

**AVISON  
YOUNG**

**For Lease**

534 - 17<sup>th</sup> Avenue SW  
Calgary, AB



# Beltline Office Space

Centrally located directly on 17th Avenue SW, 534 offers employees an accessible, trendy and amenity-rich office environment.

Flexible size ranges, building signage, ample parking and furniture available for new tenants.

**Eric DeMaere** Associate Vice President  
403 483 9876 | [eric.demaere@avisonyoung.com](mailto:eric.demaere@avisonyoung.com)

**Anna Sorensen** Associate Vice President  
403 923 2483 | [anna.sorensen@avisonyoung.com](mailto:anna.sorensen@avisonyoung.com)

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**Occupancy:** Suite 300: 4,107 sf  
Suite 301: 1,533 sf  
Suite 302: **LEASED**

\*Suites 300 & 301 are contiguous to 5,640 sf

Suite 400: 6,702 sf

\*Suites 300, 301 & 400 are contiguous to 12,342 sf

**Term:** Flexible

**Rental Rate:** Market

**Op. Costs:** \$18.97 psf (est. 2023)

**Parking:** 1 stall: 915 sf (Underground)  
\$200/stall/month



**Furniture available**



**Building signage opportunity**



**Strong Beltline parking ratio**



**Large windows throughout**

# 3rd Floor

## 1,533 to 5,640 sf

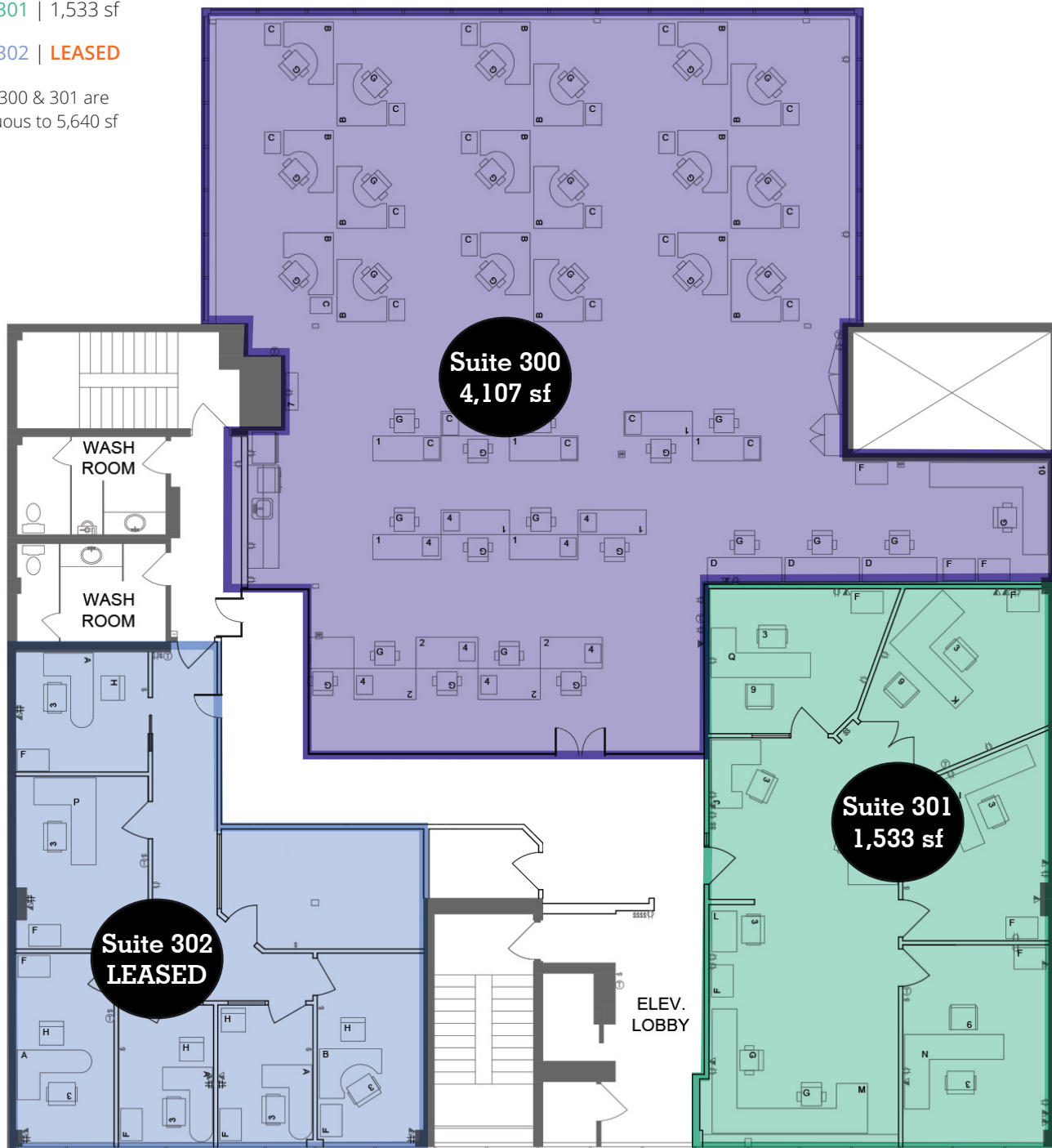
534 - 17th Avenue SW | Calgary AB

Suite 300 | 4,107 sf

Suite 301 | 1,533 sf

Suite 302 | **LEASED**

\*Suite 300 & 301 are contiguous to 5,640 sf

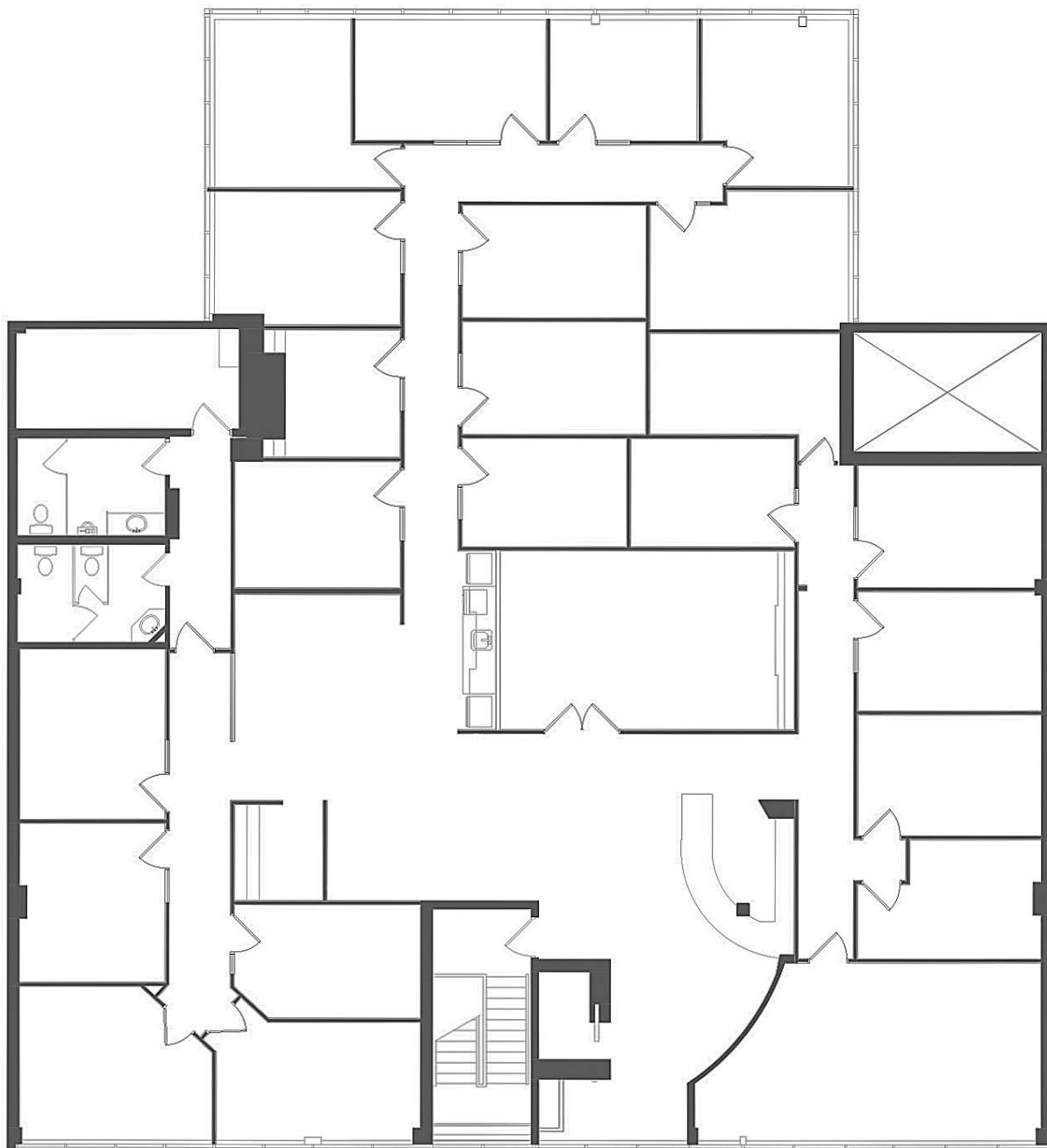


# Suite 400

## 6,702 sf

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Contiguous with suite 300 & 301 to  
12,202 sf



