

OFFICE/MEDICAL SPACE FOR LEASE

1608
17th Ave SW

SCARBORO PROFESSIONAL CENTRE



**CUSHMAN &
WAKEFIELD**



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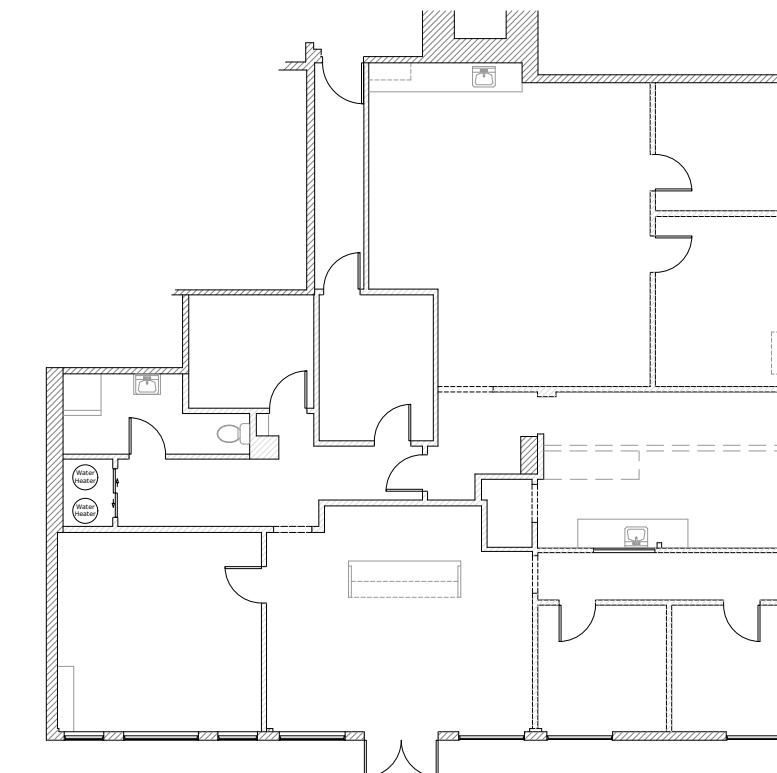
Property Details

| | |
|-------------------------------------|---|
| Available Space: | Suite 103: 2,268 sf Suite 202: 2,593 sf Suite 208: 1,111 sf LEASED Suite 210: 1,179 sf LEASED Suite 211: 708 sf |
| Main Floor Lease Rate: | \$35.00 psf |
| Second Floor Lease Rate: | \$16.00 psf |
| Operating Costs: | \$19.00 psf (est. 2026) |
| Availability: | Immediately |
| Parking: | 1:978 sf (underground), \$175/stall/month Large visitor parking lot |
| Tenant Renovation Allowance: | Negotiable |

