



FOR LEASE

HEART OF 17TH AVE

PRIME 17TH AVENUE LOCATION
SHOPPING & ENTERTAINMENT DISTRICT
BUILD-TO-SUIT AVAILABLE

2nd Floor Shell Space
11,000± SF

Unit 100
1,894± SF

17 AVENUE SW

601 17 AVENUE SW / CALGARY, ALBERTA

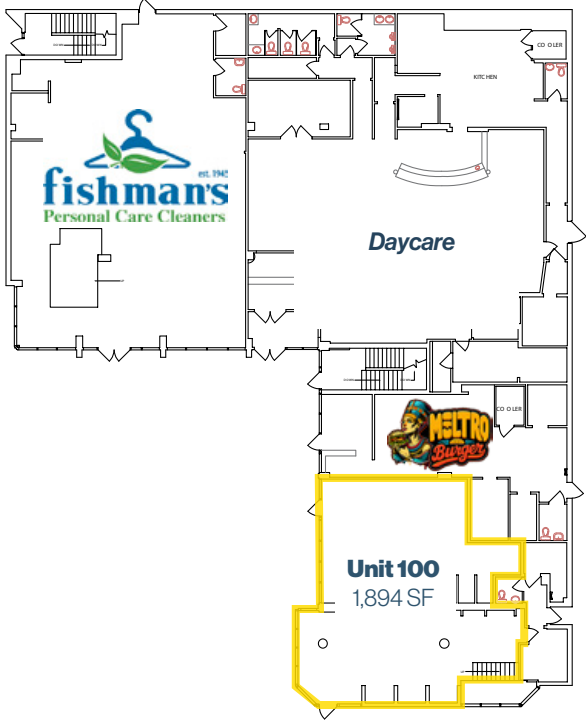
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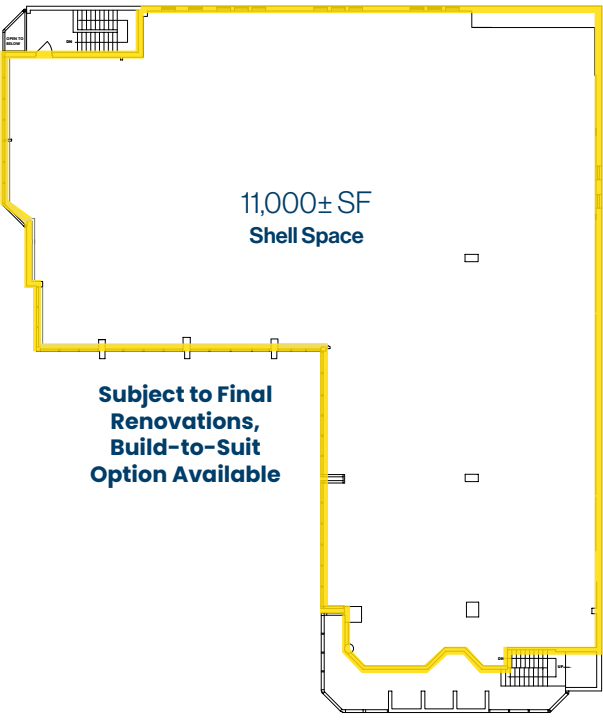
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FLOOR PLANS

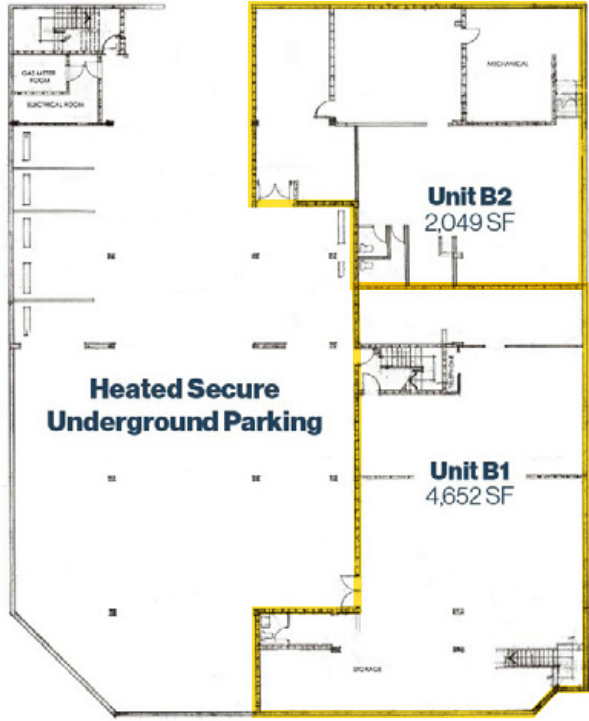
Main Floor



Second Floor



Basement



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Size Available

MAIN FLOOR:

