

Full top floor available –  
unique 5,302 sq. ft  
floorplate.



**4 SHOW SUITES**

UNDER CONSTRUCTION  
AVAILABLE SEPTEMBER, 2019



Office space on 17th Avenue SW

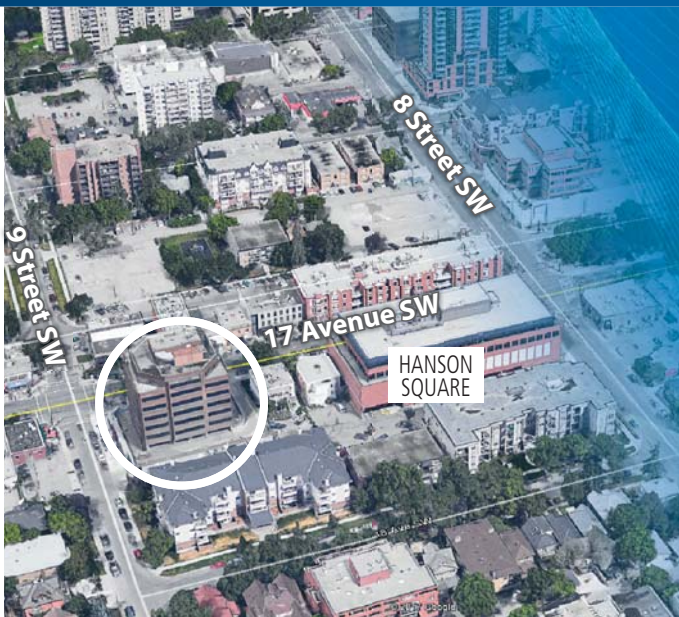
**FOR LEASE** Highstreet House  
933 17th Avenue SW, Calgary

## Distinctive building on vibrant 17th Avenue SW

- Expanded and renovated main floor and entrance lobby.
- Convenient 20-stall visitor parking area on second level of building.
- Very high ratio of windows to office space.
- Open view of the Mount Royal area.

AVAILABLE  
from  
**1,667\*** sf  
to **5,302** sf

\*Approximate size. Subject to measurement.



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

**Ian Robertson**

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EXPERTISE  
MATTERS



# PROPERTY INFORMATION

## MUNICIPAL ADDRESS:

933 17th Avenue SW, Calgary

## AVAILABLE FOR LEASE:

2,006 sq. ft. – Suite 311 [SHOW SUITE](#)

1,667\* sq. ft. – Suite 400 [SHOW SUITE](#)

2,083\* sq. ft. – Suite 450 [SHOW SUITE](#)

2,099 sq. ft. – Suite 500 [SHOW SUITE](#)

5,302 sq. ft. – Suite 800 [FULL TOP FLOOR](#)

\*Approximate size. Subject to measurement.

## AVAILABILITY:

Immediately: showsuites under construction.

## PARKING:

- 1 stall per 699 sq. ft. at \$220 per stall
- 20 dedicated visitor parking stalls

## OP. COSTS & TAXES:

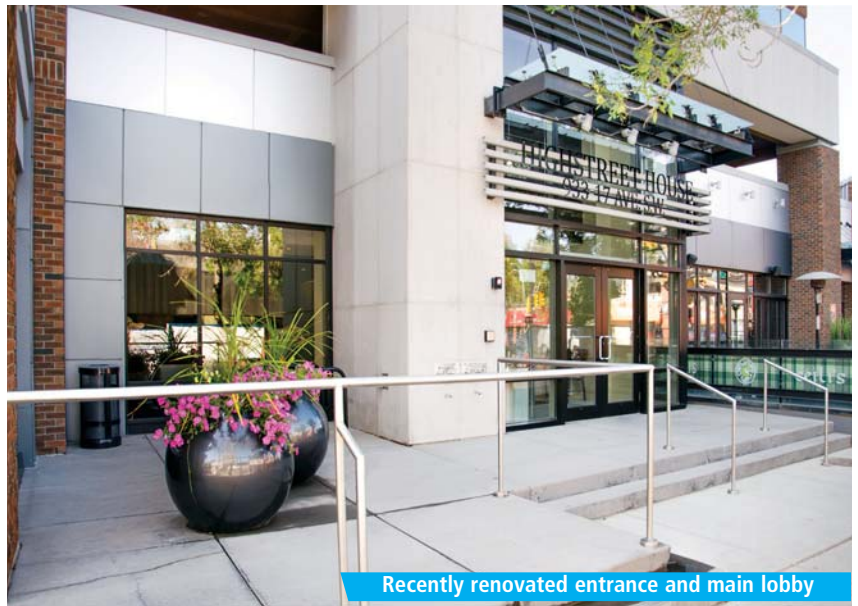
Op. Costs: \$16.60

Taxes: \$5.25

Total: \$21.85 (est., 2019)

