



**AVISON  
YOUNG**

**For Lease | Shelbourne Place**

1013 - 17 Avenue SW, Calgary, AB T2T 0A7



## Lease Particulars

Available: Unit 200: 11,252 sf

Gross Rent: \$25.00

Parking: 1 : 1,000 sf

Parking Rates: \$150/stall/month

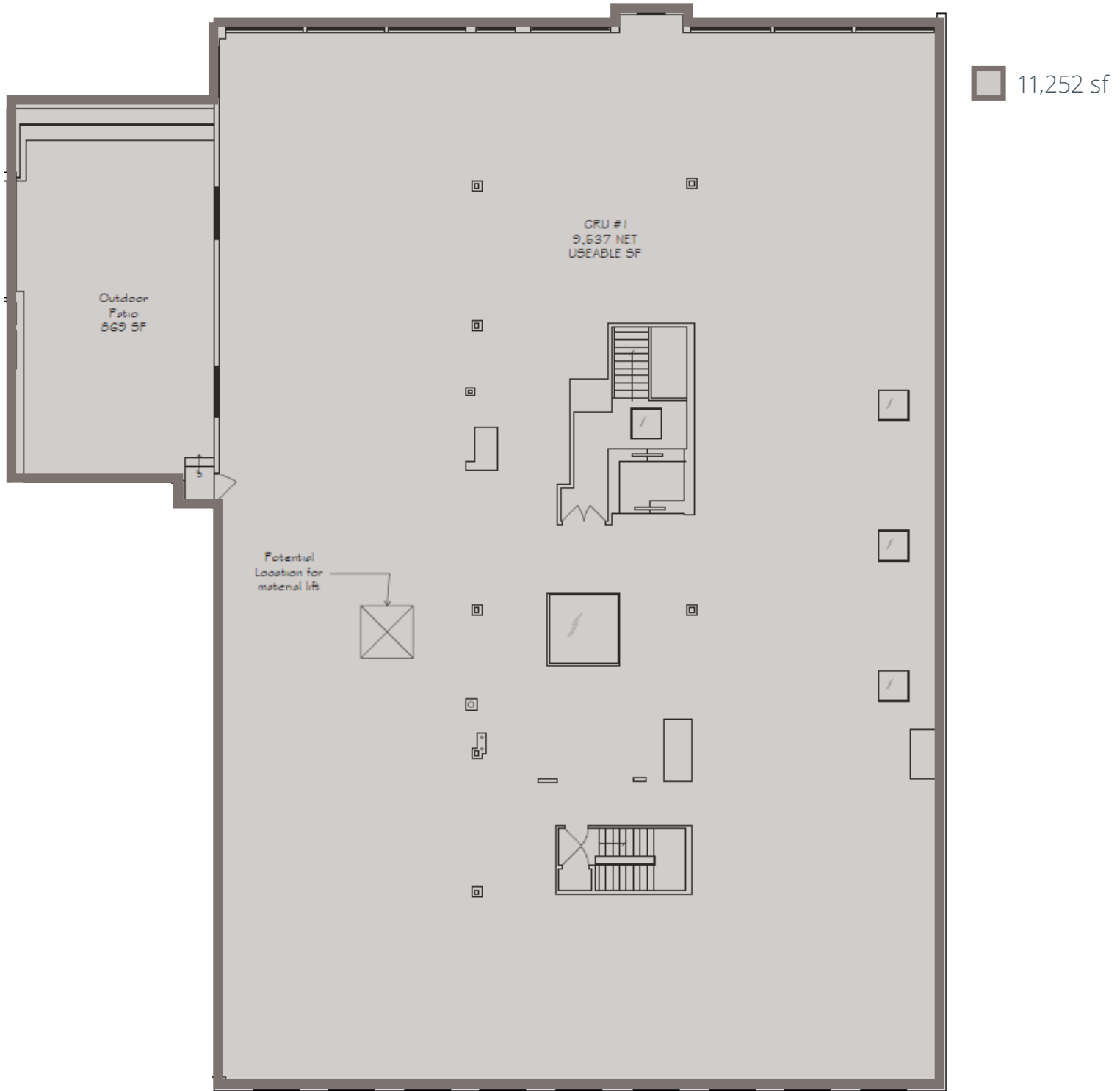
Comments: Flexible demising options (747 sf - 11,525 sf)  
Private patio for tenant use  
Building signage available  
3,800 sf of additional storage space

