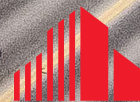


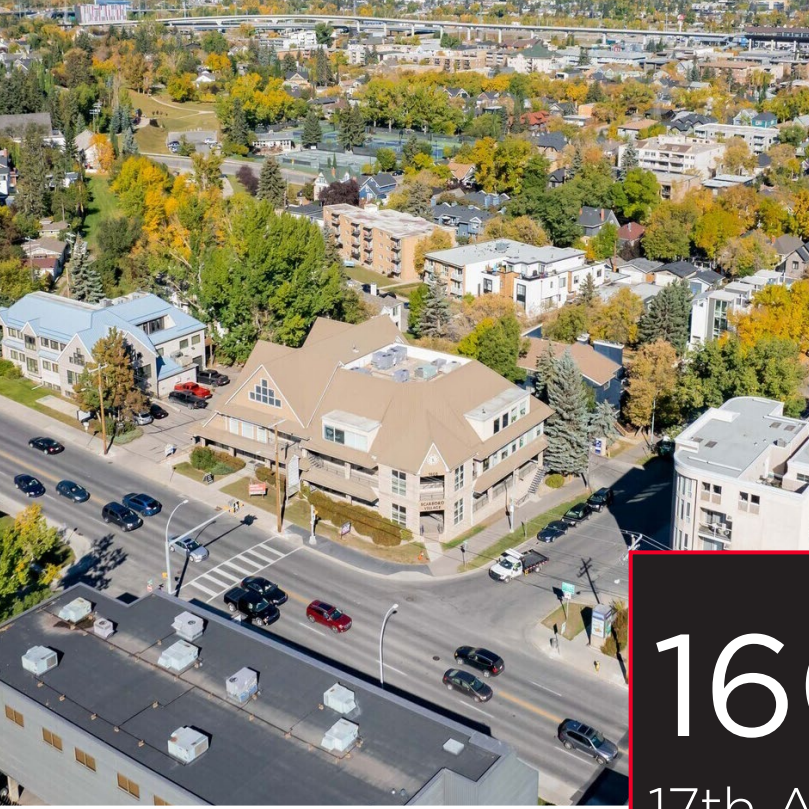
OFFICE/MEDICAL
SPACE FOR
LEASE

1608
17th Ave SW

SCARBORO
PROFESSIONAL
CENTRE



CUSHMAN &
WAKEFIELD



1608

17th Ave SW



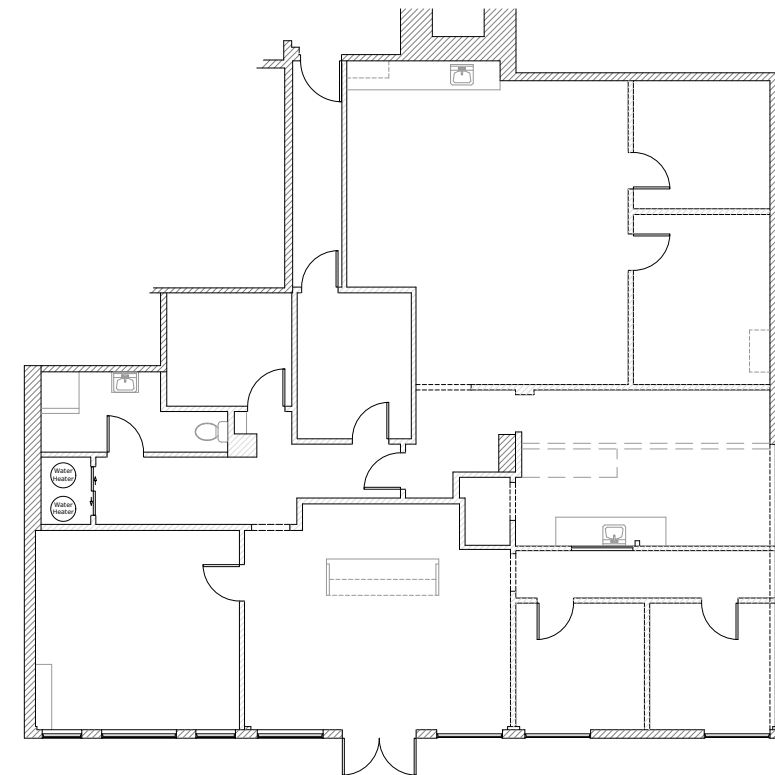
Property Details

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 LEASED
Main Floor Lease Rate:	\$35.00 psf
Second Floor Lease Rate:	\$16.00 psf
Operating Costs:	\$19.50 psf (est. 2026)
Availability:	Immediately
Parking:	1:978 sf (underground), \$175/stall/month
	Large visitor parking lot
Tenant Renovation Allowance:	Negotiable

