



2,400 SF to 6,826 SF FOR LEASE

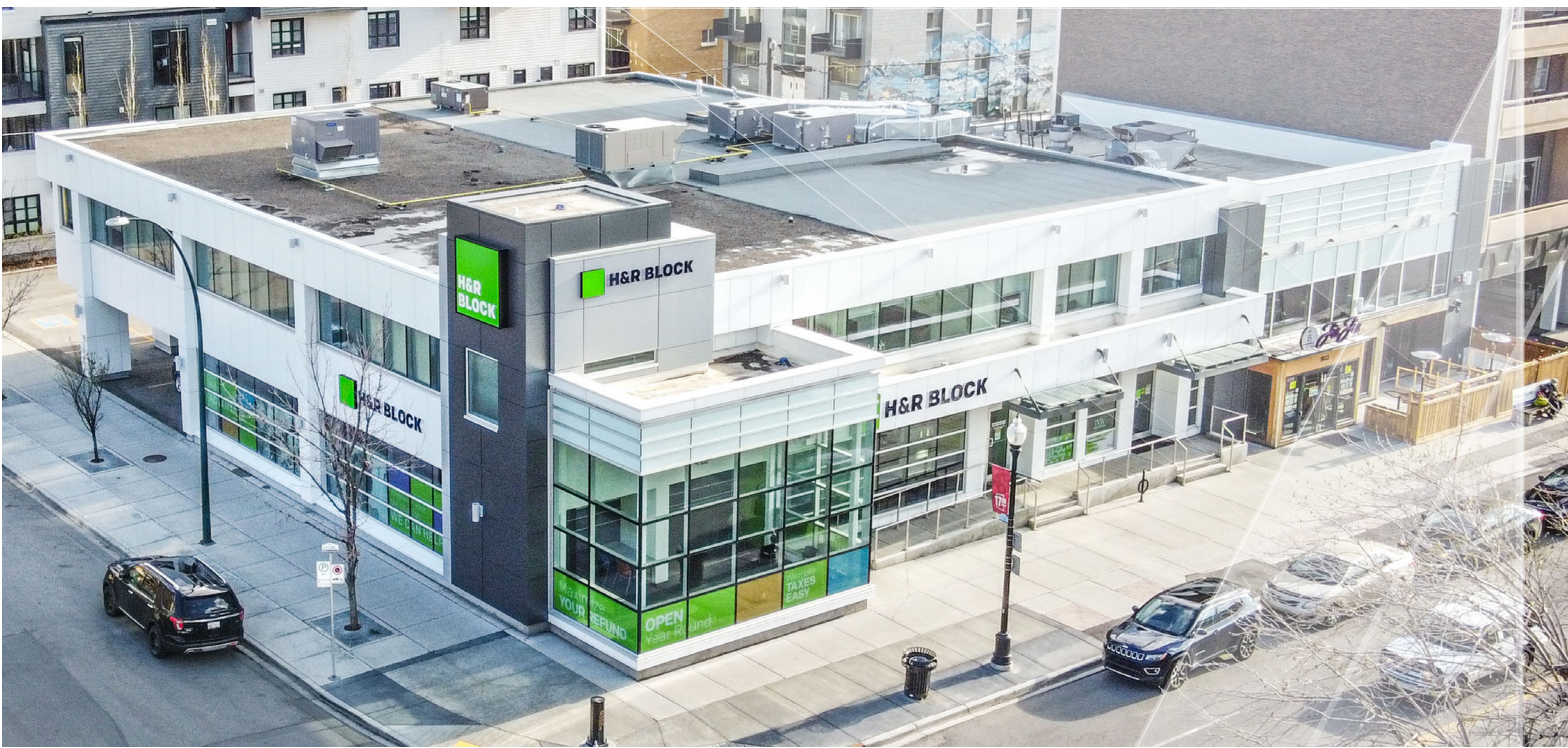
1029

17TH AVE
SW

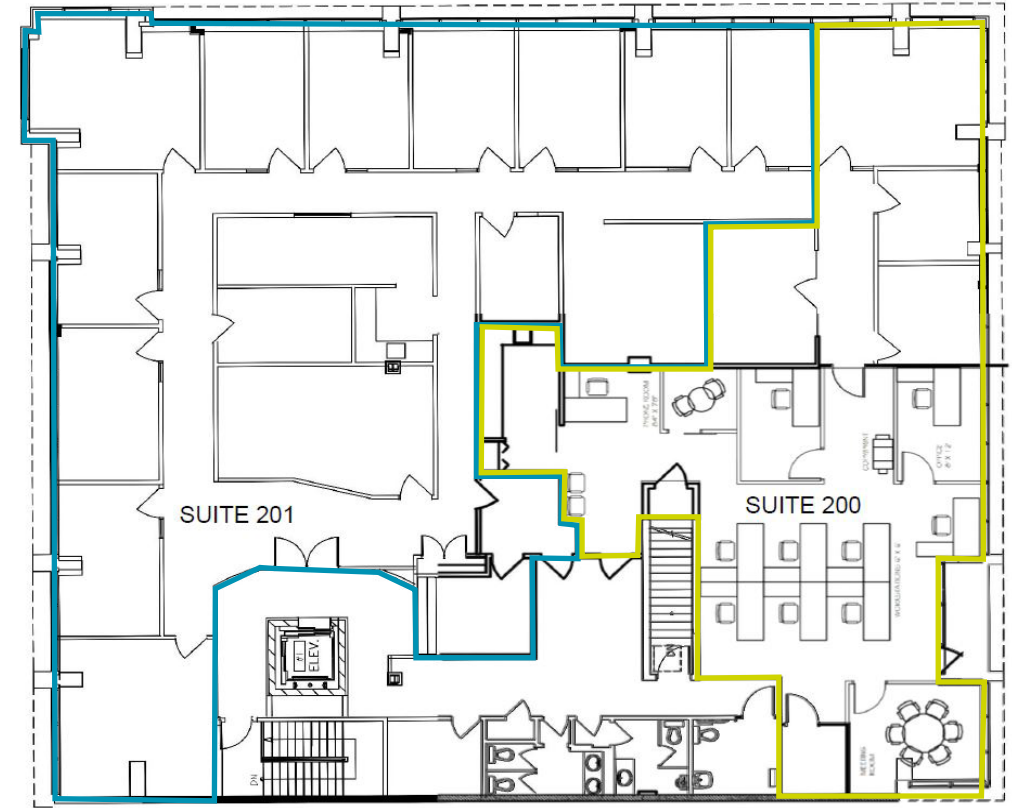
CALGARY, ALBERTA



CUSHMAN &
WAKEFIELD



2ND FLOOR



ABOUT THE BUILDING

Located on 17th Ave and 9A Street SW in one of Calgary's most prominent retail, shopping and restaurant districts.

- Excellent exposure with frontage on 17th Ave SW
- Ample parking available
- 19,000 vehicles per day on 17th Ave SW
- 8,700 pedestrians per day on 17th Ave SW
