

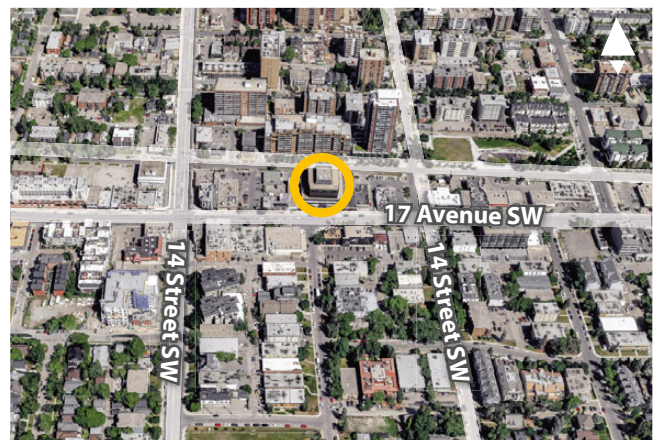
1,098_{sf} – 10,796_{sf}



BELTLINE OFFICE SPACE FOR LEASE

First Seventeen Place
1324 17th Avenue SW, Calgary

» Numerous retail and restaurant amenities in the area.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Murray Ion, VICE PRESIDENT, PARTNER

c: 403-797-3103

d: 403-294-7179

mion@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



- » Numerous retail and restaurant amenities in the area.
- » New improvements to suites 400 and 420.
- » A new state-of-the-art Akuvox Smart Intercom System has been installed in the building, providing tenants with first-class security.



LEASE INFORMATION

MUNICIPAL ADDRESS:
1324 17th Avenue SW, Calgary

AVAILABLE FOR LEASE:

10,796 sq. ft. – Suite 208

- Space to be demo'd to allow for blank canvas to build out to tenant's requirements.

1,964 sq. ft. – Suite 400
5,258 sq. ft. – Suite 408
1,098 sq. ft. – Suite 420

8,320 sq. ft.

AVAILABILITY: Immediate

PARKING: 1 : 1200 sq. ft. at market rate

OP. COSTS AND TAXES:

\$15.58 per sq. ft. (est.).

LEASE RATE: Market

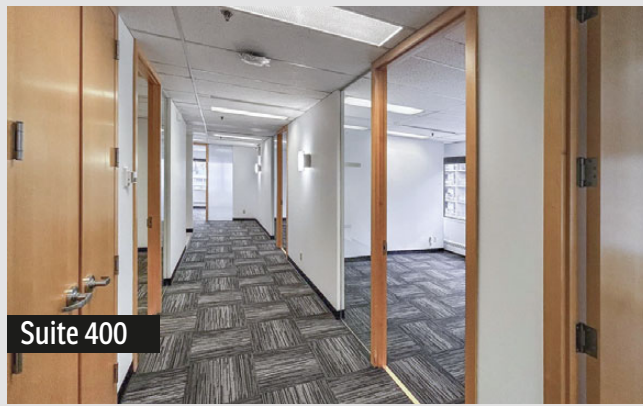




SUITE 208
10,796 SF

Space to be demo'd to allow for blank canvas to build out to tenant's requirements.





Suite 400



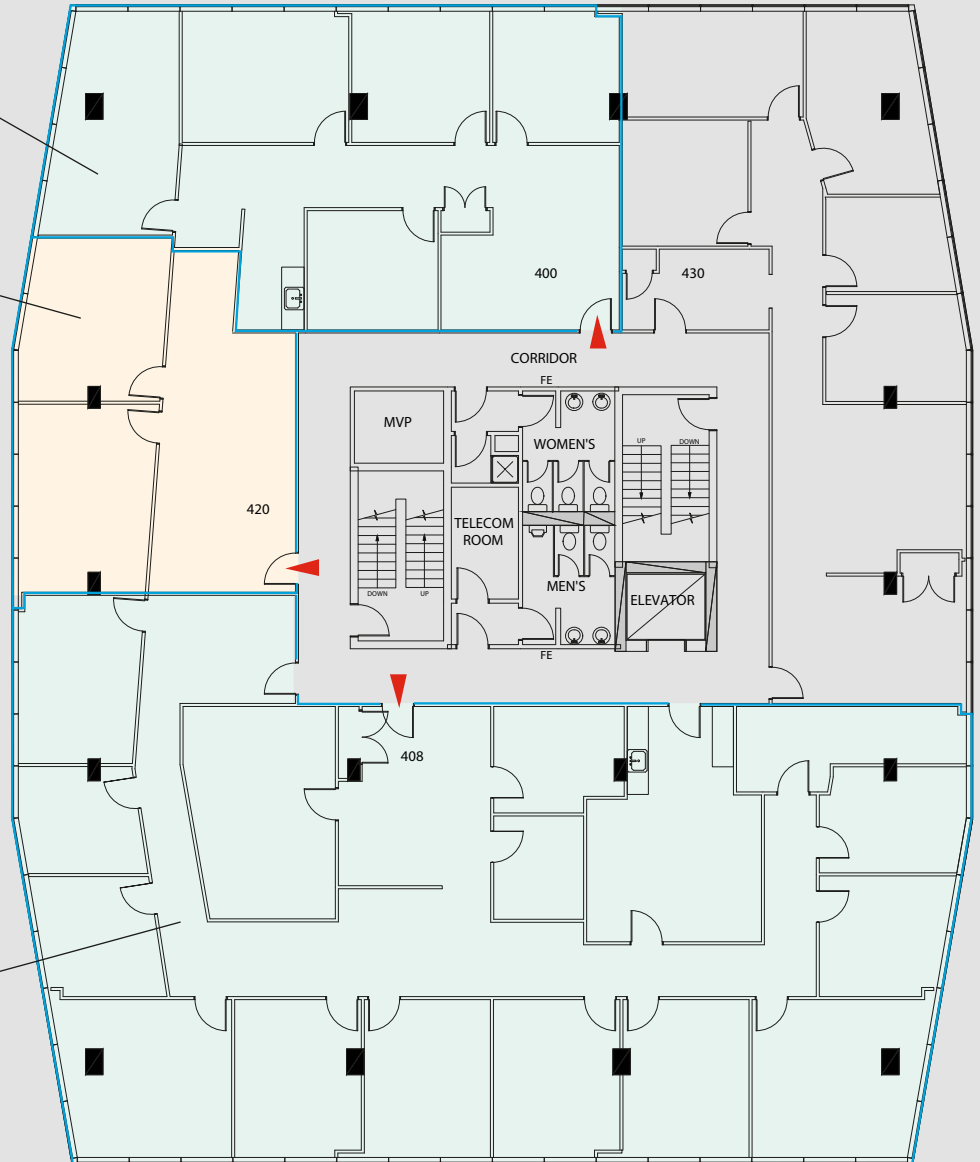
SUITE 400
1,964 SF

SUITE 420
1,098 SF



Suite 420

SUITE 408
5,258 SF



4TH FLOOR CONTIGUOUS
SUITE 400 + SUITE 420 + SUITE 408
UP TO **8,320** SQ.FT.

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LOCAL EXPERTISE MATTERS