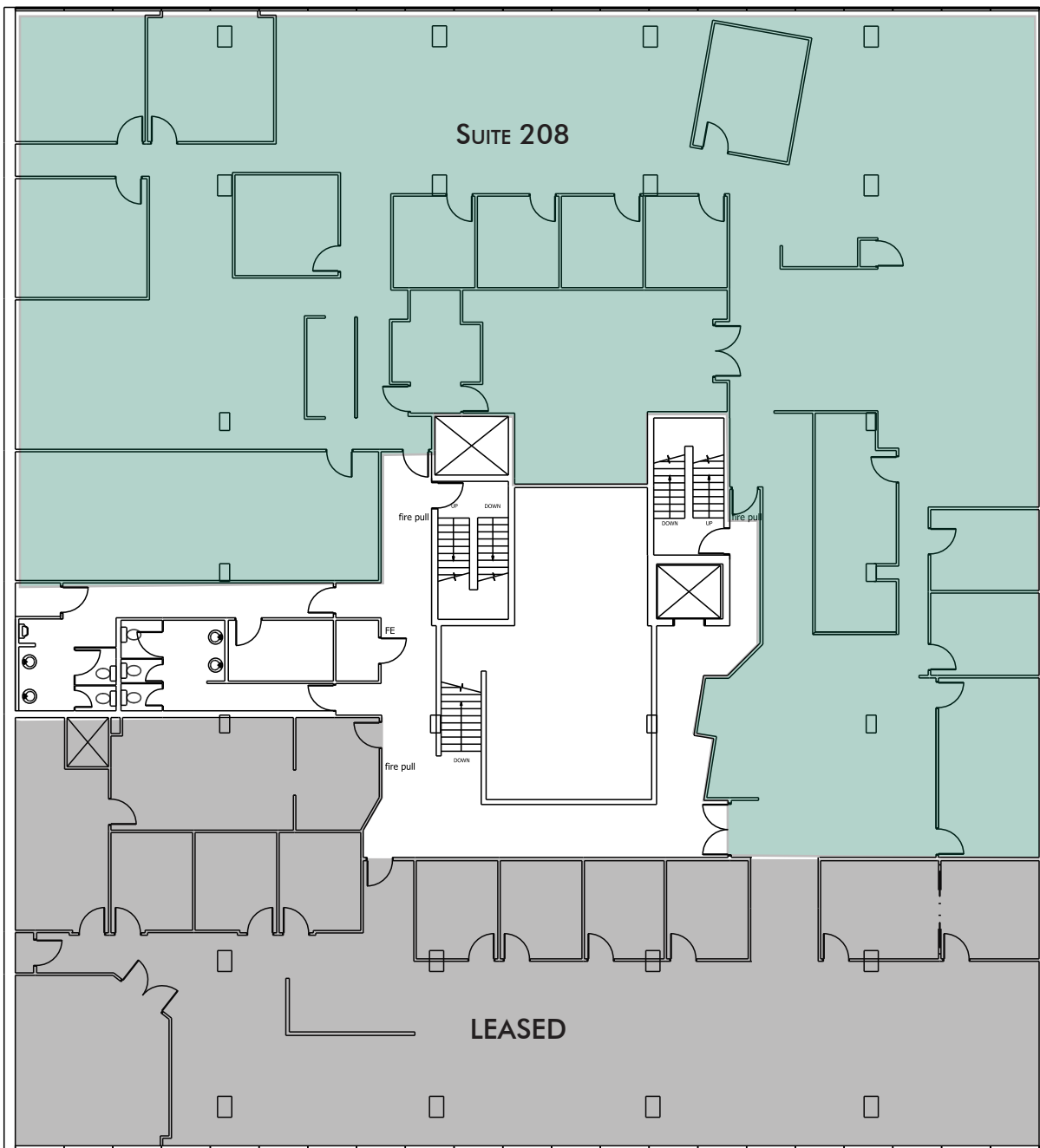
 Easy access to Downtown and Calgary Bus routes