- Building is managed by MDC Realty Advisors



AVAILABLE SPACE

Suite 200 - 2,400 sf } 6,826 sf contiguous
 Suite 201 - 4,426 sf }

LEASE RATES

Market Lease Rates

OPERATING COSTS

\$23.72 psf (est 2024)

AVAILABILITY

September 1, 2024

PARKING RATIO

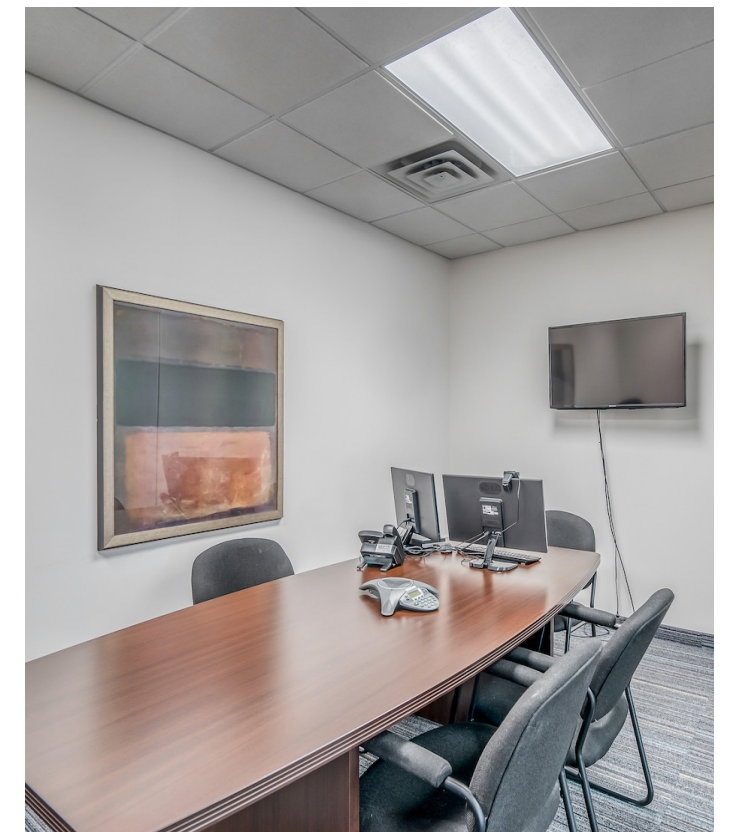
1:500 sf

PARKING

13 Surface Parking Stalls, with some being tandem

ZONING

C-COR1



LOCATION & AMENITIES



CONTACT

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