## NET RENT:

Market



Recently renovated entrance and main lobby

## BUILDING INFORMATION

FLOORS: 8

BUILDING SIZE: 49,129 sf

FLOORPLATES: Fl. 2-7 – 7,300 sf; Fl. 8 – 5,302 sf

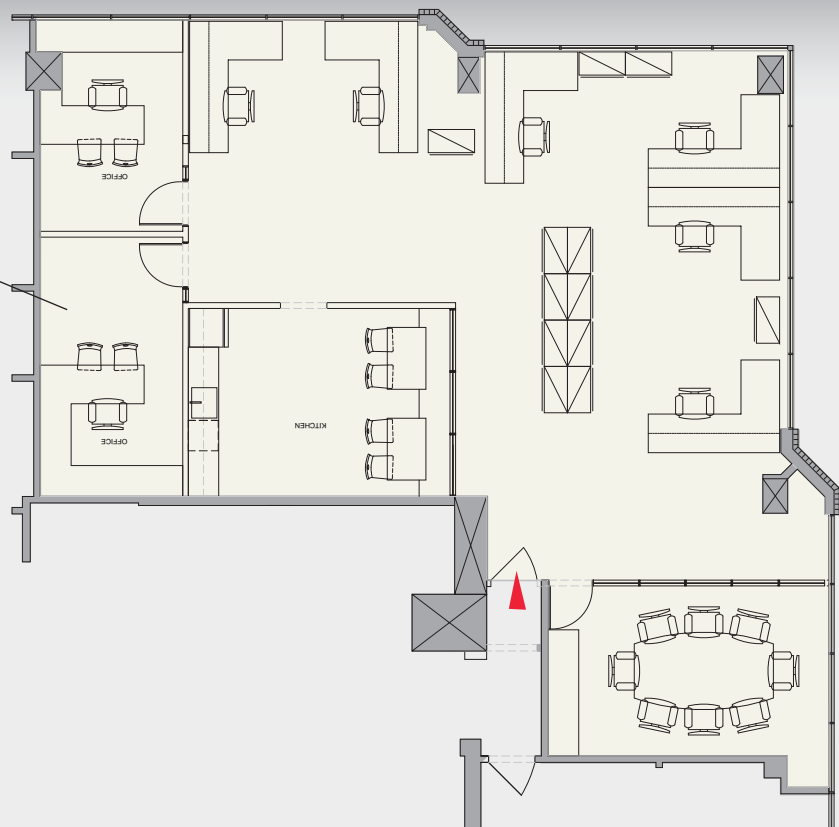


**3**  
FLOOR

**SHOW SUITE**

SUITE 311  
**2,006** SQ.FT.

