



Canadian Urban Limited



2,443 TO 5,196 SF FOR LEASE

255 17TH AVE
SW

Calgary, AB

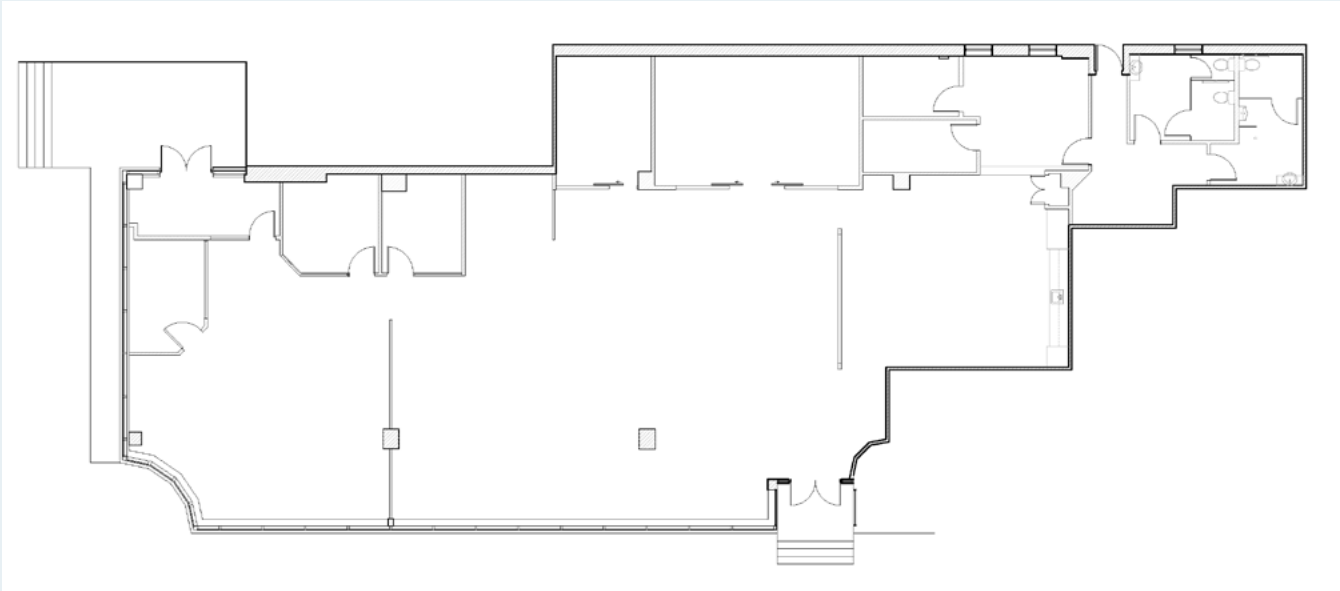


CUSHMAN &
WAKEFIELD





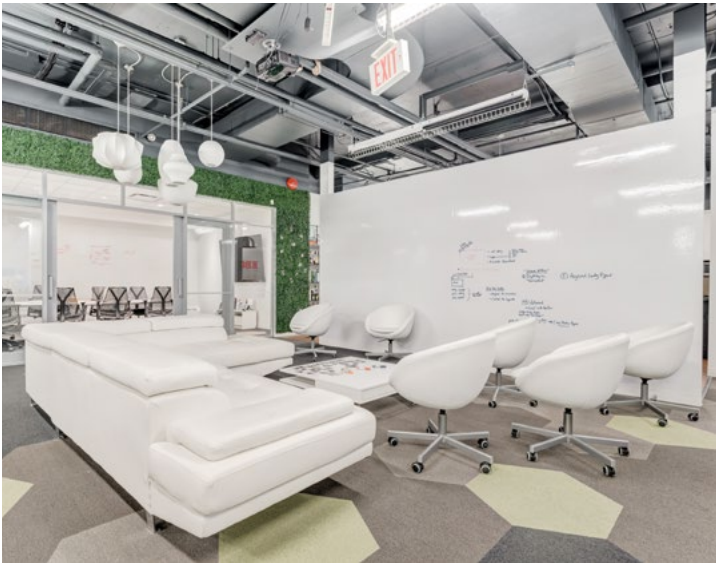
SUITE 101: 5,196 SF



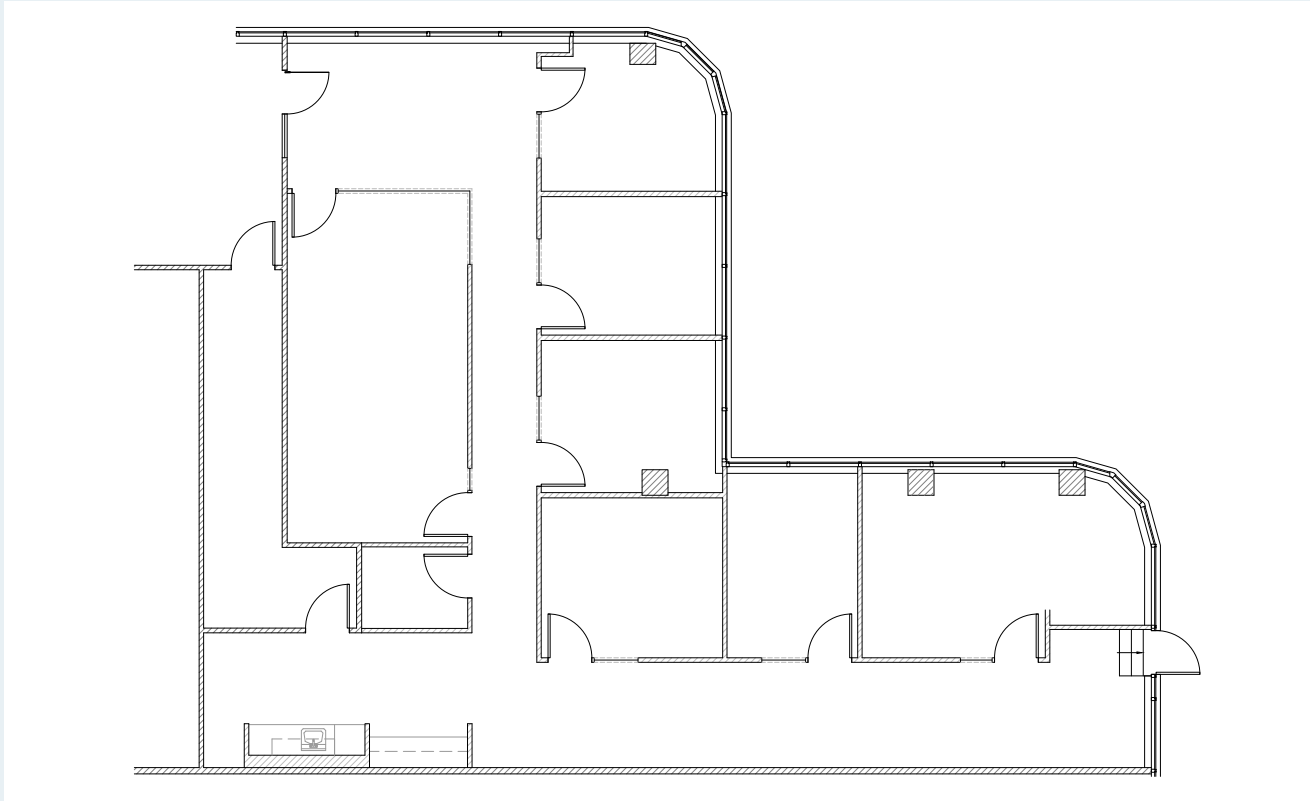
ABOUT THE AREA

With over 400 shops and services to explore, 17th Avenue SW is Calgary's most recognizable and relevant retail district. Enjoying decades of success, the twelve block strip is close to Stampede Park and downtown Calgary. The many boutique shops dominate the daytime but at night 17th Avenue is galvanized by the nightlife generated from the numerous bars and restaurants that call it home.