 Suite 208 and 340 can be leased fully furnished



# FLOOR PLAN: SECOND FLOOR

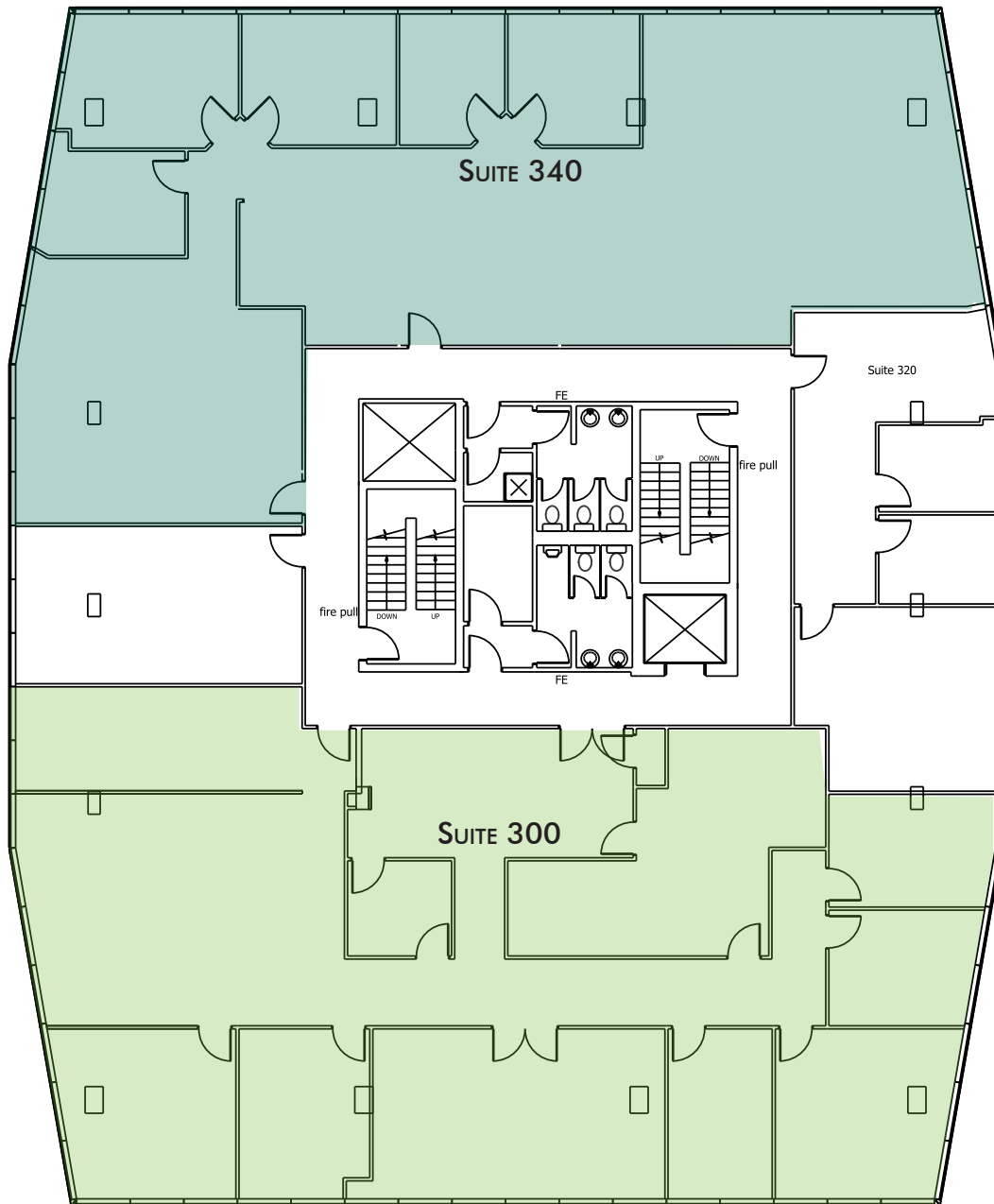
Suite 208:  
9,200 SF



# FLOOR PLAN: THIRD FLOOR

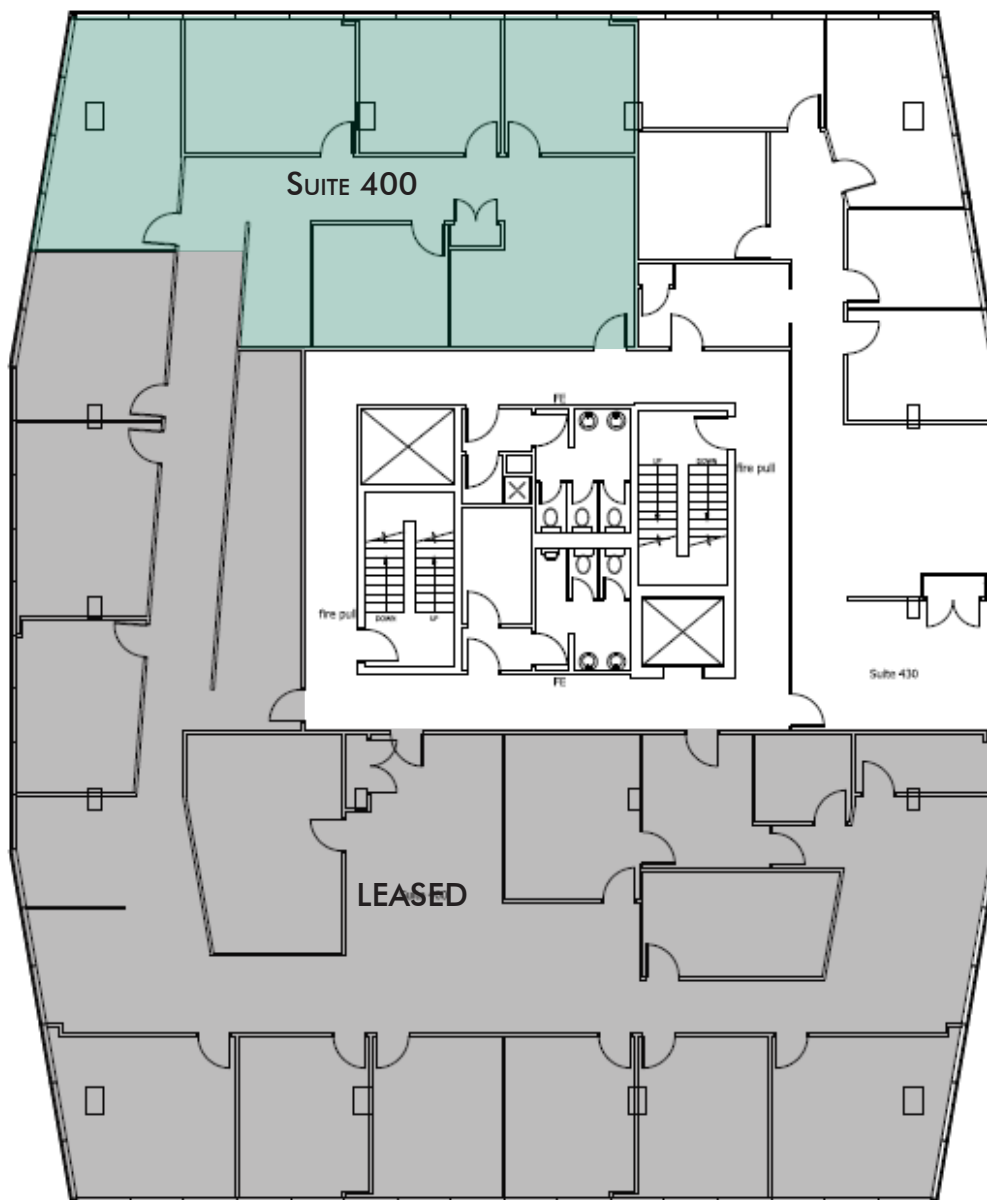
Suite 340:  
3,710 SF

Suite 300:  
4,387 SF

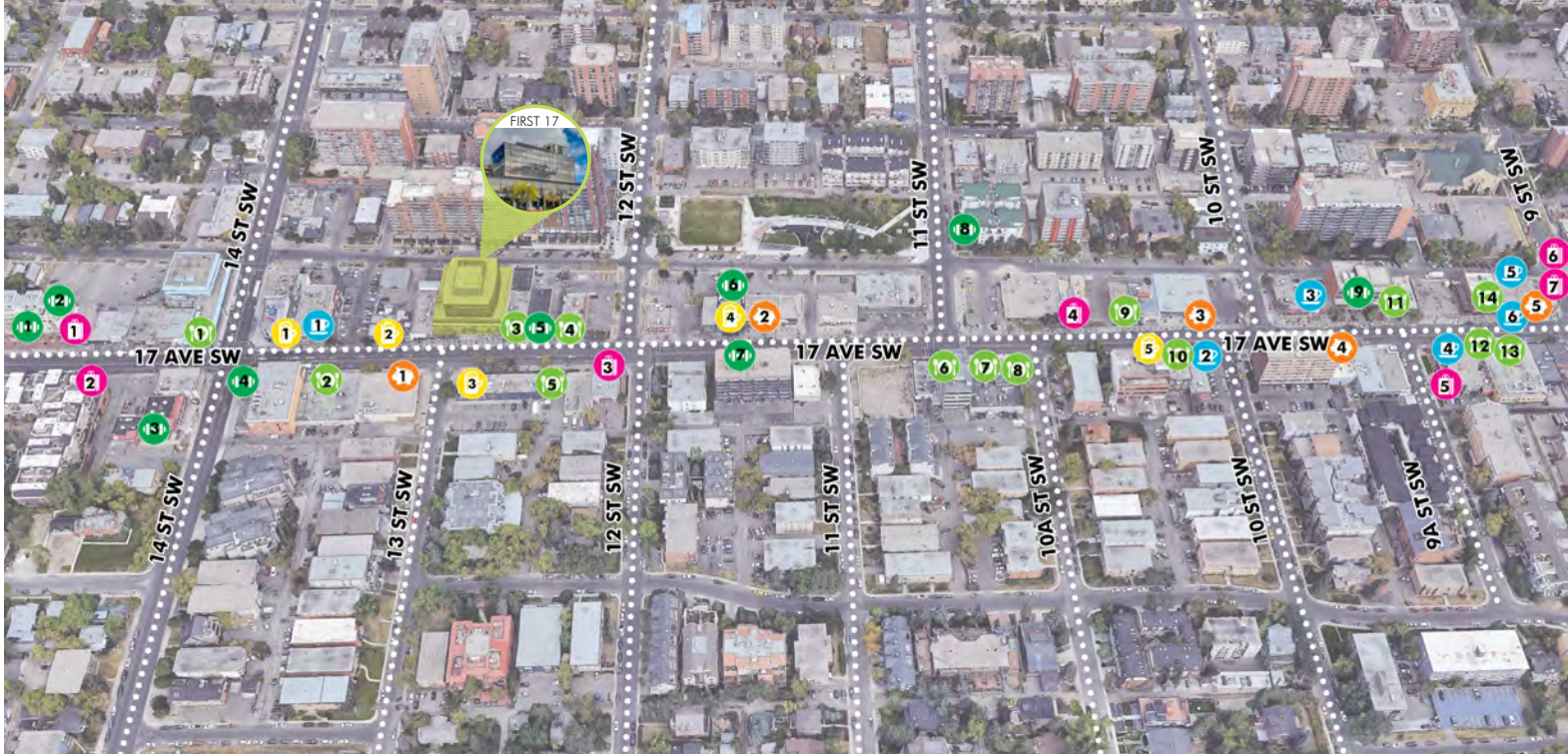


# FLOOR PLAN: FOURTH FLOOR

Suite 400:  
1,807 SF



## NEARBY AMENITIES



### RESTAURANTS

- 1 Green Chili
- 2 CO DO Vietnamese
- 3 Khao San Thai Kitchen
- 4 Popeyes