Unit 100 - 1,894 SF

SECOND FLOOR:

11,000± SF Available / Full-Floor Shell Space

OR Demising Options

BASEMENT:

Unit B1 - 4,652 SF | Unit B2 - 2,049 SF

Availability	Subject to Renovation
Net Rate	Contact Associate
Op Costs	\$29.31 PSF (Est. 2026)
Zoning	C-COR1
Parking	13 surface stalls + 22 secure underground - Available
Signage	Available

PROPERTY FEATURES

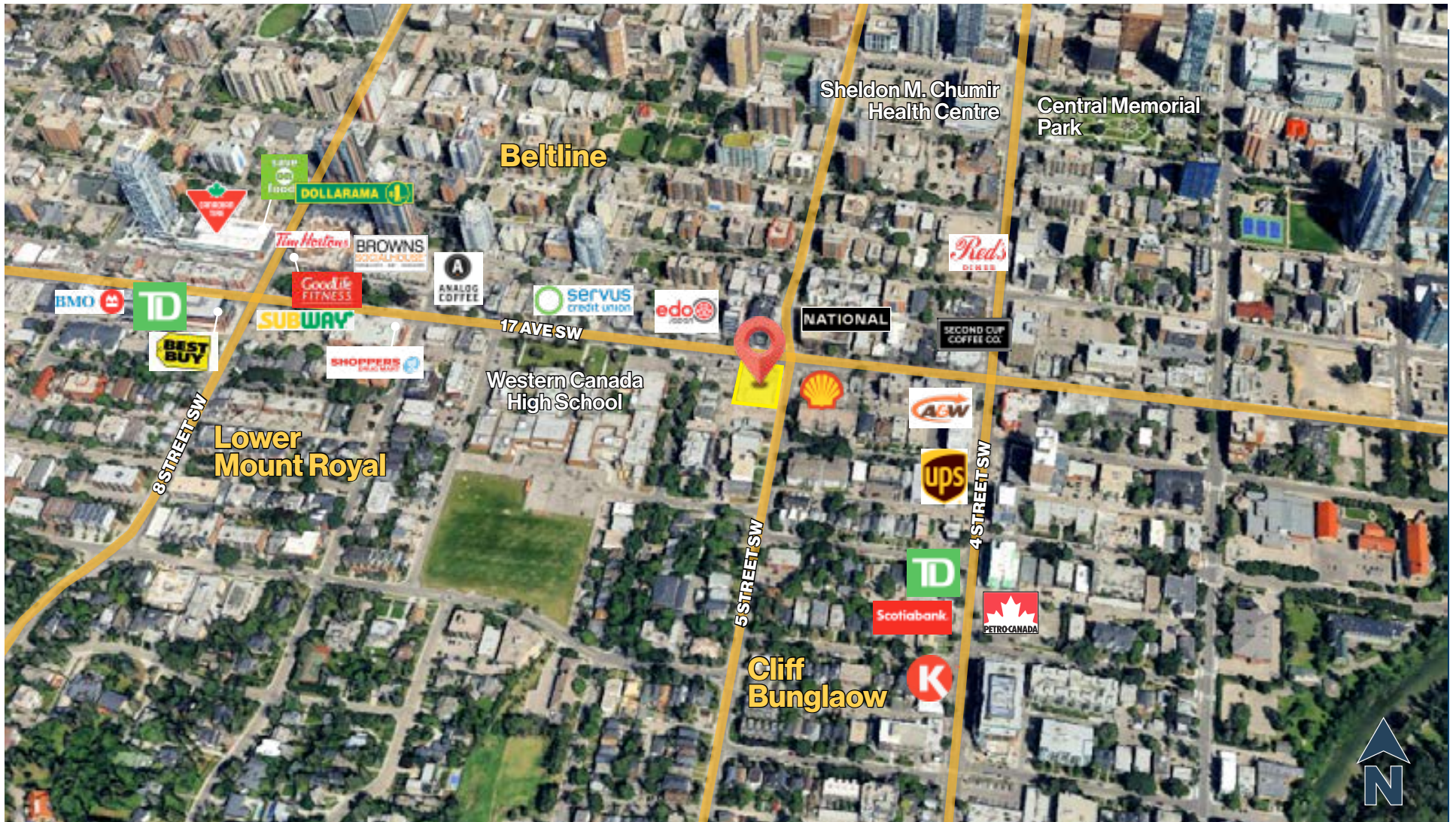
- Prime location with high visibility at 17th Avenue and 5th Street SW.
- Situated in the vibrant heart of 17th Avenue's shopping and entertainment hub, steps from trendy cafés, pubs, restaurants, boutiques, and more.
- Convenient access to public transportation.
- Only one block from Western Canada High School.
- Located on one of Calgary's most pedestrian-friendly streets.
- Surrounded by high-density residential and highly sought-after inner-city communities.



