



**FOR LEASE**  
UP TO 6,413 SF  
AVAILABLE

# HIGHSTREET HOUSE

933 17 AVENUE SW  
CALGARY, AB



# HIGHSTREET HOUSE

## HEART OF 17TH

17th Avenue is Calgary's retail and entertainment district, also known as the Red Mile. This section of 17th Avenue is home to some of Calgary's most unique and popular cafes, restaurants, pubs, fast food outlets and outdoor patios. It is also home to many boutique and national retailers. Surrounded by many amenities, 933 17th Avenue represents a great opportunity to be at the heart of the action.

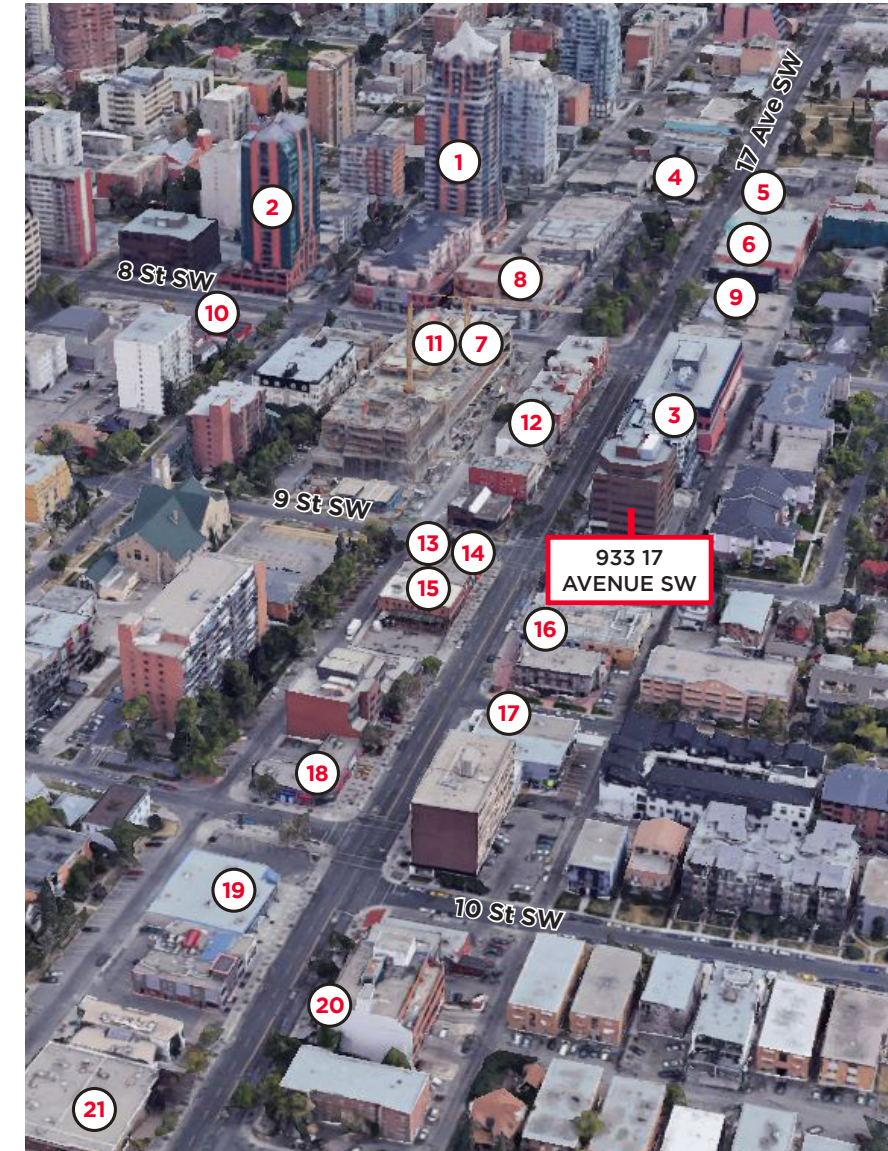
*Up to 6,413 sf of unique office space*

## PROPERTY DETAILS

Address	933 17 <sup>th</sup> Avenue SW Calgary, AB
Building Size	52,294 sf
Available Space	Suite 405: 1,845 sf Suite 600: 6,413 sf Suite 800: 5,600 sf (Full Floor/Demisable) Demising Options: Suite 1: 2,600 sf & Suite 2: 3,000 sf
Availability	Immediately
Zoning	C-COR1
Lease Rate	Market rates
Operating Costs	\$19.98 psf (est. 2024)
Parking Ratio	1:747 sf
Parking	\$220/stall, per month (underground)
Visitor Parking	17 surface visitor parking stalls



## LOCATION



### RESIDENTIAL TOWERS

- 1 The Montana - 202 Units
- 2 Residences of Mount Royal - 54 Units
- 3 The George - 85 Units

### AMENITIES

- |    |  |    |  |
|----|--|----|--|
| 4  |  | 5  |  |
| 6  |  | 7  |  |
| 8  |  | 9  |  |
| 10 |  | 11 |  |
| 12 |  | 13 |  |
| 14 |  | 15 |  |
| 16 |  | 17 |  |
| 18 |  | 19 |  |
| 20 |  | 21 |  |