AVAILABLE SEPTEMBER 2019



# 4 FLOOR

**SHOW SUITE**

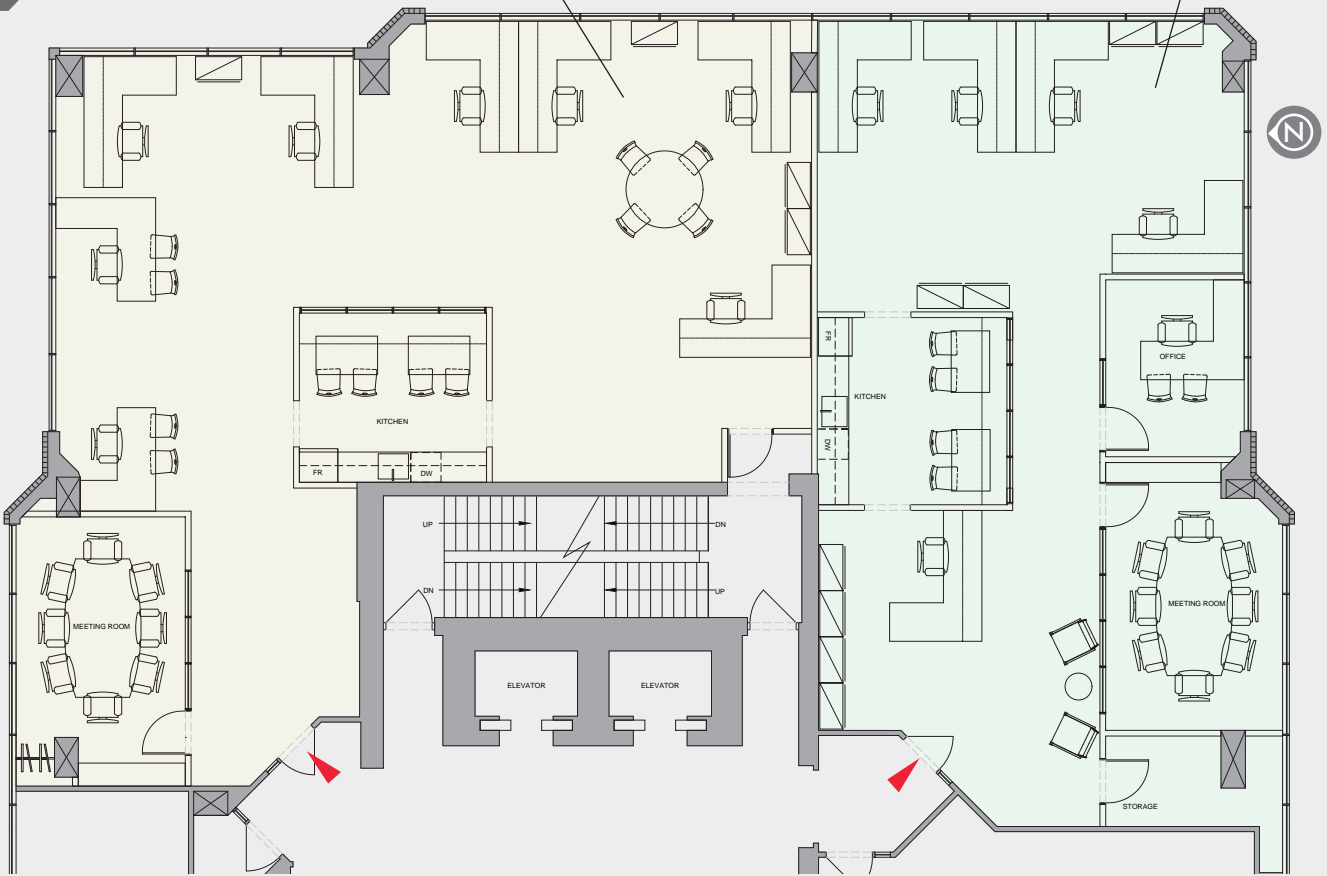
SUITE 450  
**2,083\*** SQ.FT.  
AVAILABLE SEPTEMBER 2019

\* Approximate size.  
Subject to measurement.

**SHOW SUITE**

SUITE 400  
**1,667\*** SQ.FT.  
AVAILABLE SEPTEMBER 2019

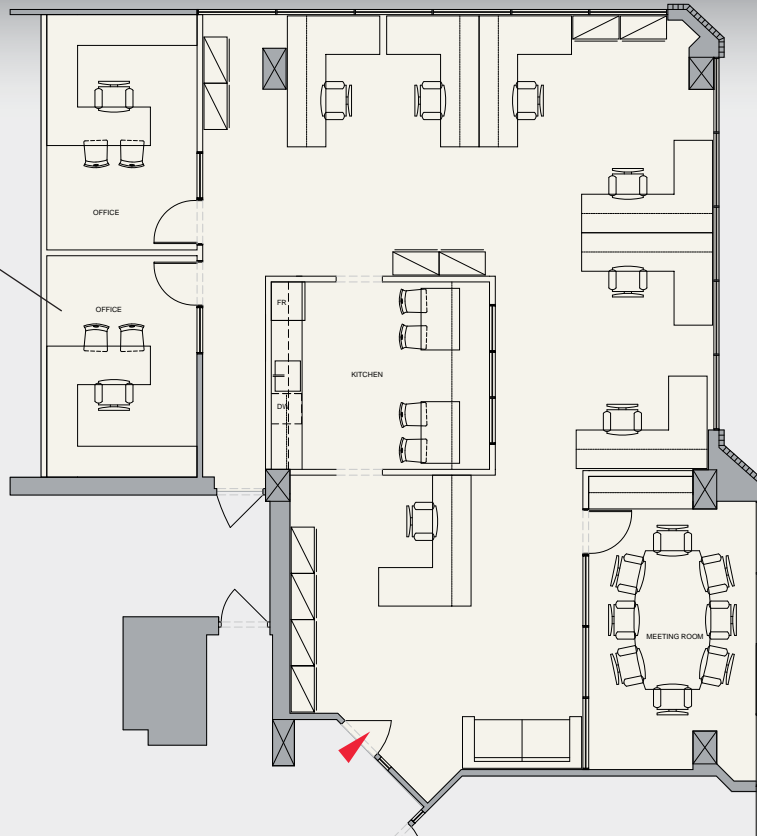
\* Approximate size.  
Subject to measurement.