## Property Highlights

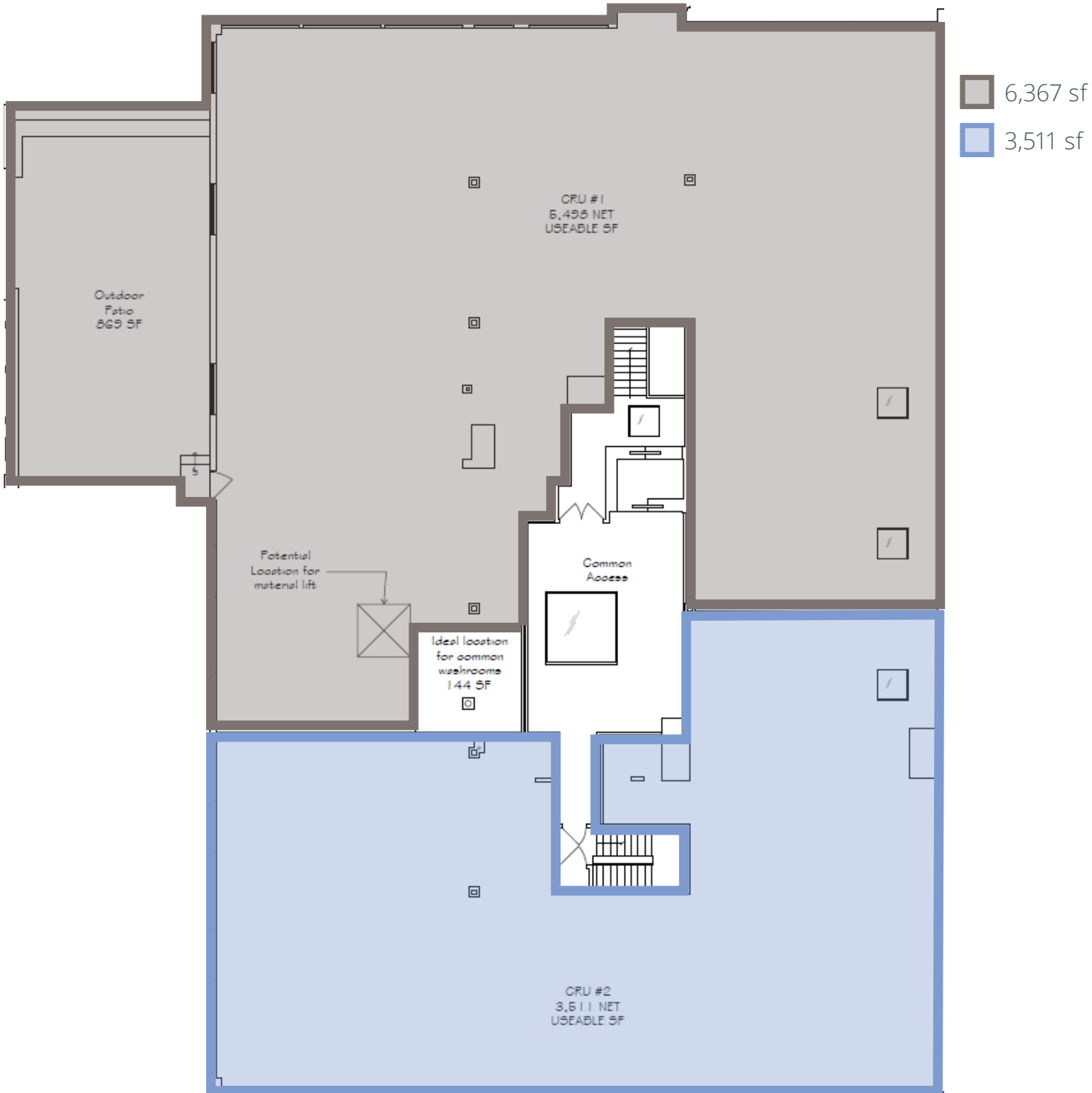
- Exclusive rooftop patio overlooking 17th Avenue
- Excellent signage opportunity facing 17th Avenue
- Convenient layout allows for flexible demising options
- Located on the high traffic area of Uptown 17th Avenue
- 2 minute drive from to heart of Downtown and the 4th Street Mission District
- Surrounding amenities include Cibo pizzeria, GoodLife Fitness, Best Buy, Tim Hortons, Mt. Royal Village, multiple banks, and more



