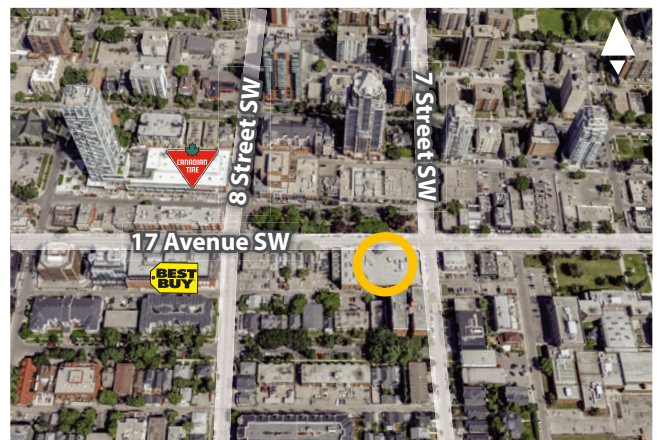




7,986 sf  
Suite 200

## BELTLINE OFFICE SPACE FOR LEASE

**Mount Royal Block**  
815 17th Avenue SW, Calgary



**Allan Jones**, EXECUTIVE VICE PRESIDENT  
c: 403-850-7621 • d: 403-294-7188 • [ajones@barclaystreet.com](mailto:ajones@barclaystreet.com)

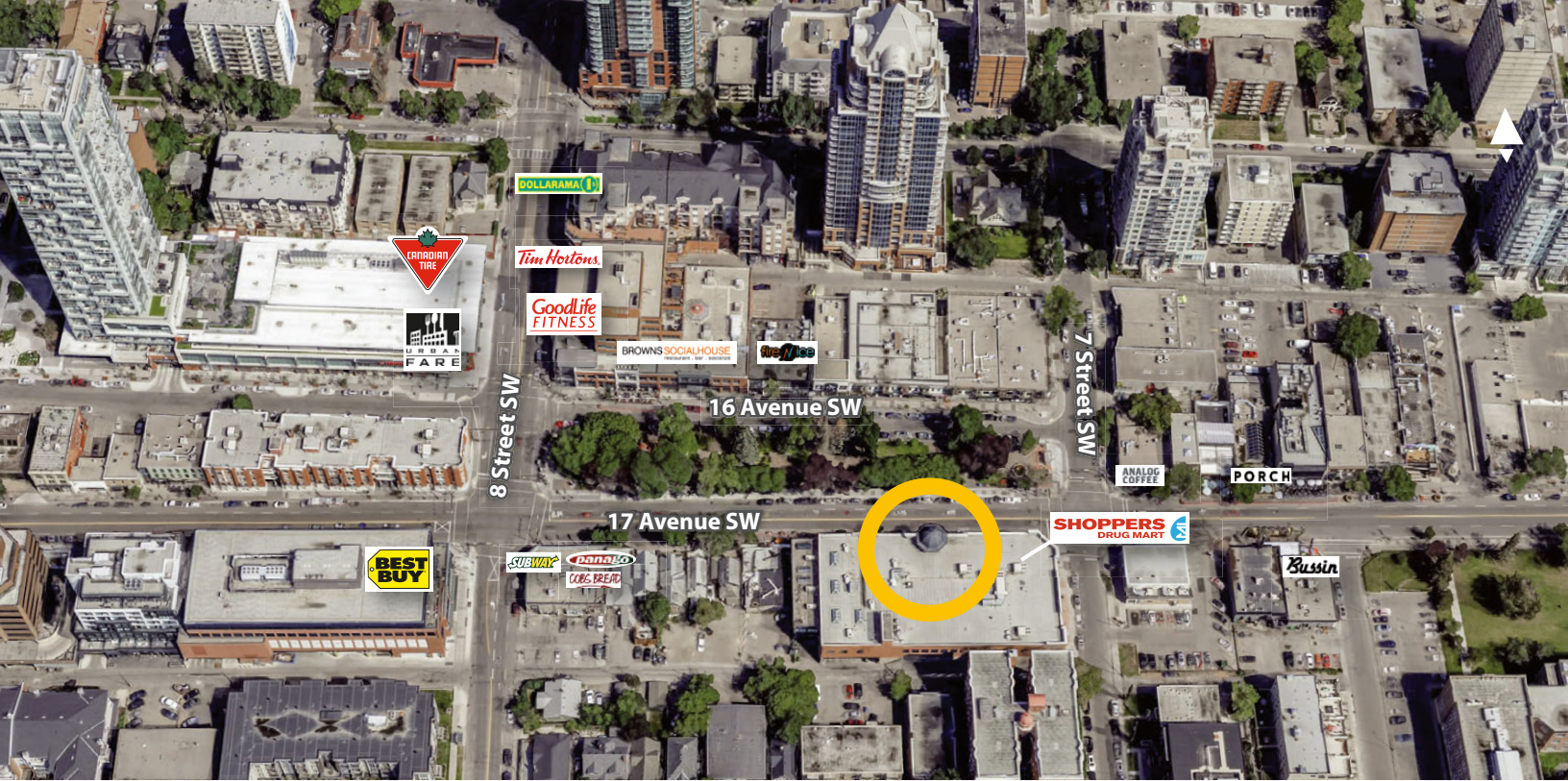
**Murray Ion**, VICE PRESIDENT, PARTNER  
c: 403-797-3103 • d: 403-294-7179 • [mion@barclaystreet.com](mailto:mion@barclaystreet.com)