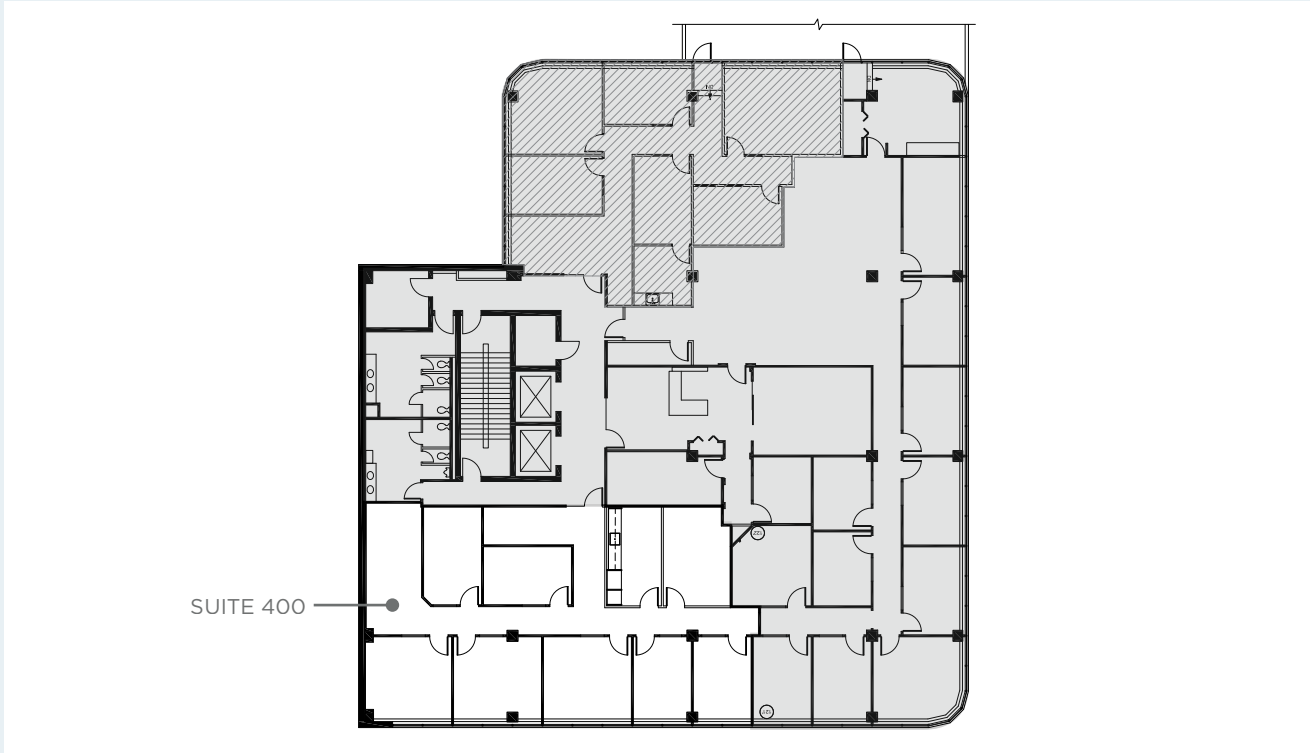
Available Space	Suite 101: 5,196 SF Suite 209: 3,018 SF LEASED Suite 301: 2,443 SF Suite 400: 2,493 SF
Operating Costs	\$16.87 PSF (2025)
Lease Rate	Market rates
Tenant Improvement Allowance	Negotiable
Availability	Immediately
Parking	1:700 SF (underground) \$200 per stall, per month