# Floorplan | Single Tenant

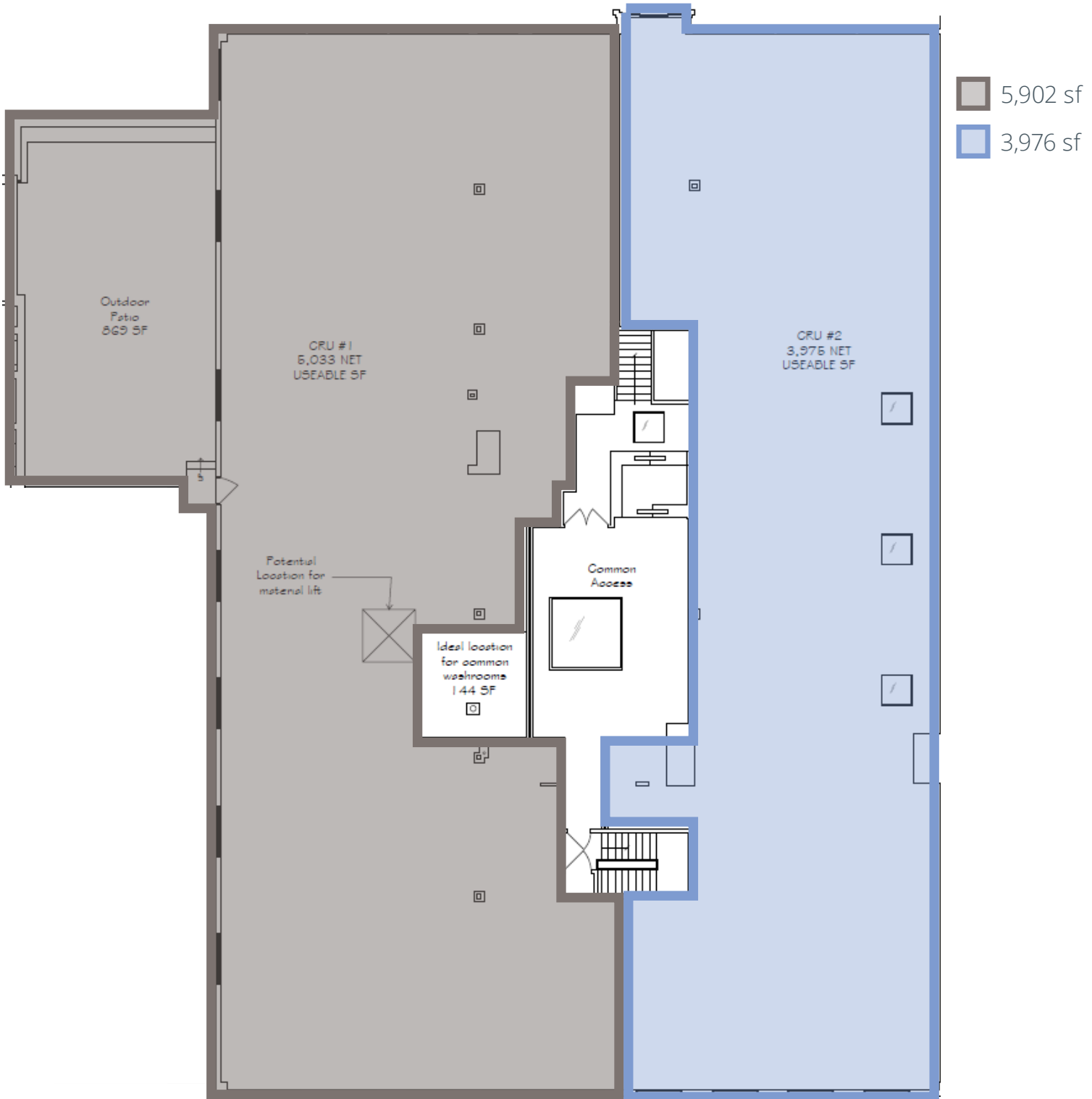


# Floorplan | Two Tenant Option 1

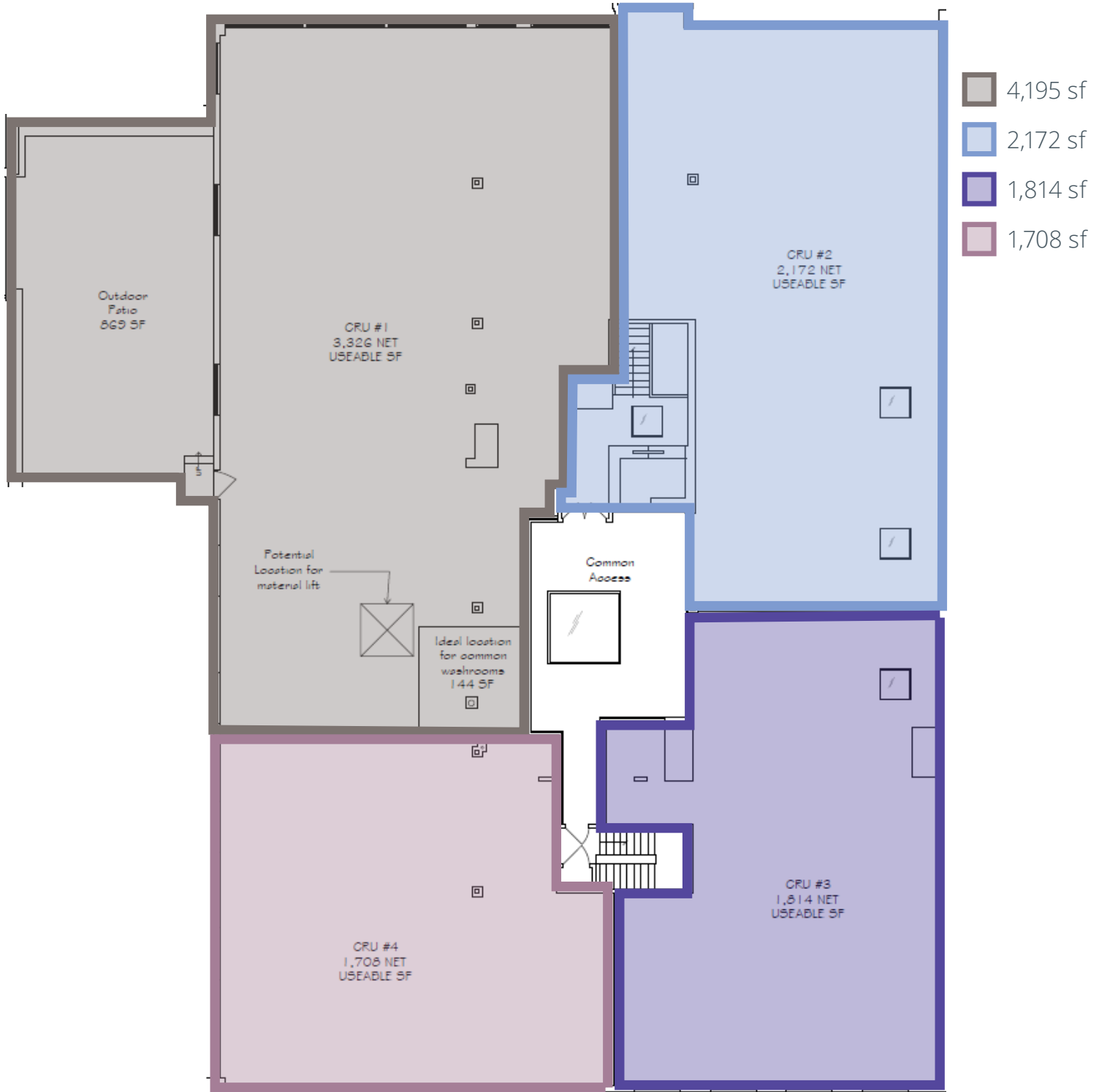




# Floorplan | Two Tenant Option 2

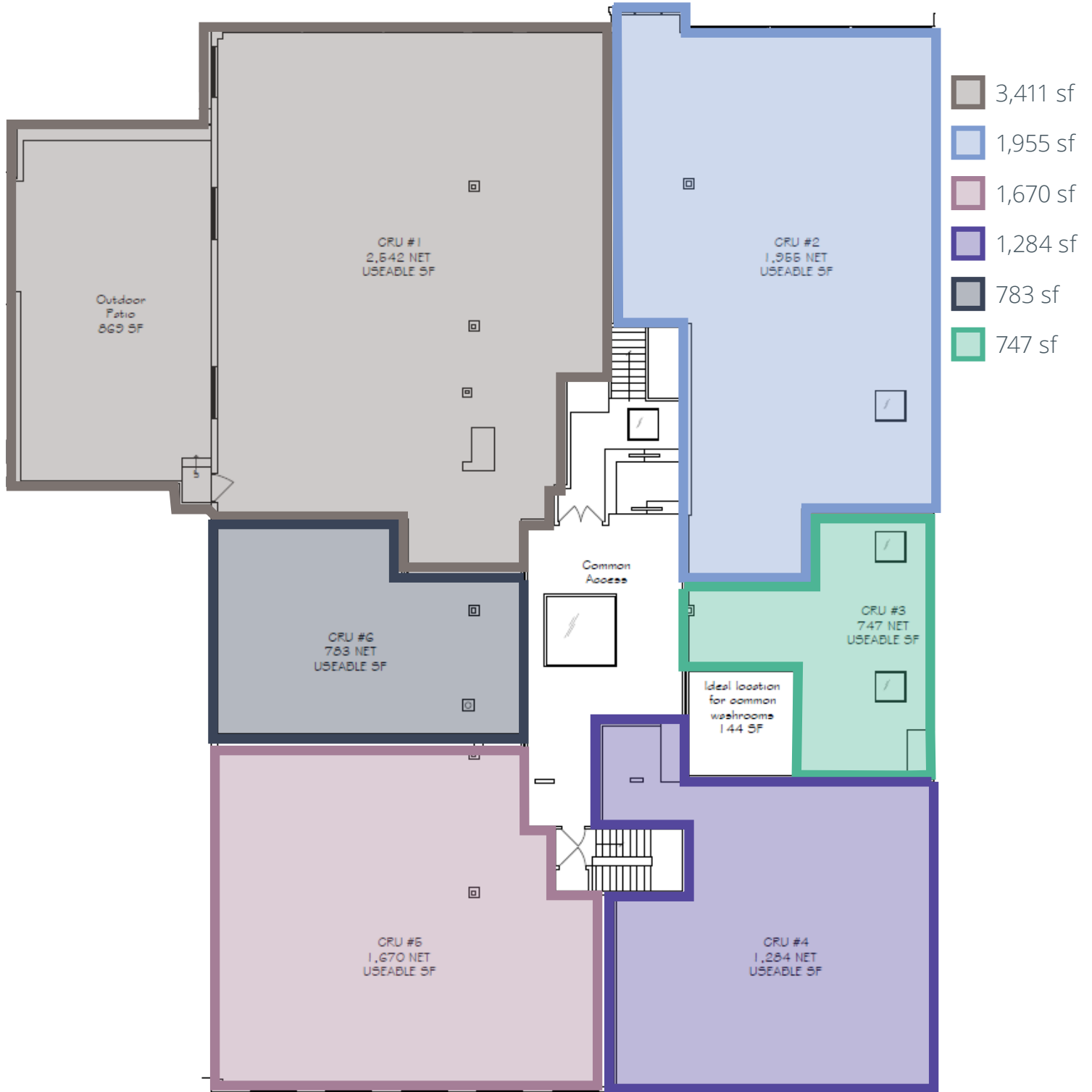


# Floorplan | Four Tenant





# Floorplan | Six Tenant





**AVISON  
YOUNG**

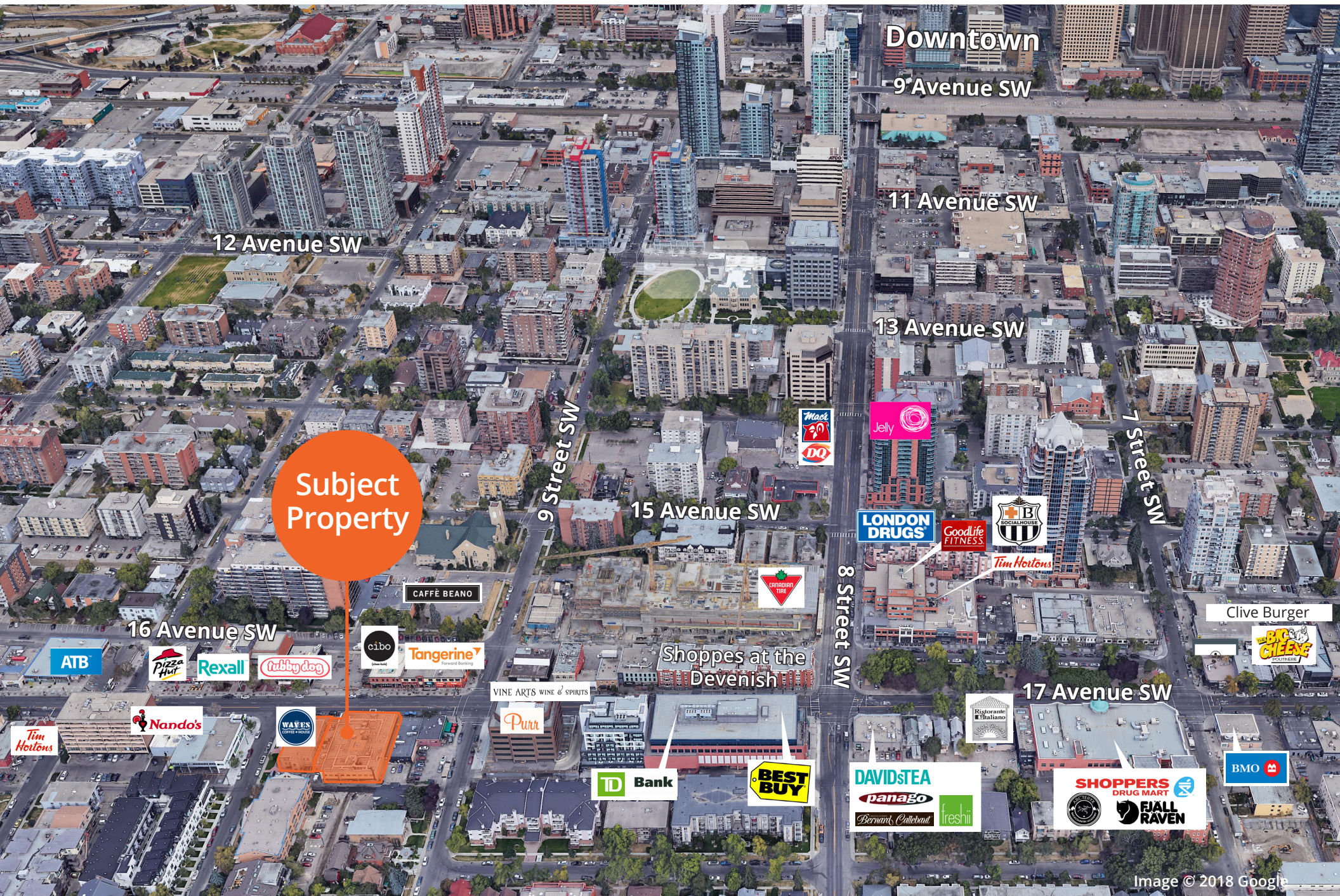