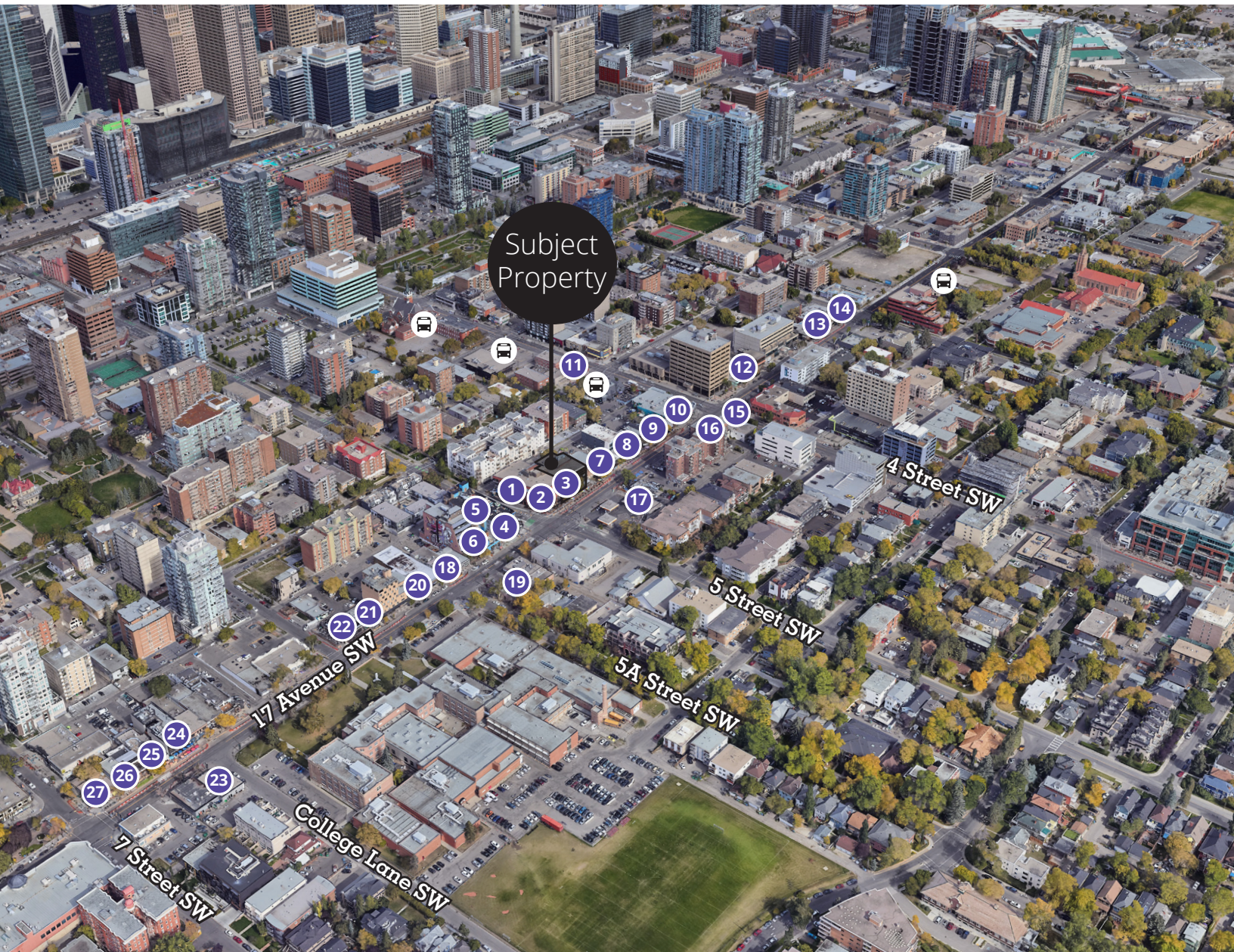
# Gallery

534 - 17th Avenue SW | Calgary AB



# Amenity Map

534 - 17th Avenue SW | Calgary AB



## Amenities

- |                                 |                           |                                 |
|---------------------------------|---------------------------|---------------------------------|
| 1. Ricardo's Hideaway           | 10. Lulu Bar              | 19. Thai Thai                   |
| 2. National on 17 <sup>th</sup> | 11. Red's Diner           | 20. Don't Yell At Me Bubble Tea |
| 3. Ship & Anchor                | 12. Calcutta Cricket Club | 21. Philosophy Coffee           |
| 4. Cinnaholic                   | 13. Model Milk            | 22. Comery Block BBQ            |
| 5. Amato Gelato                 | 14. Pigeon Hole           | 23. Higher Ground Cafe          |
| 6. Burnin' Bird                 | 15. PinBar                | 24. Trolley 5                   |
| 7. Lonely Mouth Bar             | 16. A&W                   | 25. Porch                       |
| 8. Cleaver                      | 17. Tim Hortons           | 26. Clive Burger                |
| 9. The Living Room Restaurant   | 18. Una Pizza + Wine      | 27. Analog Coffee               |

# Thank you for your interest!



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Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

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