**Anders O'Connor**, ASSISTANT (UNLICENSED)  
c: 516-279-0198 • d: 587-393-9331 • [aconnor@barclaystreet.com](mailto:aconnor@barclaystreet.com)



LOCAL  
EXPERTISE  
MATTERS





Situated in an upscale neighbourhood known for its fine dining, casual cuisine, trendy cafes, boutique shopping, and international retailers.

The community has access to a range of services to cater to their lifestyle needs, such as Goodlife Fitness, Urban Fare, Canadian Tire and Shoppers Drug Mart.

- » High-end finishings.
- » Elevator access.
- » Underground parkade.

## LEASE INFORMATION

ADDRESS: 815 17th Avenue SW, Calgary

AVAILABLE FOR LEASE:

7,986 sq. ft. – Suite 200

- Available on 30-day notice

~~6,066 sq. ft. – Suite 290 – LEASED~~

PARKING:

- » Ample parking is available in the underground parkade through a third-party service.
- » \$250/mo per stall (unreserved).

OP. COSTS AND TAXES: \$19.73 per sq. ft. (est.)

LEASE RATE: Market

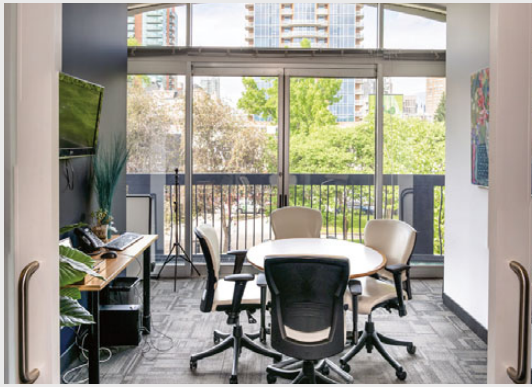
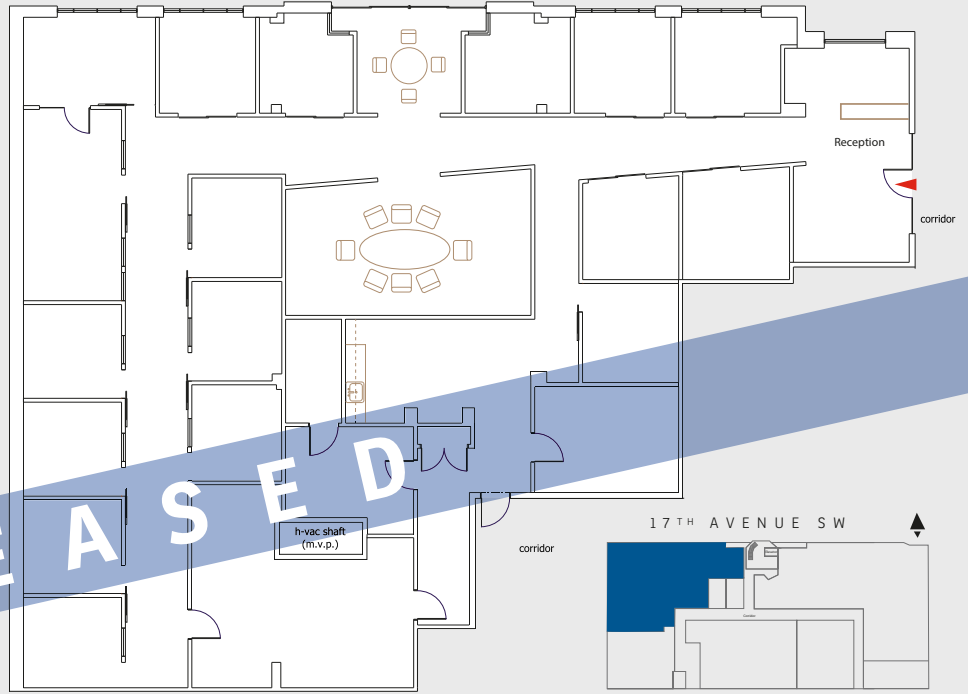








SUITE 290  
**6,066** SQ.FT.



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