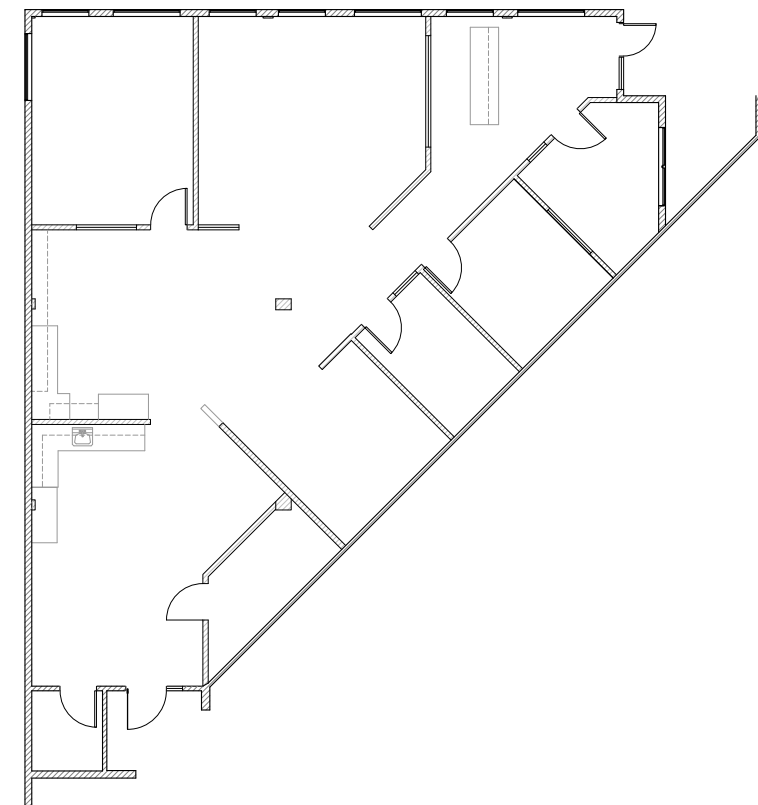
Property Highlights

- 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

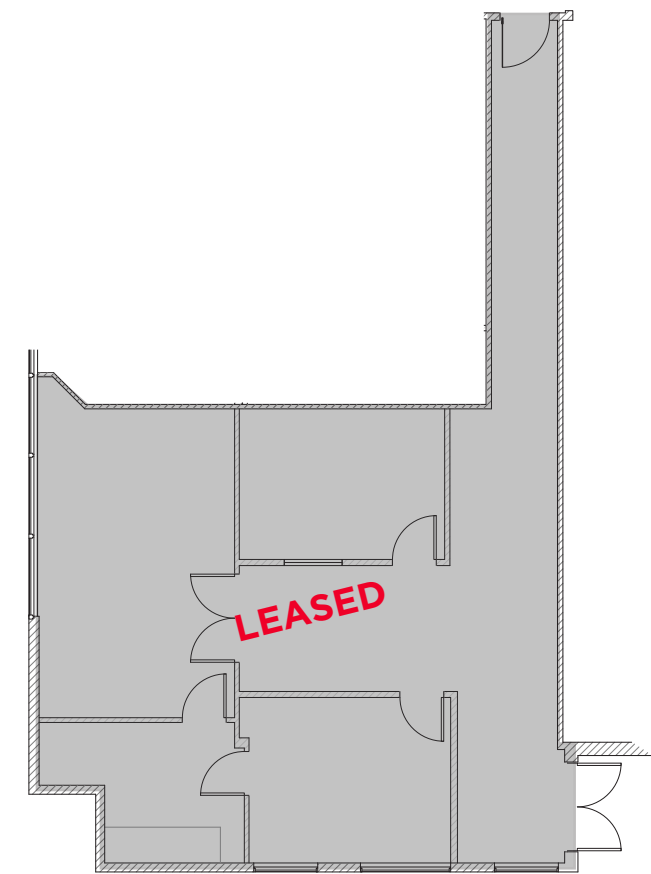


Suite 103: 2,268 sf

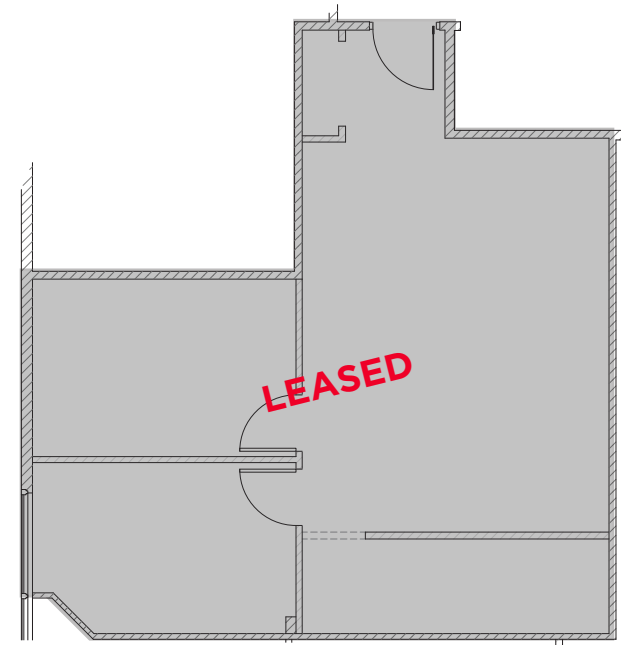


Suite 202: 2,593 sf

Floor Plans



