

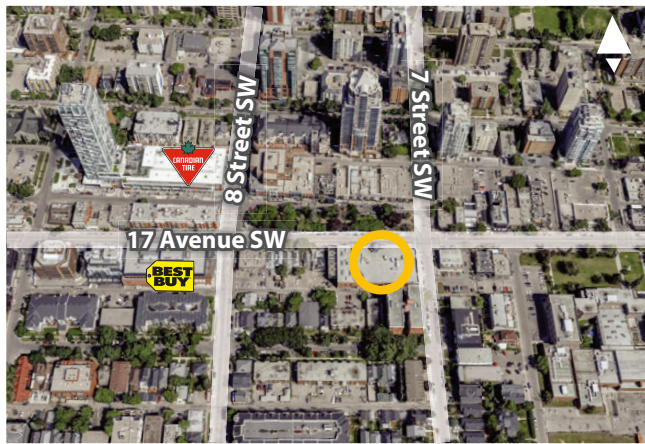


7,986 sf
Suite 200

6,066 sf
Suite 290

BELTLINE OFFICE SPACE FOR LEASE

Mount Royal Block
815 17th Avenue SW, Calgary



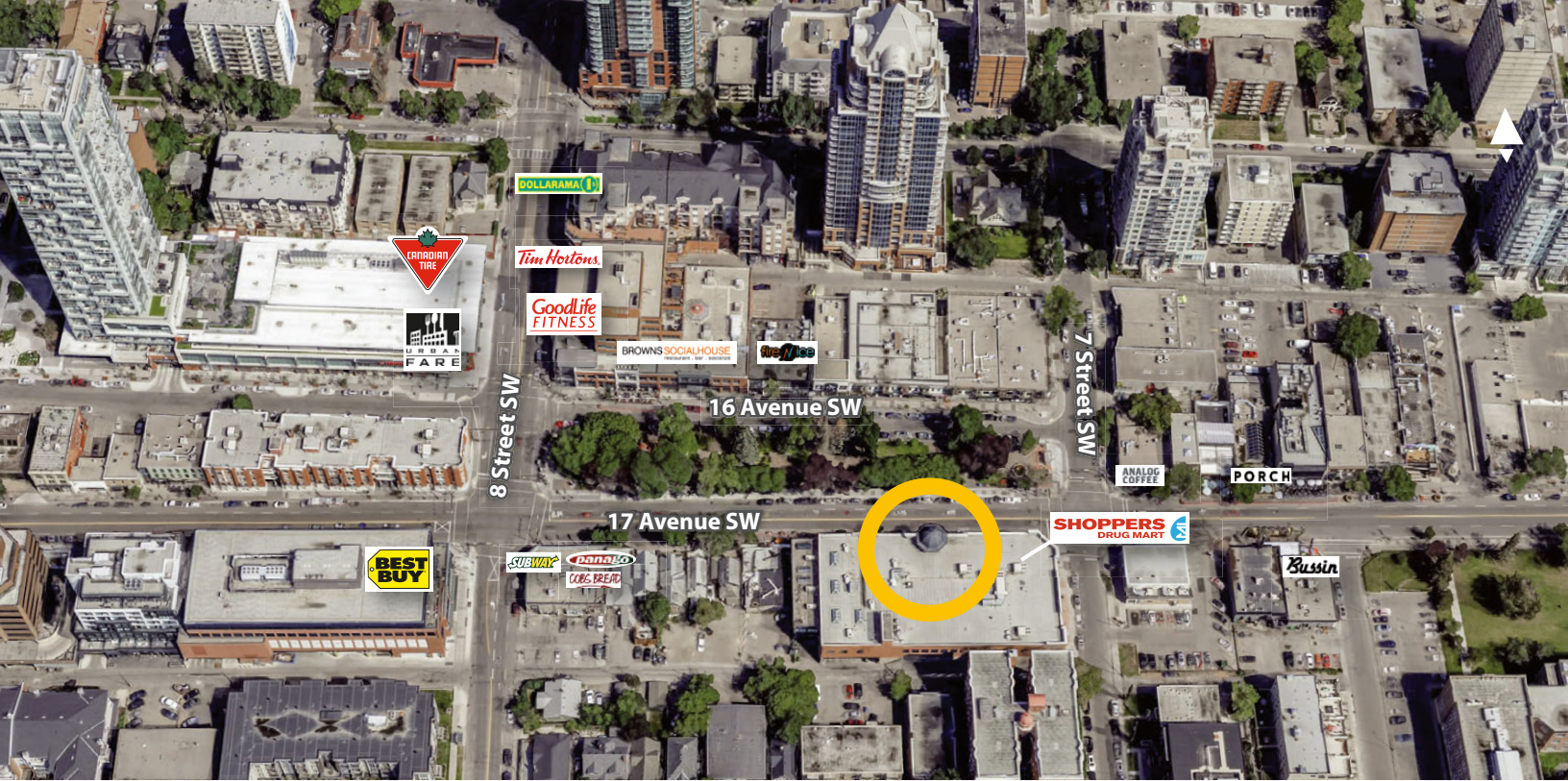
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BARCLAY STREET
REAL ESTATE
LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE REAL ESTATE SERVICES