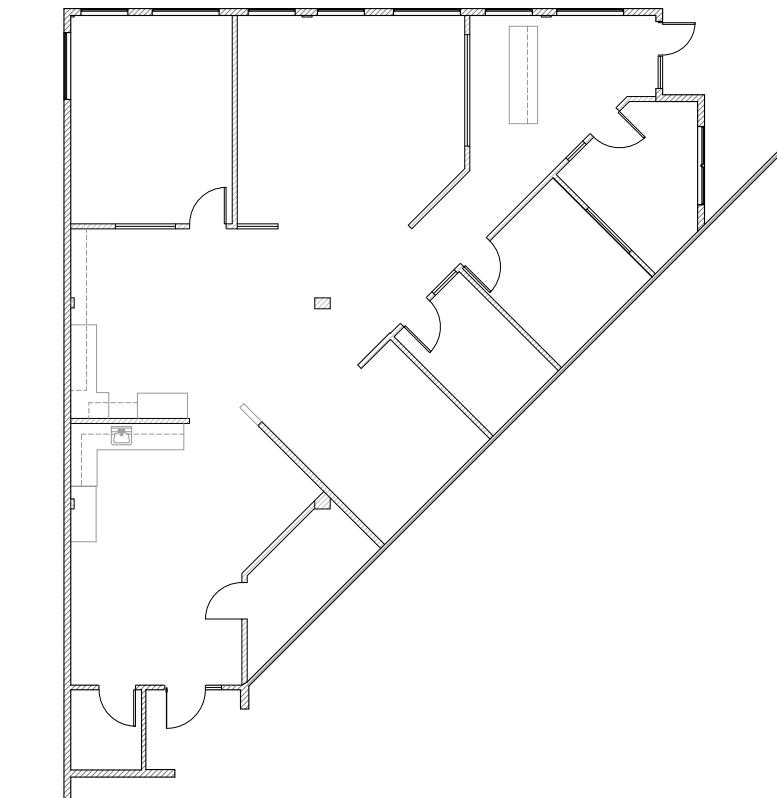
Property Highlights

- Current medical tenants include: neurology, dermatology, psychology, and a dental clinic
- Large surface parking lot available for patients and underground parking for tenants
- Property is under new ownership, with common area improvements being planned
- High exposure building signage is available for tenants

