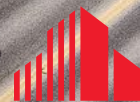


OFFICE/MEDICAL
SPACE FOR
LEASE

1608
17th Ave SW

SCARBORO
PROFESSIONAL
CENTRE



CUSHMAN &
WAKEFIELD



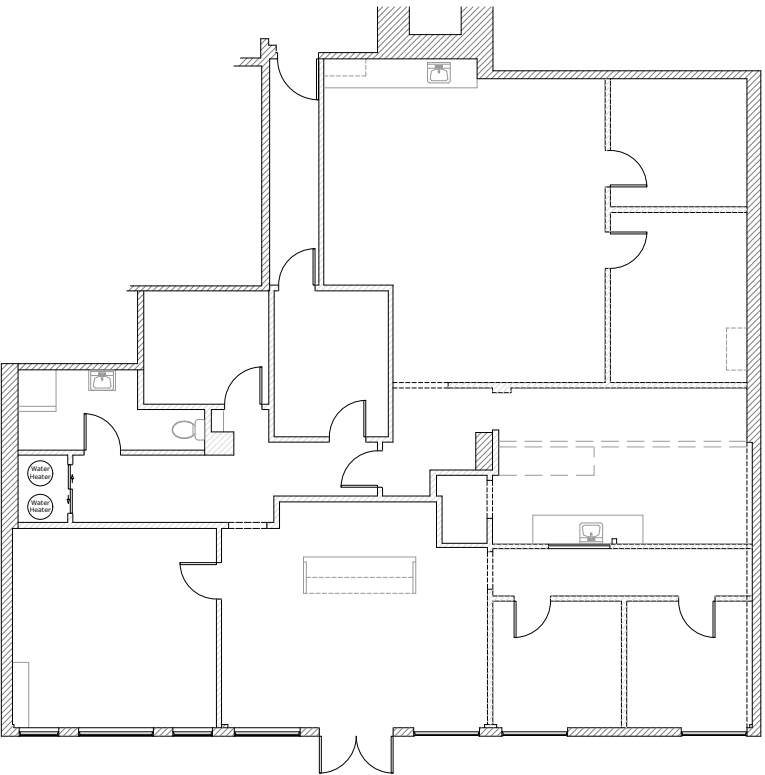
Floor Plans

Property Details

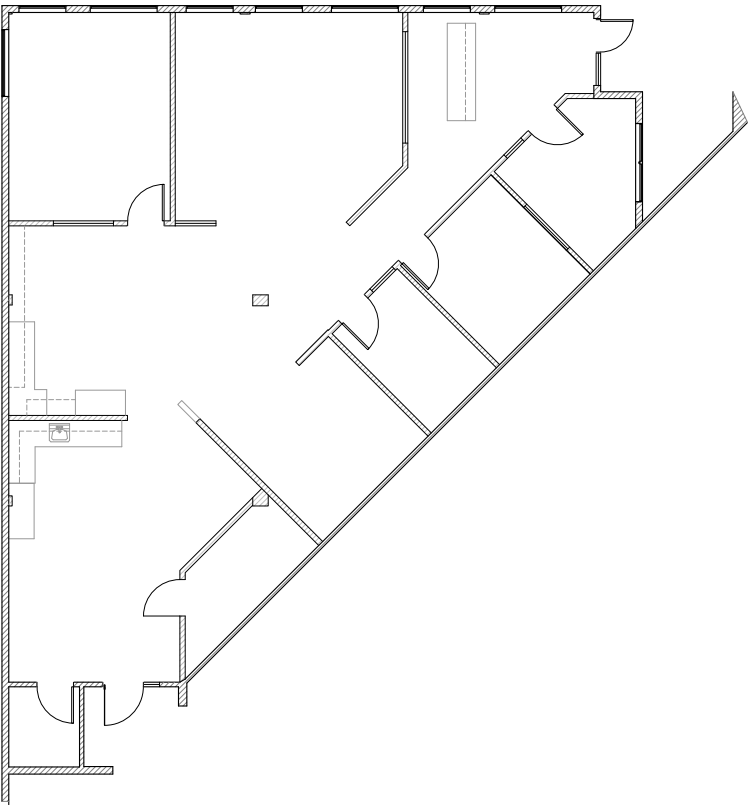
Available Space:	Suite 103: 2,268 sf
	Suite 202: 2,593 sf
	Suite 208: 1,111 sf LEASED
	Suite 210: 1,179 sf
	Suite 211: 708 sf
Main Floor Lease Rate:	\$35.00 psf
Second Floor Lease Rate:	\$16.00 psf
Operating Costs:	\$19.00 psf (est. 2025)
Availability:	Immediately
Parking:	1:978 sf (underground), \$175/stall/month
	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

