



# OFFICE SPACE FOR LEASE

524 - 17TH AVENUE SW, CALGARY, AB

Partnership. Performance.

## Particulars

Available Space:

Main Fl ~~945 SF~~ **LEASED**  
2nd Fl 850 SF & ~~1,123 SF~~ **LEASED**  
3rd Fl 779 SF & 1,123 SF

Rental Rate: Aggressive rates

Op Costs: \$16.03 psf (2017 est.)

Term: Flexible

Parking: Surface parking available  
@ \$300/stall/m

Comments:

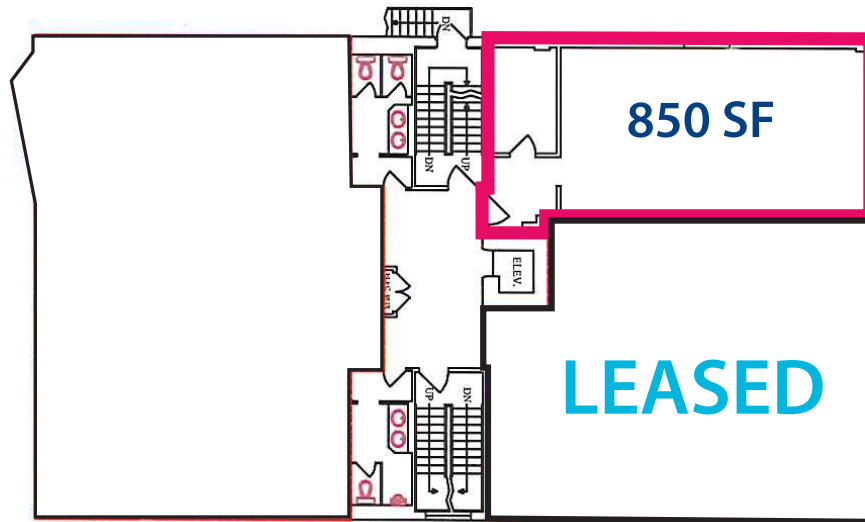
- Great location on vibrant 17 Avenue SW, close to numerous amenities
- Proximity to Victoria Park/Stampede LRT & The Talisman Centre



# FOR LEASE ON DYNAMIC 17TH AVENUE

## 524 - 17th Avenue SW, Calgary, AB

2nd Floor Plan:  
850 SF



3rd Floor Plan:  
779 SF  
1,123 SF



Intelligent  
Real Estate  
Solutions

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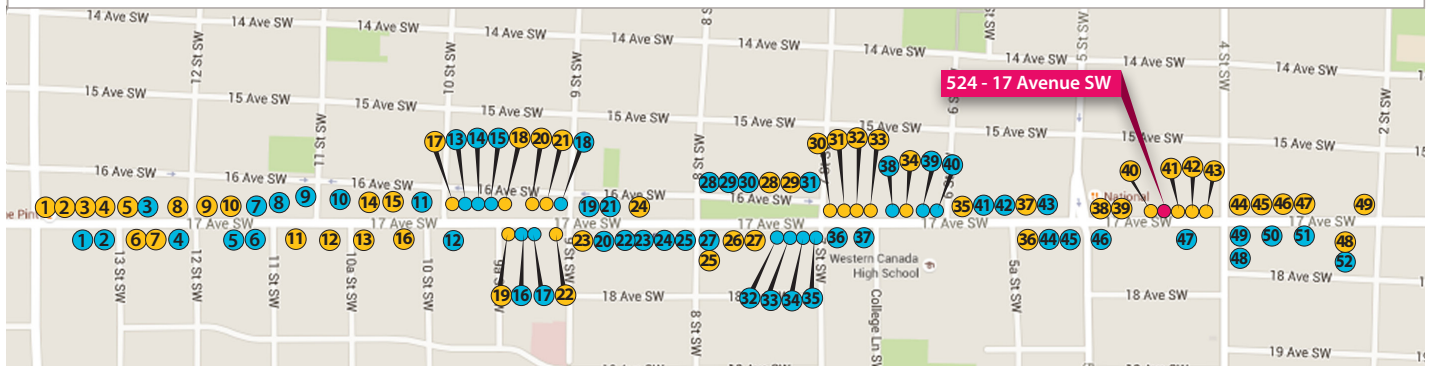
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# FOR LEASE ON DYNAMIC 17TH AVENUE