# 5 FLOOR

**SHOW SUITE**

SUITE 500  
**2,099** SQ.FT.  
AVAILABLE SEPTEMBER 2019

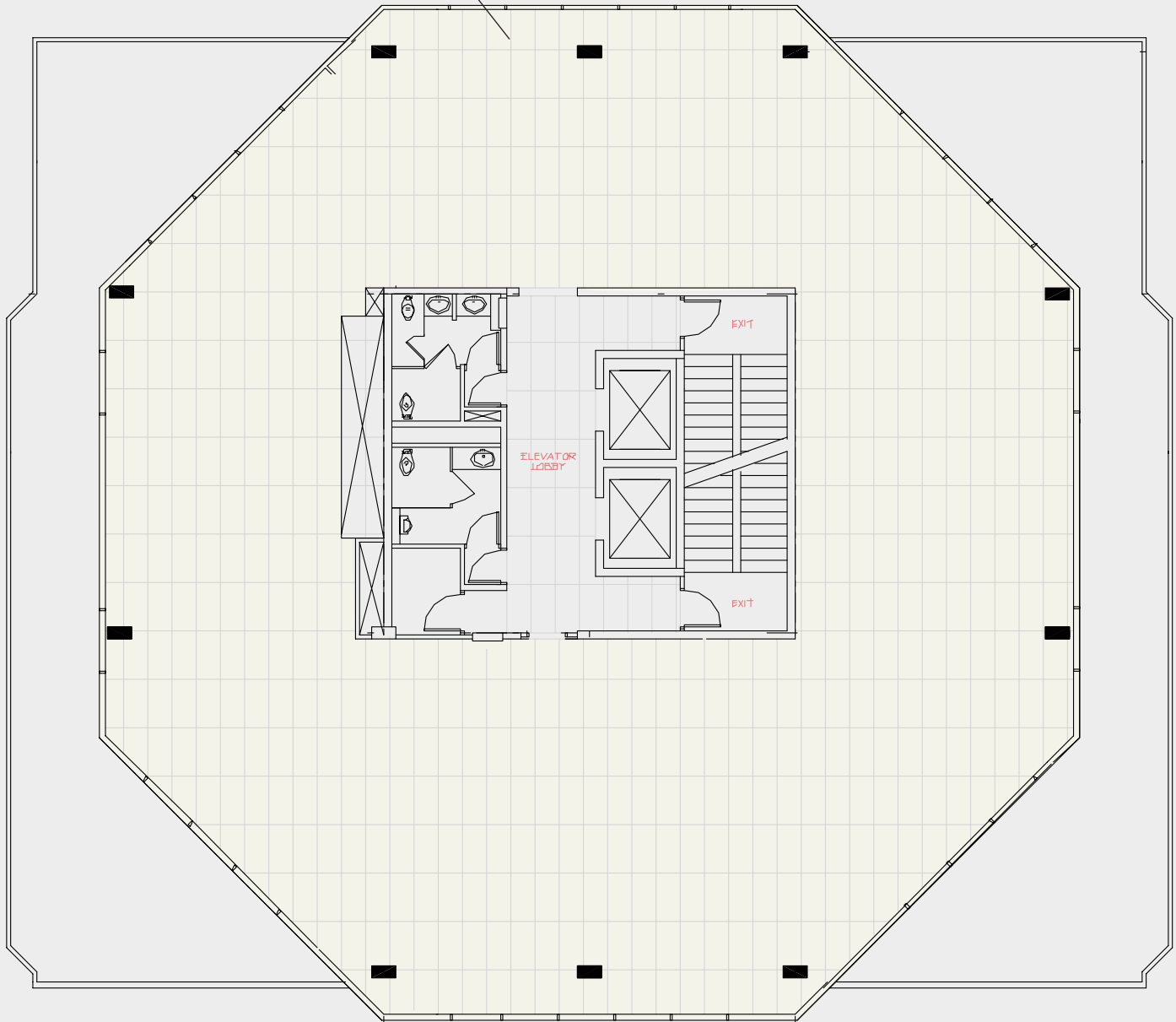


**8**  
FLOOR

SUITE 800  
**5,302** SQ.FT.

Full top floor – unique opportunity

AVAILABLE SEPTEMBER 2019



*The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.*



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