

Up to 3,629 sf For Lease



# ROCKWOOD SQUARE

1032 17 Ave SW Calgary, AB

**(≣)**CANDEREL









### PRIME OFFICE SPACE ON THE HEART OF 17TH AVENUE

#### **Property Highlights**

- Prime professional office space located within the trendy and walkable Beltline area on 17th Avenue SW.
- Various coffee houses, restaurants and retail amenities within the immediate area.
- Recent lobby renovations.
- Tenant turn-key packages available.
- Property is proudly managed by Canderel.

### **Building Amenities**

Lease Rates Market Lease Rates

Operating Costs \$15.90psf (est 2023)

Parking 1:600 psf

Parking Rates Underground

\$175/per stall/per month

Zoning C-COR1

#### **Availabilities**

Suite 200A 2,787 sf Suite 410 1,078 sf LEASED

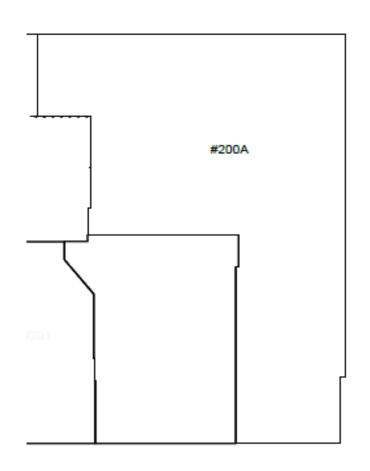
Suite 202 1,302 sf Suite 420 2,496 sf

Suite 360 1,163 sf LEASED Suite 430 1,133 sf

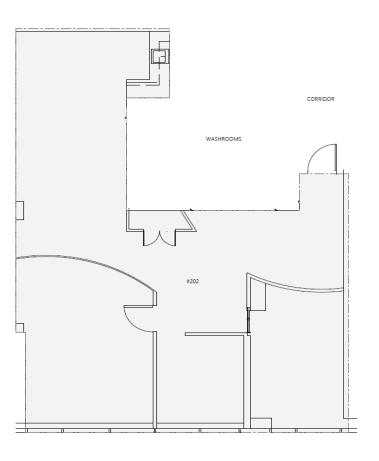
- Contiguous at 3,629 sf

## 2nd Floor

Suite 200A 2,787 sf

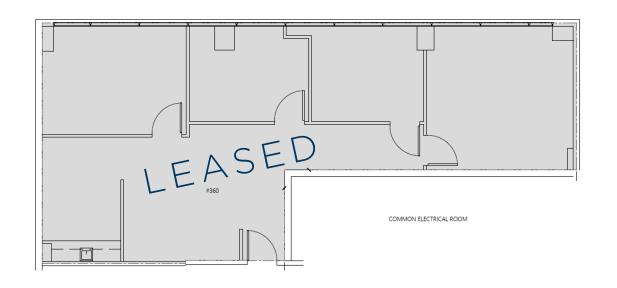


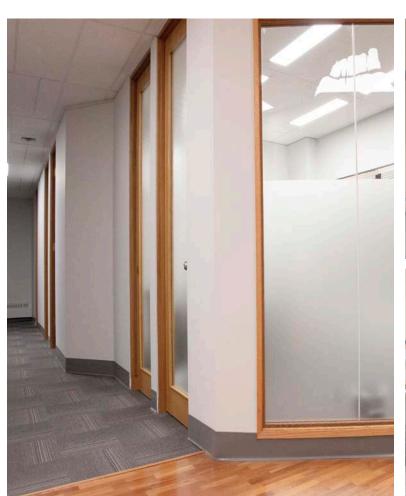
Suite 202 1,302 sf



## 3rd Floor

Suite 360 1,163 sf









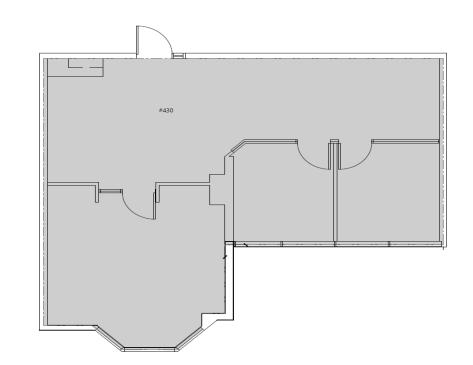
## 4th Floor

Suite 410 1,078 sf





Suite 430 1,133 sf



• Suite 420 & 430 are contiguous at 3, 629 sf



#### **RESTAURANTS**

- 1 Watchman's Pub & Eatery
- 2 Saucy Burger
- 3 Ceili's 17th Ave
- 4 The Coup
- 5 Caffe Beano
- 6 Maven
- 7 Deville Coffee
- 8 Made by Marcus

#### **RETAIL & SERVICES**

- 1 Steeling Home
- 2 Best Buy
- 3 Canadian Tire
- 4 Shoppers Drug Mart
- 5 Mount Royal Village Shops
- 6 Shoppes at the Devenish
- 7 Urban Fare
- 8 Purr Clothing