**Gallery**





# Retail Map



Subject  
Property

Downtown

9 Avenue SW

11 Avenue SW

12 Avenue SW

13 Avenue SW

9 Street SW

15 Avenue SW

7 Street SW

LONDON DRUGS

GoodLife FITNESS

Tim Hortons

16 Avenue SW

CAFFÈ BEANO

CANADIAN TIRE

Clive Burger

ATB

PIZZA HUT

Rexall

tubby dog

eibo

Tangerine

Shoppes at the Devenish

THE BIG CHEESE

Tim Hortons

Nando's

WAVES COFFEE HOUSE

VINE ARTS WINE & SPIRITS

Purrr

TD Bank

BEST BUY

17 Avenue SW

Ristorante L'italiano

DAVID'S TEA

panago

Bernard's Catering

freshii

SHOPPERS DRUG MART

FJALL RAVEN

BMO





## Get more information

**Alexi Olcheski**, Executive Vice President  
403 232 4332  
alexi.olcheski@avisonyoung.com

**Eric DeMaere**, Senior Associate  
587 293 3366  
eric.demaere@avisonyoung.com

**Sean Clark**, Senior Associate  
403 232 4384  
sean.clark@avisonyoung.com

**Tinyan Leung**, Senior Associate  
403 232 4334  
tinyan.leung@avisonyoung.com

© 2022 Avison Young Commercial Real Estate Services LP  
All rights reserved.

E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON  
YOUNG**

**CANADA  
BEST  
MANAGED  
COMPANIES**

Platinum member