

Office For Lease

122 - 17th Avenue SE

PRESTIGE
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Rethinking Commercial Real Estate



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District:	Beltline
Zoning:	CC-X (Centre City Mixed Use)
Total Size:	1,188 SqFt
Asking Rent:	\$10.00/SqFt (w/steps) \$990/month
Op. Costs:	\$12.99 / Sq.Ft (Est.) \$1,286/moth + 5% Management Fee
Term:	3-5 Years (Negotiable)
Availability:	30-60 days
Parking:	2 stalls at \$50.00/Month/Stall

- 2nd floor office space (walk-up).
- 3 offices, large boardroom, and coffee stations.
- Secure and professionally managed building.
- Close to numerous restaurants, bus stops and the Light Transit (LRT).
- Directly on 17th Avenue in the trendy Victoria Park district.
- Just off MacLeod Trail, blocks from downtown core, and walking distance to the Calgary Stampede Grounds and Elbow River Casino.

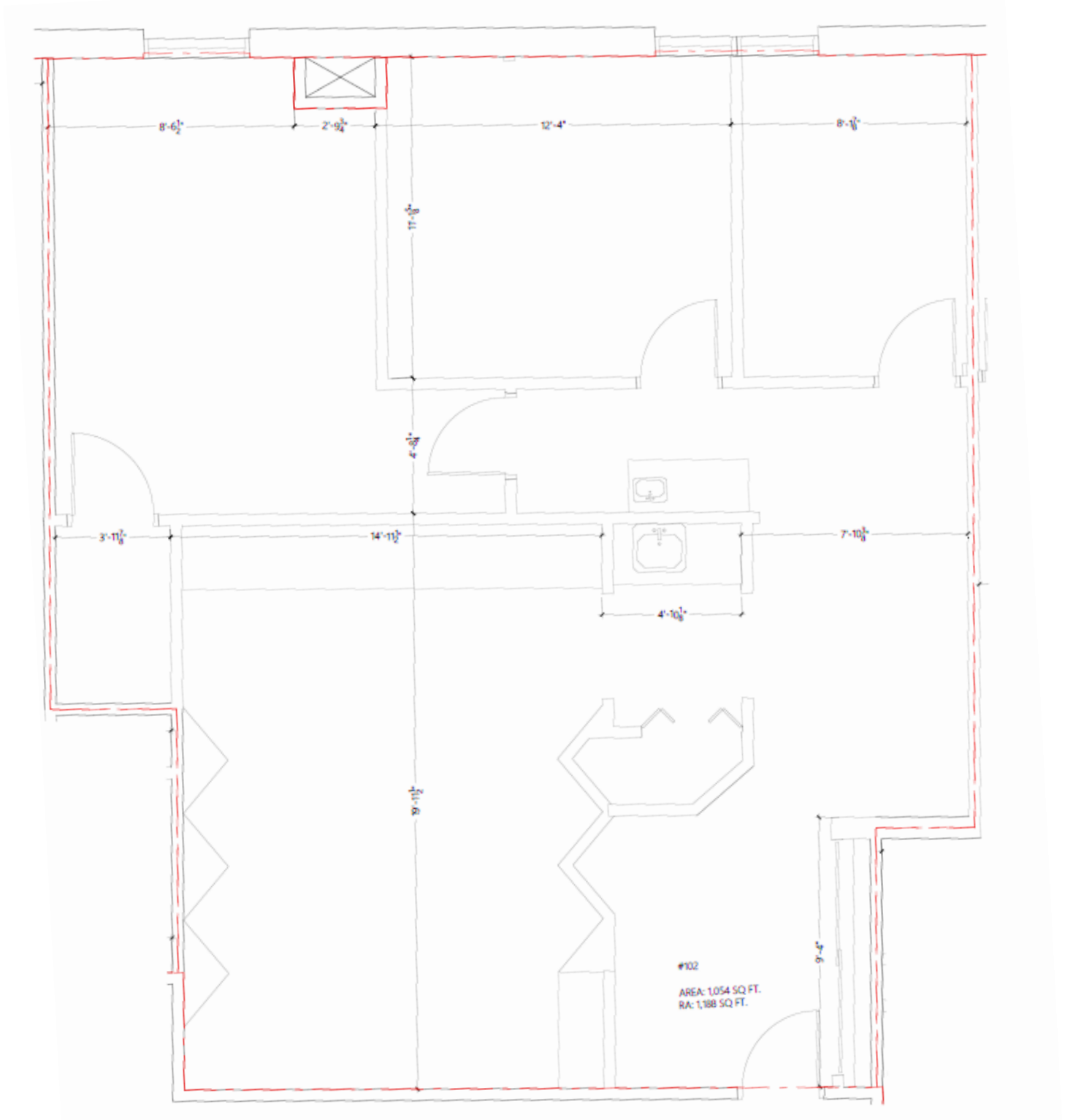
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Floor Plan