## 524 - 17th Avenue SW, Calgary, AB

### DINING

- |   |                                   |                                     |                             |                             |
|---|-----------------------------------|-------------------------------------|-----------------------------|-----------------------------|
| 1. The Pint                               | 10. Jameson's Irish Pub           | 20. Cibo Calgary                    | 30. Analog Coffee           | 41. Cleaver                 |
| 2. Tropical Latin Street Food & Cocktails | 11. Kuzina Greek Inspired Kitchen | 21. FARM                            | 31. The Big Cheese Pouterie | 42. The Living Room         |
| 3. McDonalds                              | 12. 80th & Ivy Modern Kitchen     | 22. Nellie's Cosmic Café            | 32. Clive Burger            | 43. Local 510               |
| 4. 1410 World Bier Haus                   | 13. Watchman's Pub                | 23. Roosevelt                       | 33. MARKET                  | 44. Anju                    |
| 5. Morgan's Pub on 17th                   | 14. Boston Pizza                  | 24. The Coup                        | 34. Express Pizza & Chicken | 45. Bar C                   |
| 6. Home & Away Calg. Kitchen              | 15. Golden Bell Saigon            | 25. Freshii                         | 35. Fiore's                 | 46. Cilantro                |
| 7. Los Chilitos                           | 16. Tim Horton's                  | 26. Opa!                            | 36. Thai Tai's              | 47. Buttermilk Fine Waffles |
| 8. Wendy's                                | 17. Pizza Hut                     | 27. Ristorante Italiano Buon Giorno | 37. Una Pizza & Wine        | 48. Sal's Flatbread         |
| 9. KFC                                    | 18. Tubby Dog                     | 28. Pare Café & Brasserie           | 38. National on 17th        | 49. Model Milk              |
|   | 19. Waves Coffee House            | 29. Cow Juice                       | 39. The Ship & Anchor       |                             |
|   |                                   |                                     | 40. Ox & Angela             |                             |



### SERVICES

- |                         |                        |                                 |  |                                      |
|-------------------------|------------------------|---------------------------------|--|--------------------------------------|
| 1. Money Mart           | 11. ATB Financial      | 22. Swimco                      | 31. Ooh La La                          | 42. The Rocket                       |
| 2. Scotiabank           | 12. Eye on 17th        | 23. TD Canada Trust             | 32. HSBC                               | 43. Menchie's Frozen Yogurt          |
| 3. Gloss Salon & Spa    | 13. Purolator          | 24. Structube                   | 33. Pet Planet                         | 44. Fishman's Personal Care Cleaners |
| 4. Eye Candy Optical    | 14. Rexall             | 25. Best Buy                    | 34. Flight Centre                      | 45. Purr                             |
| 5. Veronica Flowers     | 15. Medicentres        | 26. Ethos Bridal Group          | 35. Shoppers' Drug Mart                | 46. Shell                            |
| 6. Calgary Jewelry      | 16. Kit and Ace        | 27. David's Tea                 | 36. BMO                                | 47. Jesse's Hair Design              |
| 7. CIBC                 | 17. Wind Mobile        | 28. Oasis Wellness Ctr & Spa    | 37. Starbucks                          | 48. Lululemon                        |
| 8. Sleep Country Canada | 18. Bell Mobility      | 29. West Elm                    | 38. Inner-City Underground Marketplace | 49. Roots                            |
| 9. Mac's                | 19. H & R Block        | 30. Tutti Fruitti Frozen Yogurt | 39. Reid's                             | 50. Exquisite Nail Salon             |
| 10. Liquor Depot        | 20. Chrome Hair Design |                                 | 40. Servus Credit Union                | 51. Stray Salon                      |
|                         | 21. Hemporium          |                                 | 41. RA Clothing                        | 52. Studio Revolution                |

## 17th Avenue

17th Avenue is a pedestrian friendly retail and shopping district in the Calgary Beltline. This vibrant retail corridor spans from 14th street to 4th street. 17th Avenue is a perfect mix of boutique shopping, and everyday services and necessities. It is also home to many of Calgary's dining hot spots, including fine dining restaurants, casual cuisine, lively lounges, and inspirational cafés.

*Become a part of 17th Avenue, Calgary's Retail & Entertainment District!*



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