

# Office For Lease

## 122 - 17th Avenue SE

**PRESTIGE**  
COMMERCIAL GROUP

**RE/MAX**  
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**Rethinking Commercial Real Estate**



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<b>District:</b>	Beltline
<b>Zoning:</b>	CC-X (Centre City Mixed Use)
<b>Total Size:</b>	1,188 SqFt
<b>Asking Rent:</b>	\$10.00/SqFt (\$990/mth) with steps
<b>Op. Costs:</b>	\$12.99/Sq.Ft (est.) (\$1,286/mth) + 5% Management Fee
<b>Term:</b>	3-5 Years (Negotiable)
<b>Availability:</b>	Immediate
<b>Parking:</b>	2 stalls at \$50.00/Month/Stall

- Newly renovated 2nd floor office space (walk-up).
- 3 offices, open area with room for a board room, and coffee station.
- 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.

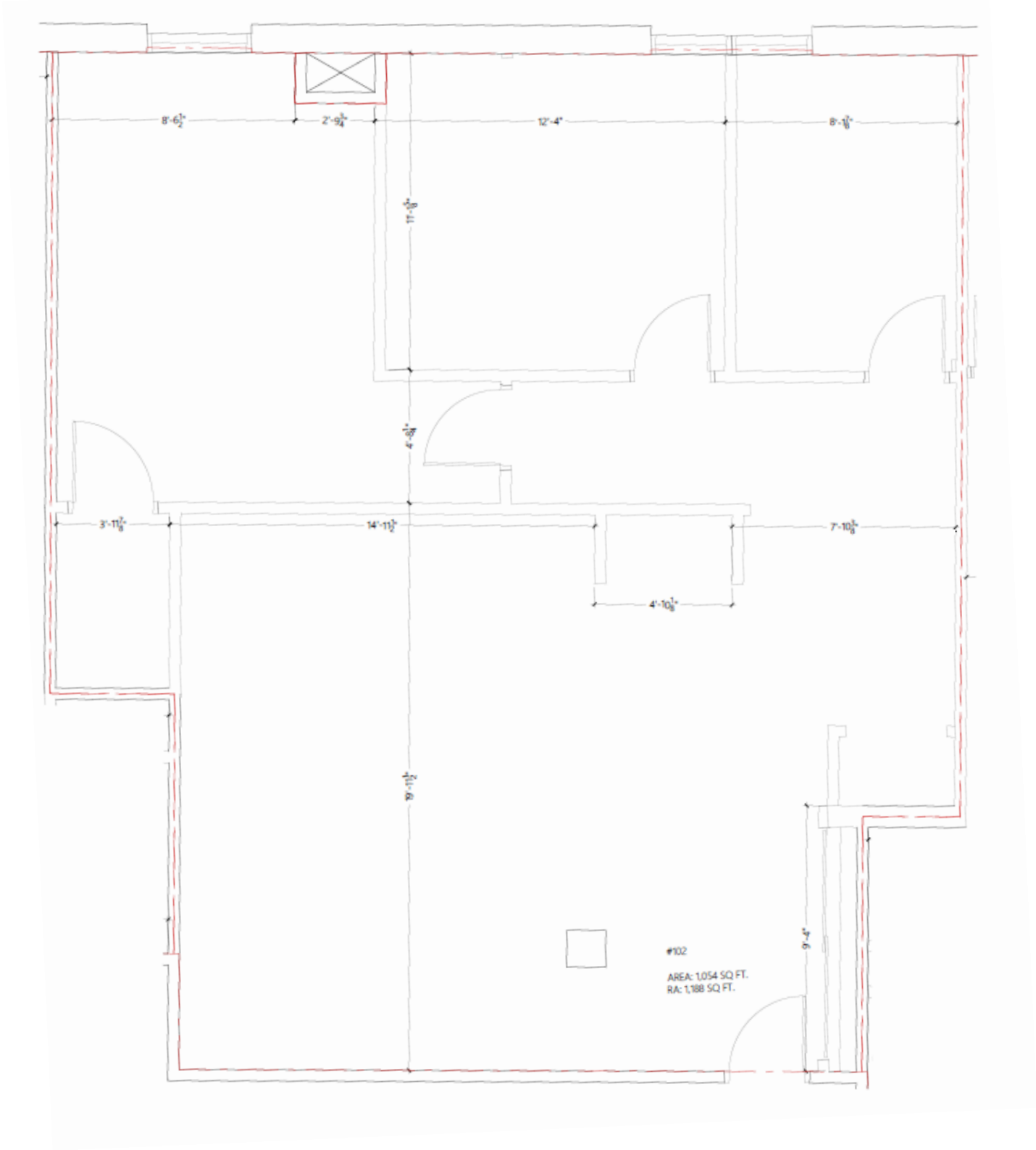
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## Floor Plan