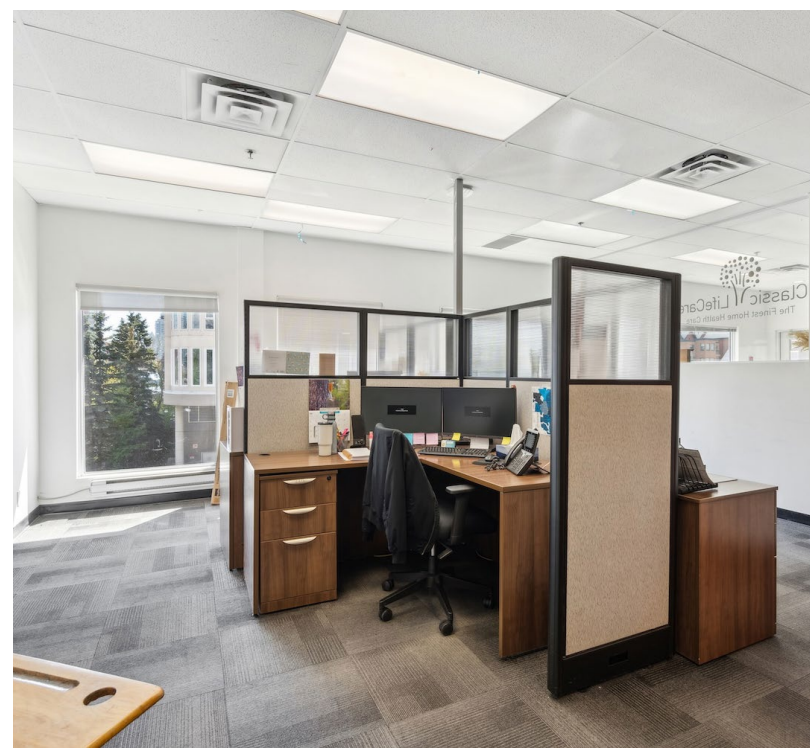
Suite 210: 1,179 sf **LEASED**



Suite 211: 708 sf **LEASED**



1608
17th Ave SW



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

1608

17th Ave SW

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