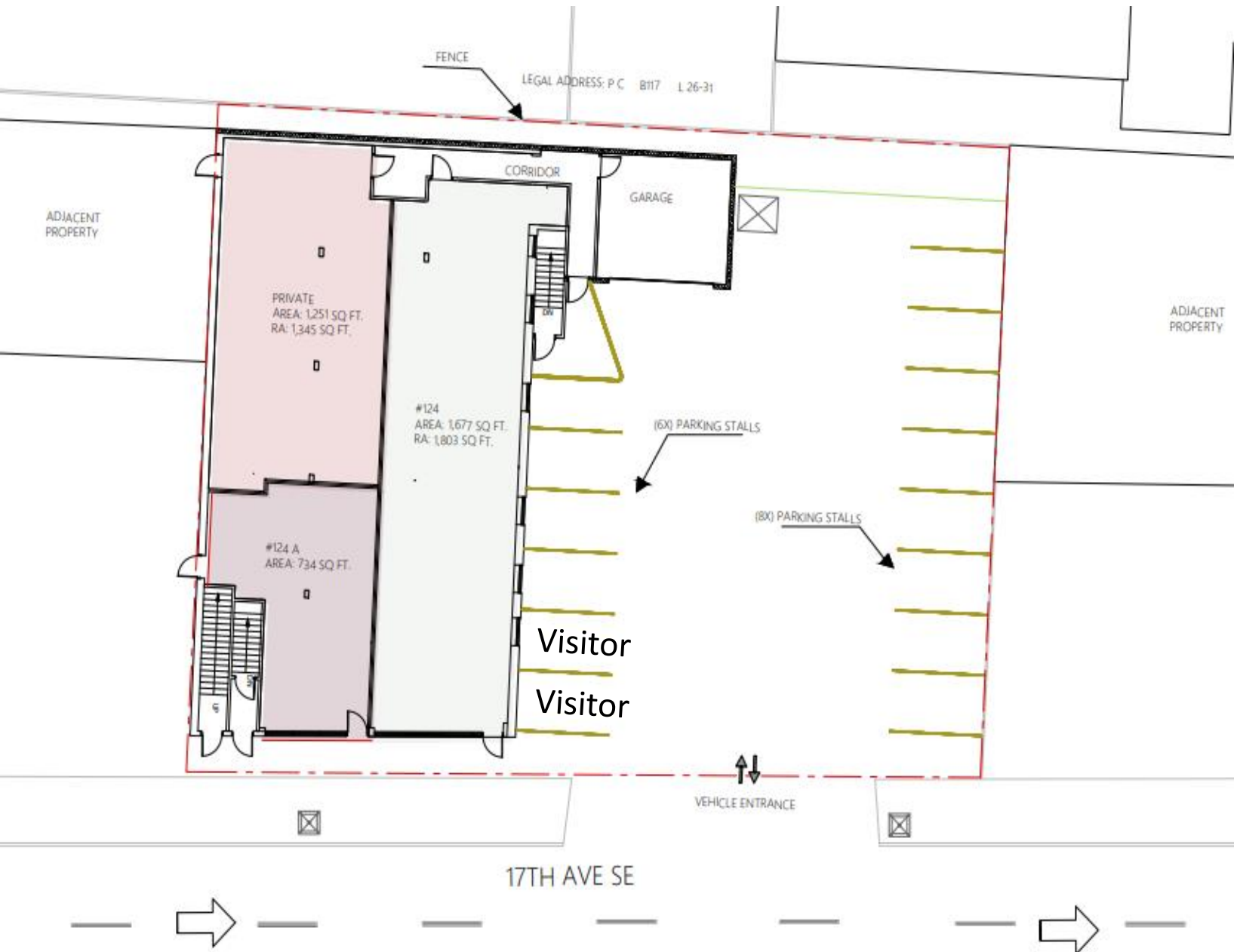
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Parking Area



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