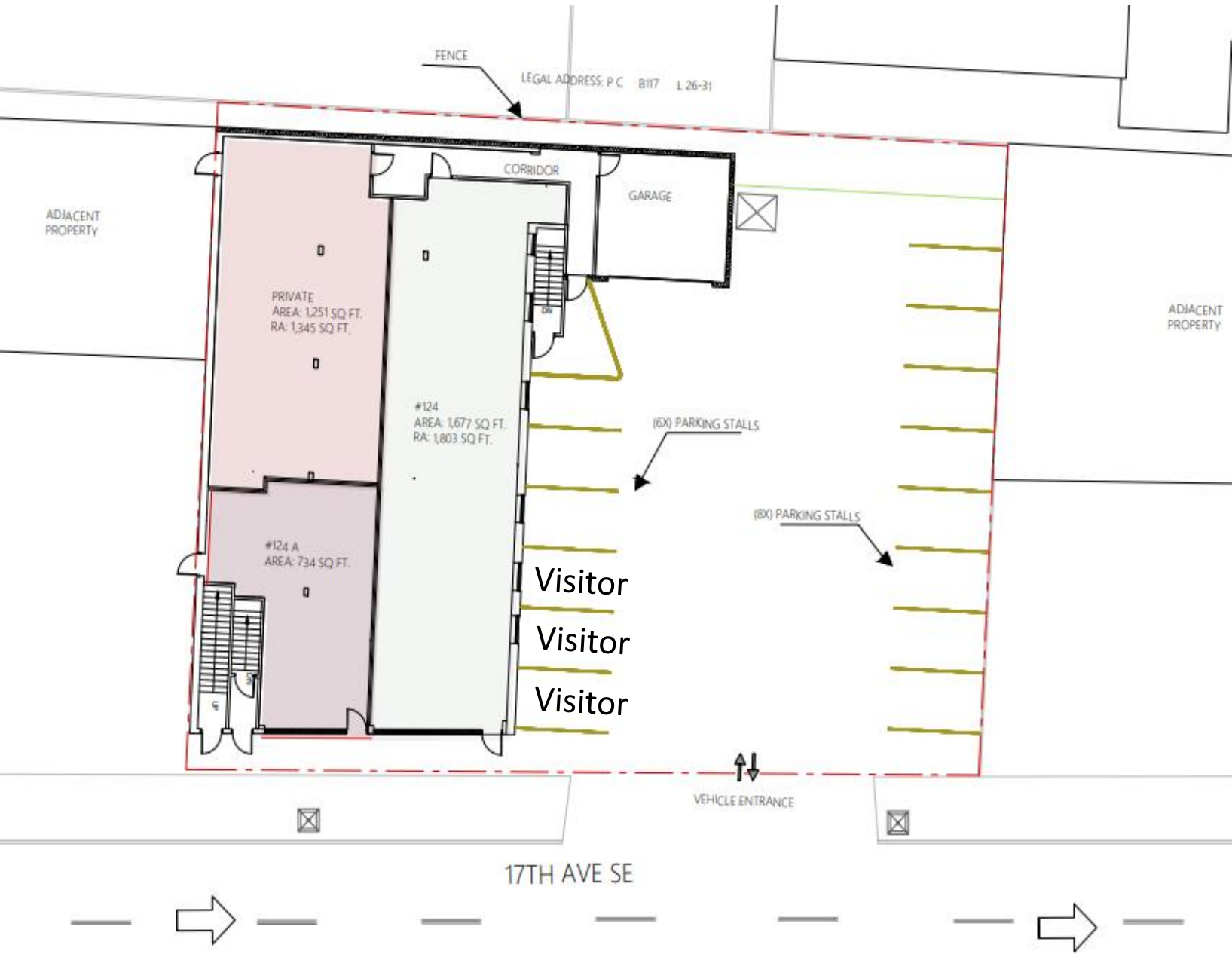
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## Parking Area



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# PRESTIGE

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