OFFICE/MEDICAL SPACE FOR LEASE

1608 17th Ave SW

SCARBORO PROFESSIONAL CENTRE

CUSHMAN & WAKEFIELD

1608
17th Ave SW

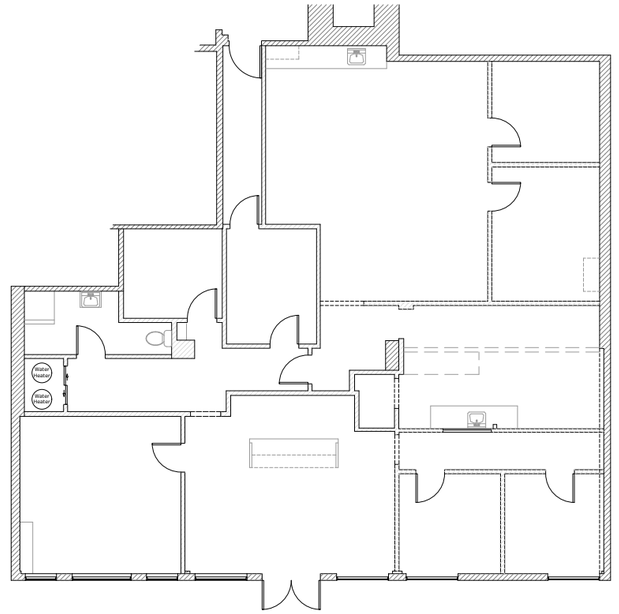
Property Details

Available Space:	Suite 103: 2,268 sf Suite 202: 2,593 sf ~~Suite 208: 1,111 sf~~ **LEASED** ~~Suite 210: 1,179 sf~~ **LEASED** Suite 211: 708 sf
Main Floor Lease Rate:	$35.00 psf
Second Floor Lease Rate:	$16.00 psf
Operating Costs:	$19.50 psf (est. 2026)
Availability:	Immediately
Parking:	1:978 sf (underground), $175/stall/month Large visitor parking lot
Tenant Renovation Allowance:	Negotiable

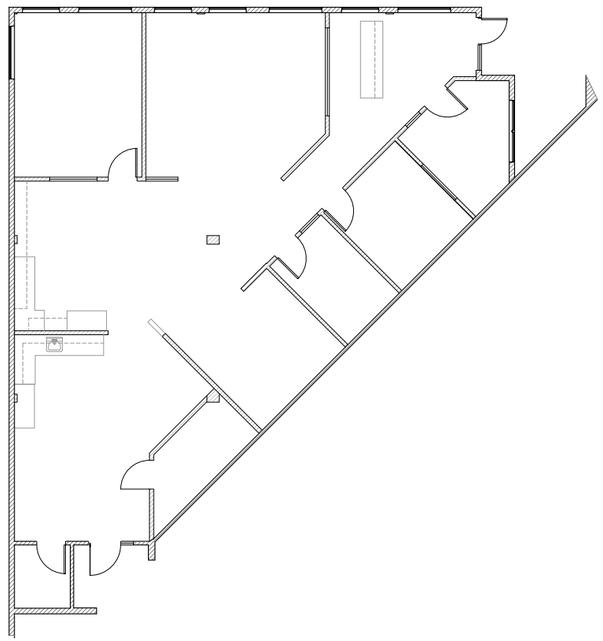
Property Highlights

- 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

Floor Plans

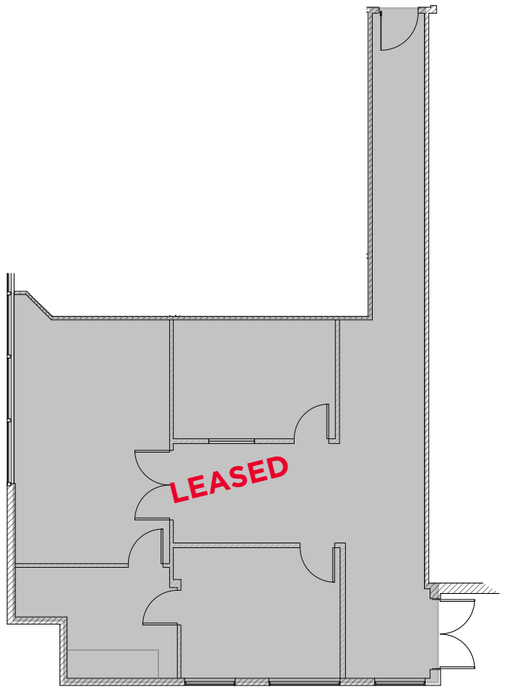


Suite 103: 2,268 sf

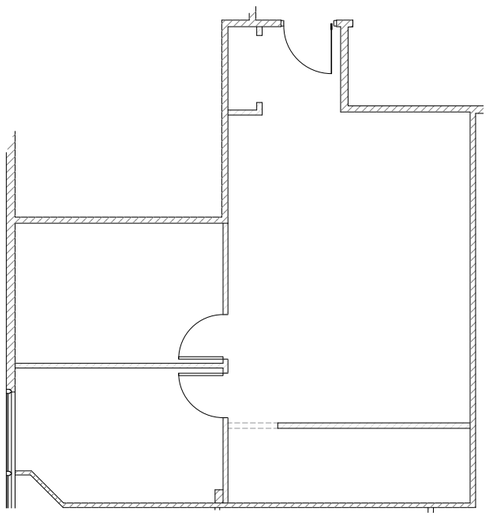


Suite 202: 2,593 sf

Floor Plans



~~Suite 210: 1,179 sf~~ **LEASED**



Suite 211: 708 sf

1. Taqueria El Chefe · Green Chili Cuisine of India · Tiba Grocery&convenience
2. Olea · Sensei Bar · Nami Sushi & Grill
3. Cluck the Cleaver · ke · Tokyo
4. Subway · TJ Juice Bar & Breakfast · Pizza 73
5. Tropical · YYC Pasta Bar · Nim's Fried Chicken
6. Scotiabank · Money Mart · Popeyes
7. Jamesons · Papa John's · CIBC
8. Liquor Depot · Golden Bell · ATB
9. Pizza Hut · Melt Sandwich Food Co. · Rexall
10. H&R Block · Waves Coffee House · Made by Marcus
11. TD · Caffè Beano · Husky · Best Buy · GoodLife Fitness · The Cowl · Canadian Tire · Urban Fare

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