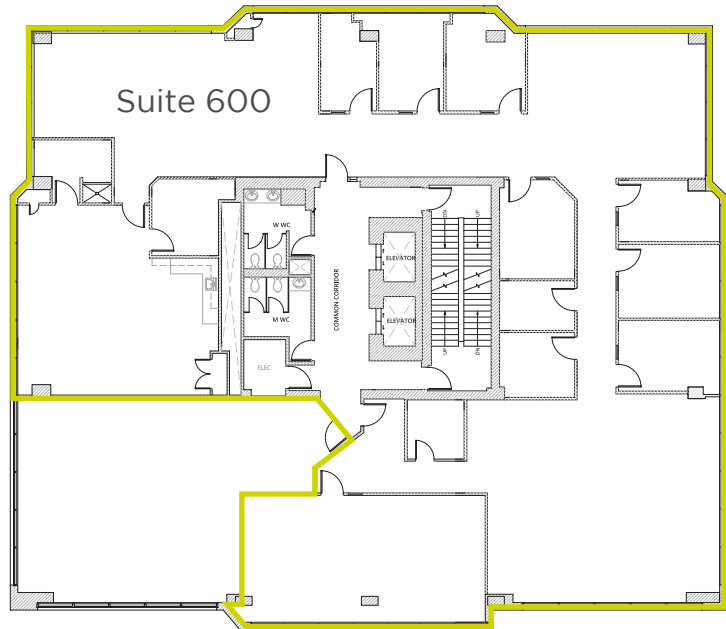
# SUITE 405

1,845 SF



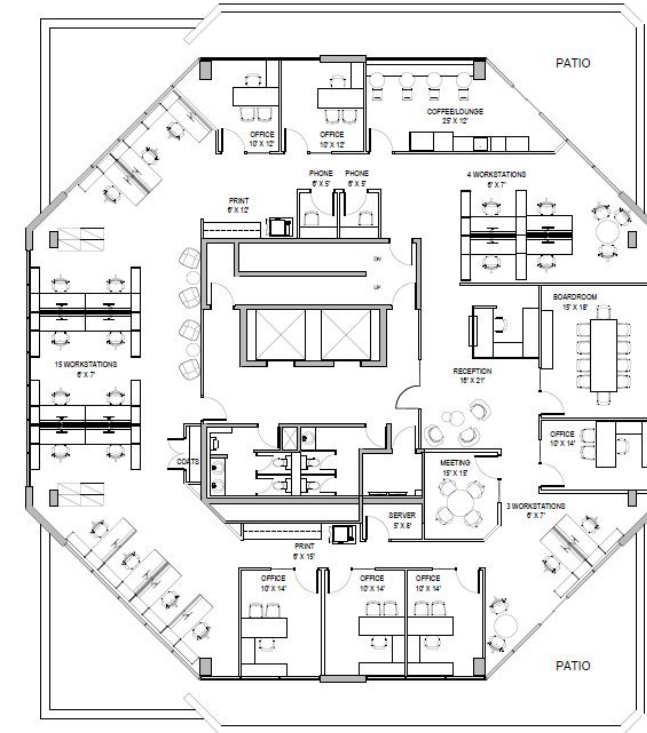
# SUITE 600

6,413 SF



# SUITE 800

5,600 sf (full floor)

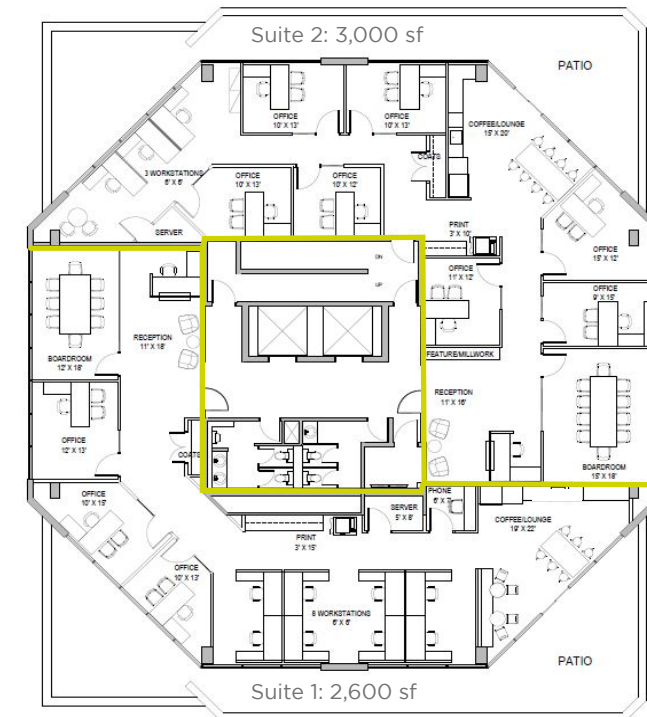


Conceptual layout only, space is in shell condition

Suite 800 Demising Options:

Suite 1: 2,600 sf

Suite 2: 3,000 sf



Conceptual layout only, space is in shell condition







## CONTACT

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