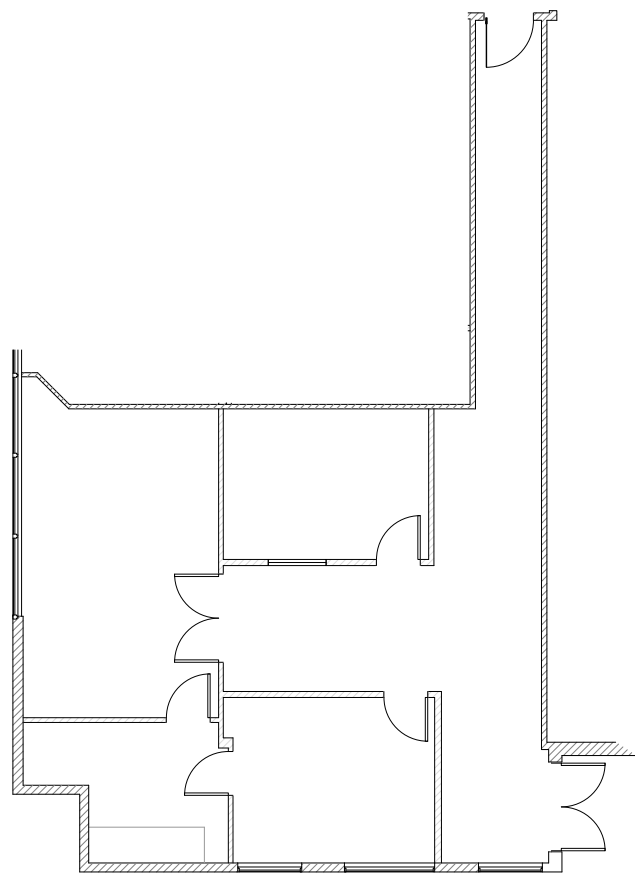


Suite 103: 2,268 sf

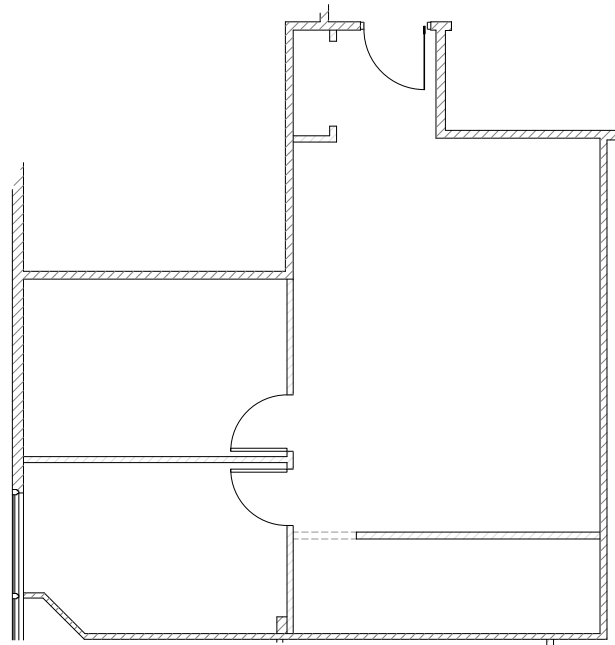


Suite 202: 2,593 sf

Floor Plans



Suite 210: 1,179 sf



Suite 211: 708 sf



1608
17th Ave SW



- | | | | | | | | | |
|---|--|--|--|----|--|--|--|--|
| 1 | | | | 7 | | | | |
| 2 | | | | 8 | | | | |
| 3 | | | | 9 | | | | |
| 4 | | | | 10 | | | | |
| 5 | | | | 11 | | | | |
| 6 | | | | | | | | |

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



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