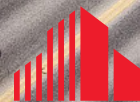


OFFICE/MEDICAL  
SPACE FOR  
LEASE

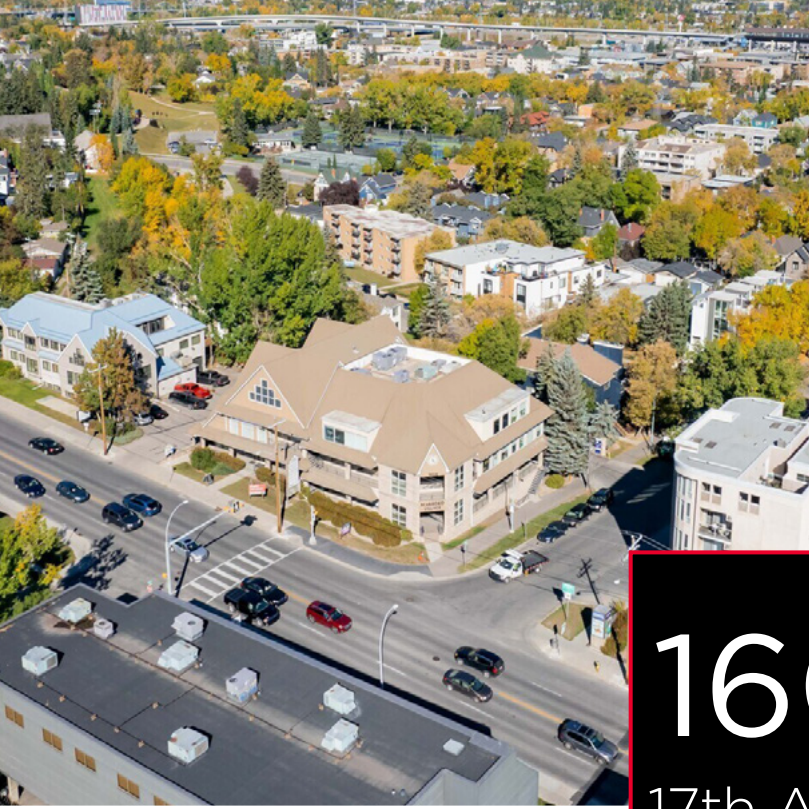
1608  
17th Ave SW

SCARBORO  
PROFESSIONAL  
CENTRE



CUSHMAN &  
WAKEFIELD





# 1608

17th Ave SW



## 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

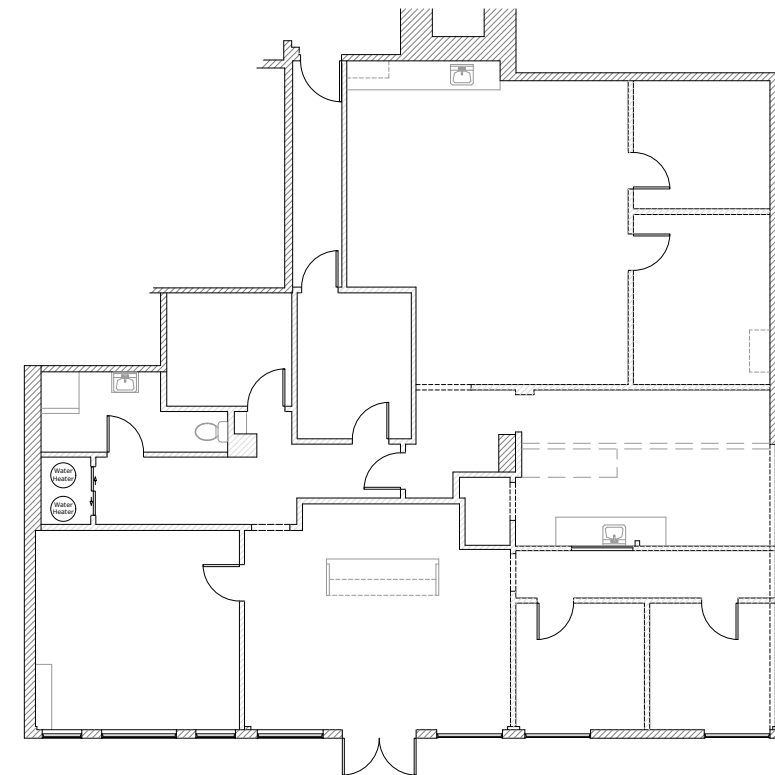
Large visitor parking lot

Tenant Renovation Allowance: Negotiable

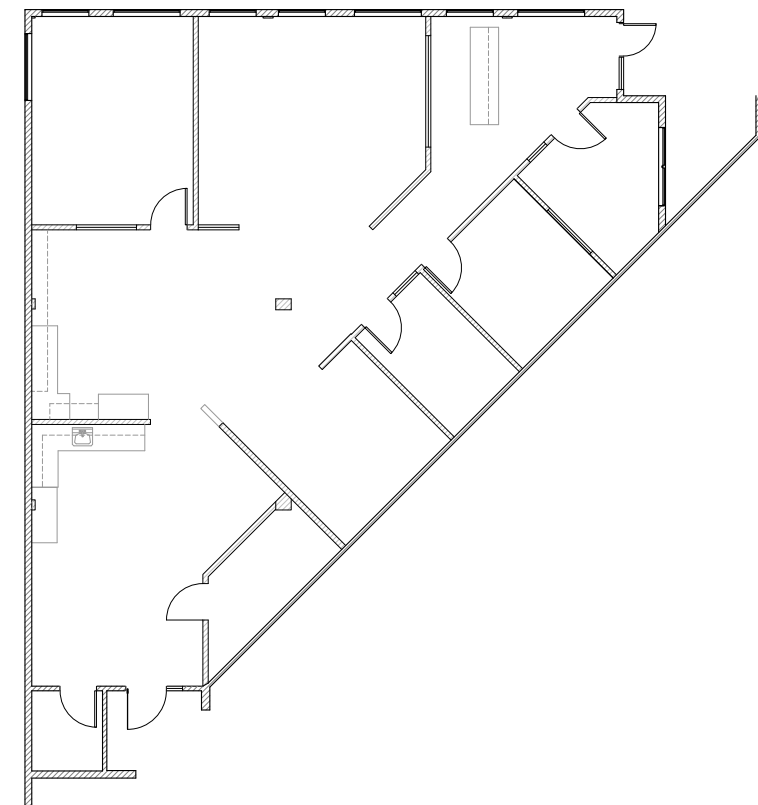
## Property Highlights

- 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



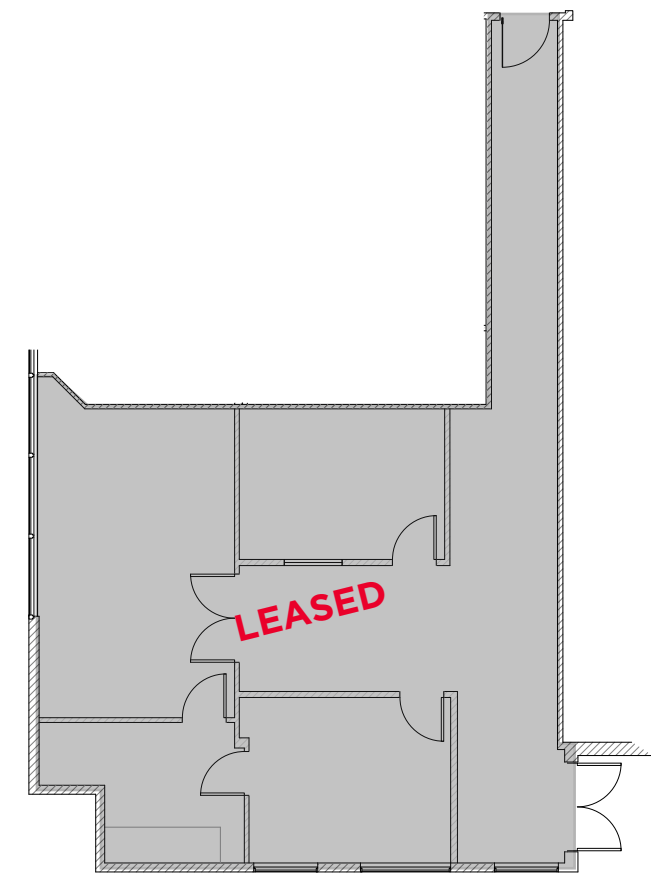
Suite 103: 2,268 sf



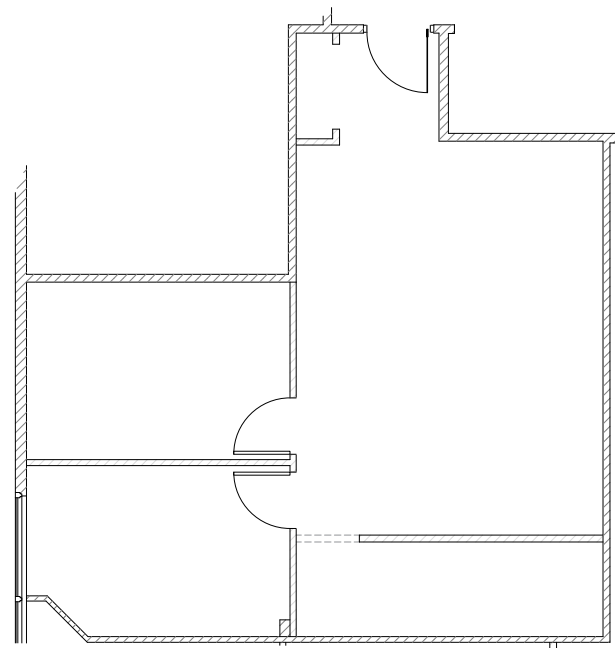
Suite 202: 2,593 sf



# Floor Plans



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



Suite 211: 708 sf



1608

17th Ave SW



- |   |  |  |  |    |  |  |  |  |
|---|--|--|--|----|--|--|--|--|
| 1 |  |  |  | 7  |  |  |  |  |
| 2 |  |  |  | 8  |  |  |  |  |
| 3 |  |  |  | 9  |  |  |  |  |
| 4 |  |  |  | 10 |  |  |  |  |
| 5 |  |  |  | 11 |  |  |  |  |
| 6 |  |  |  |    |  |  |  |  |



# 1608

17th Ave SW

## ADAM RAMSAY

Executive Vice President

M: 403 660 6390

D: 403 261 1103

[adam.ramsay@cushwake.com](mailto:adam.ramsay@cushwake.com)

## DAVID LEES

Executive Vice President

M: 403 869 5025

D: 403 261 1102

[david.lees@cushwake.com](mailto:david.lees@cushwake.com)

## TRENT PETERSON

Vice President

M: 403 771 5969

D: 403 261 1101

[trent.peterson@cushwake.com](mailto:trent.peterson@cushwake.com)

Cushman & Wakefield ULC

250 6 Avenue SW, Suite 2400

Calgary, AB T2P 3H7

[cushmanwakefield.com](http://cushmanwakefield.com)



© 2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.