Photo Gallery



LOCATION



Neighbourhood
Cliff Bungalow



Household Income
\$143,000



Population 3km
117,654



Median Age
38



Drive Times
Downtown: **5 minutes**
Calgary Airport: **25 minutes**

Traffic Count
9,000 VPD | 5 Street & 17 Ave SW
17,000 VPD | 17 Avenue SW



Prime Location



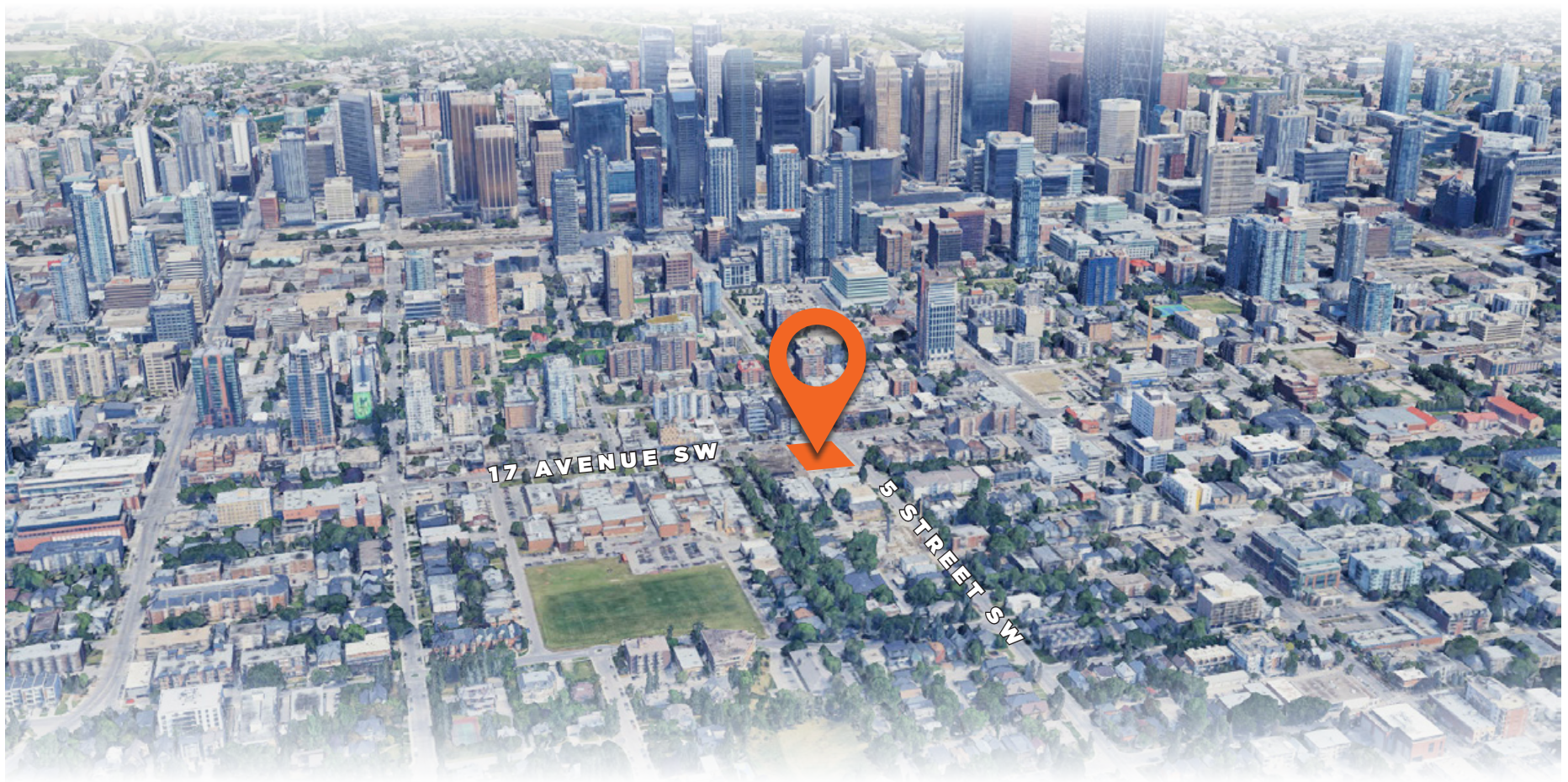
Restaurants & Fast Food



Retail Shops or Shopping



Walk score or Walkable



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