Floor Plans

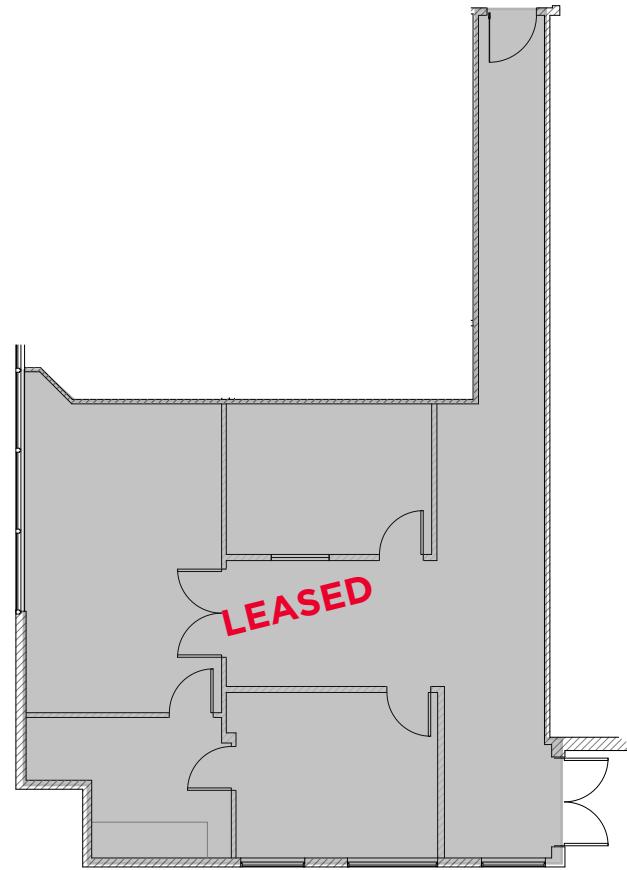


Suite 103: 2,268 sf

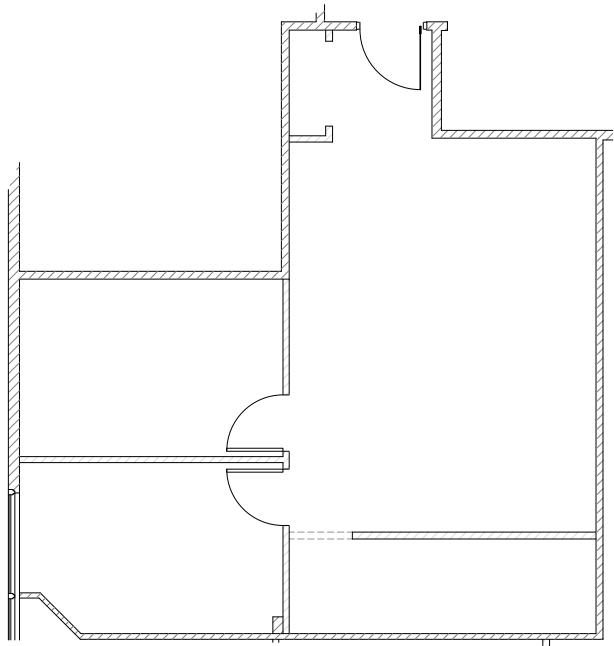


Suite 202: 2,593 sf

Floor Plans



~~Suite 210: 1,179 sf~~ **LEASED**

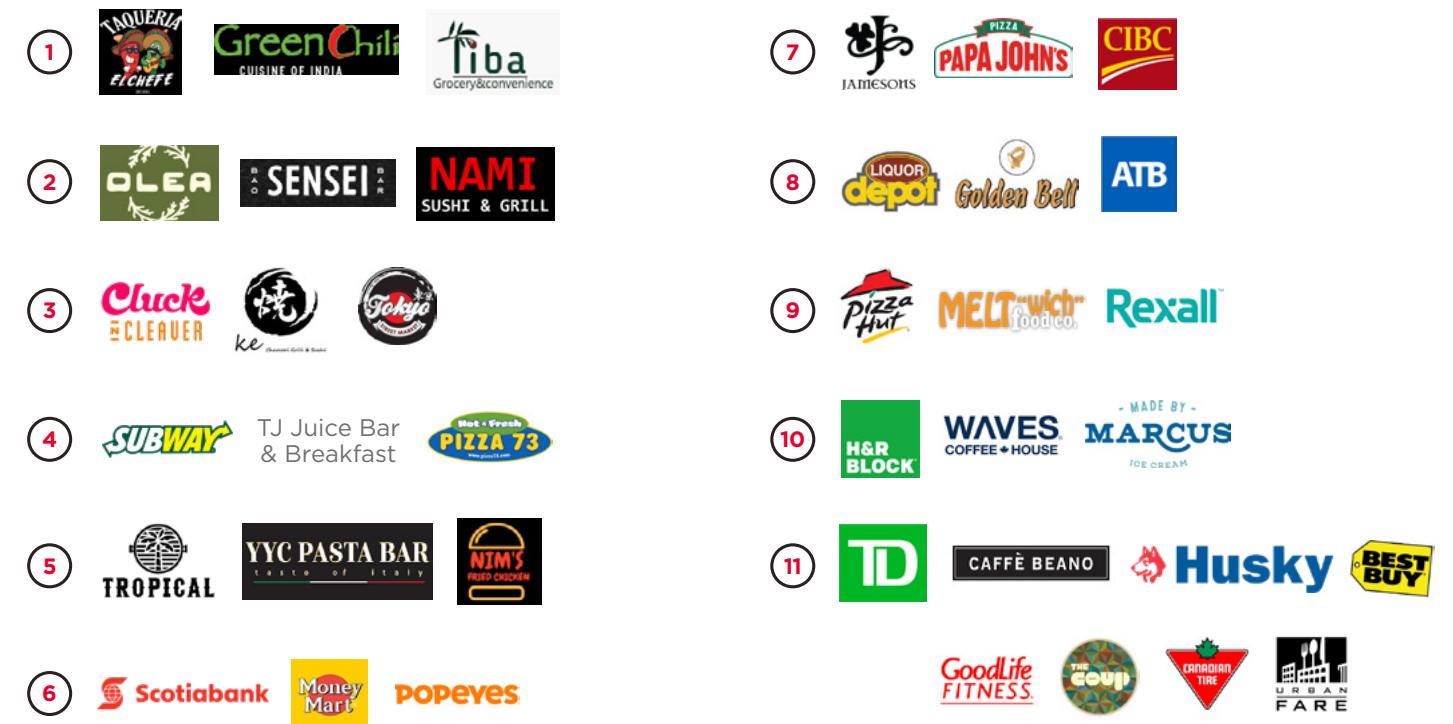


Suite 211: 708 sf



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