CELEBRATING
50 YEARS
1973-2023



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
 6,066 sq. ft. – Suite 290

AVAILABILITY: Available on 30-day notice

PARKING:

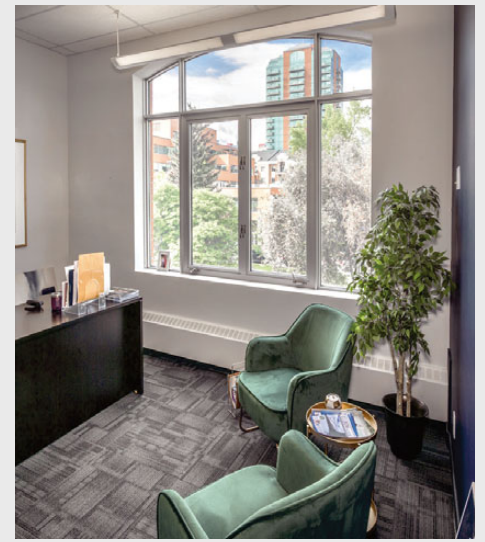
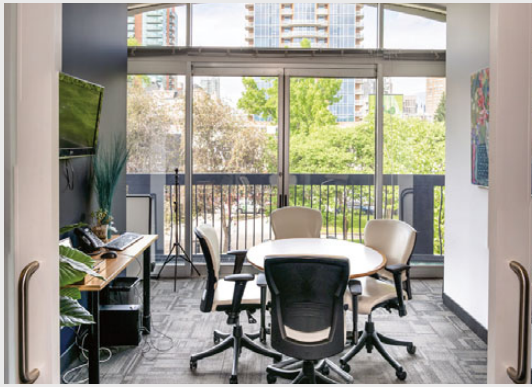
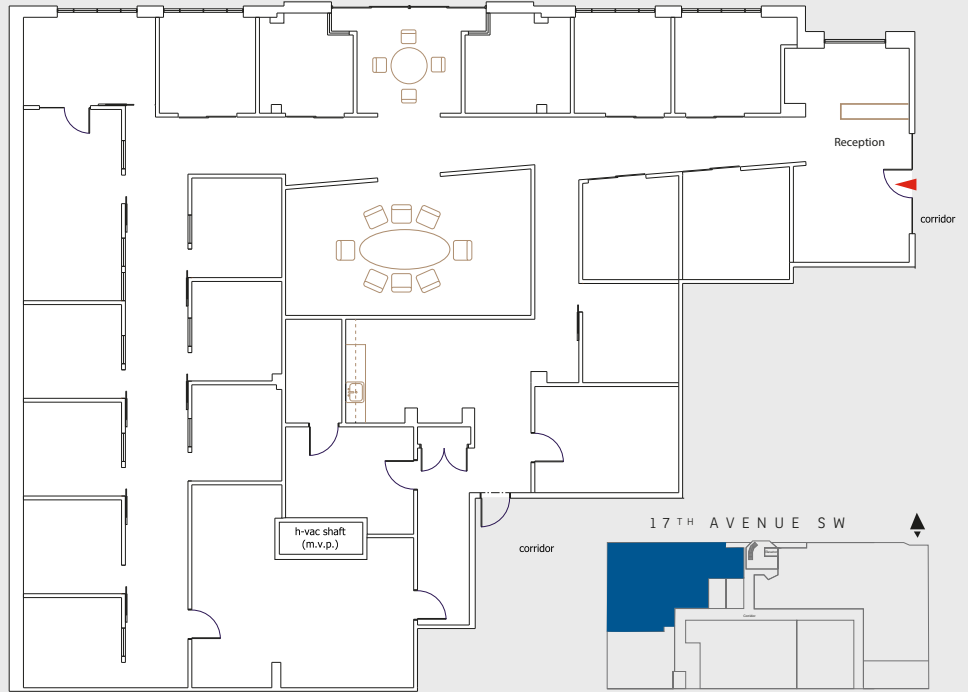
- » Ample parking is available in the underground parkade through a third-party service.
- » \$250/mo per stall (unreserved).

OP. COSTS AND TAXES: \$18.11 per sq. ft. (est.)

LEASE RATE: Market



SUITE 290
6,066 SQ.FT.



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