- 5 Chilitos Taberna
- 6 Fushion Sushi
- 7 Las Canarias
- 8 Lure Lounge
- 9 Boston Pizza
- 10 Scrollio Ice Cream & Desserts
- 11 Tubby Dog
- 12 Made by Marcus
- 13 Heaven Restaurant
- 14 Cibo

### BARS

- 1 Tropical
- 2 1410 World Bier Haus
- 3 Home & Away
- 4 Jamesons Pub
- 5 Watchman's Pub & Eatery

### CAFES

- 1 McDonald's
- 2 Tim Hortons
- 3 Midori Japanese Cafe
- 4 Waves Coffee House
- 5 Caffe Beano
- 6 Nellie's Cosmic Cafe

### SHOPPING

- 1 27 Boutique
- 2 4living
- 3 Eye Candy Optical
- 4 gravitypope
- 5 Blondie Boutique
- 6 Purr
- 7 LESS 17

### BANKS

- 1 Scotiabank
- 2 CIBC
- 3 ATB
- 4 H&R Block
- 5 Tangerine

### FITNESS/ PERSONAL CARE

- 1 West 17 Ave Dental Care
- 2 One on One Personal Fitness
- 3 Diva Salon and Spa
- 4 Prema Wellness Centre
- 5 MetroPolish 17 Nail Lounge
- 6 Why Knot Therapeutic Massage
- 7 Salon Pure
- 8 Fabutan/ Hush Lash Studio
- 9 Rexall

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