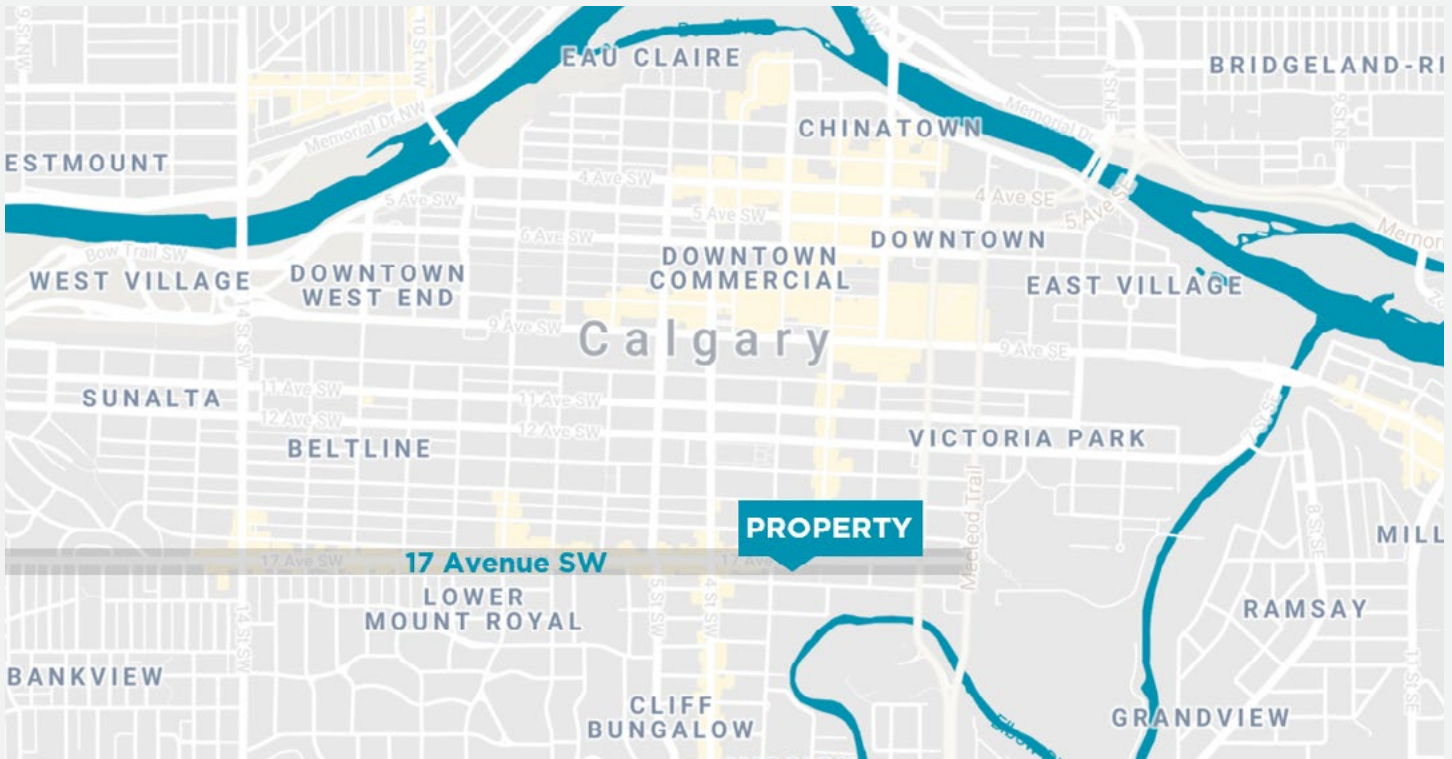
SUITE 301: 2,443 SF



SUITE 400: 2,493 SF



THE LOCATION



DEMOGRAPHICS WITHIN 3 KM RADIUS

20,421

Total Population

\$88,359

Median Household Income

36

Median Age

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