

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 (\$990/mth) with steps
Op. Costs:	\$12.99/Sq.Ft (est.) (\$1,286/mth) + 5% Management Fee
Term:	3-5 Years (Negotiable)
Availability:	Immediate
Parking:	2 stalls at \$50.00/Month/Stall

- Newly renovated 2nd floor walk-up office space.
- 3 offices, open area with room for a board room, and coffee station.
- Secure and professionally managed building.
- On bus route, and close to the LRT.
- Right on 17th Avenue in the trendy Beltline district of Calgary.
- Just off MacLeod Trail and close to the Stampede Grounds and Elbow River Casino.
- Secured building access.
- Assigned parking and guest parking.

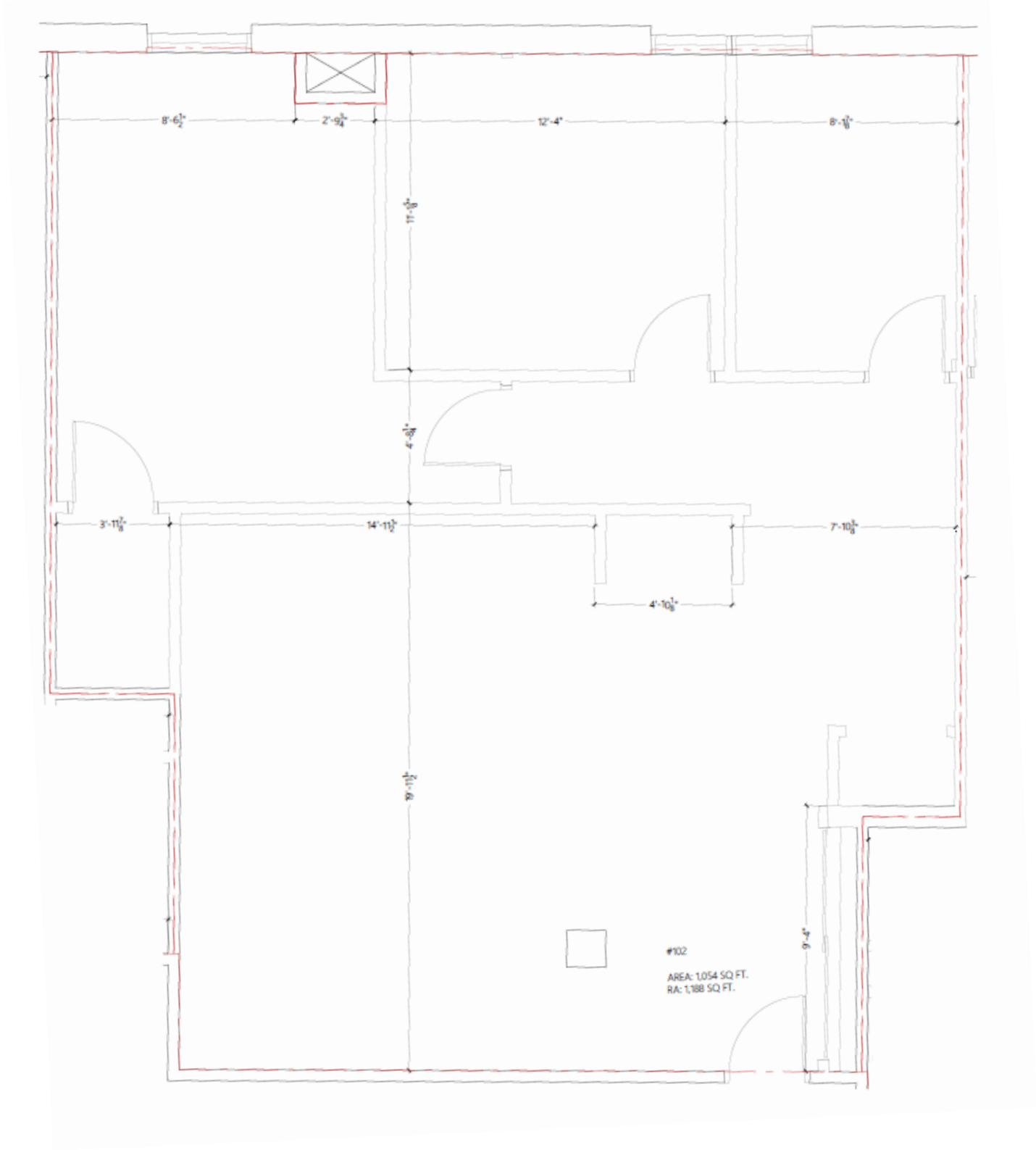
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Floor Plan



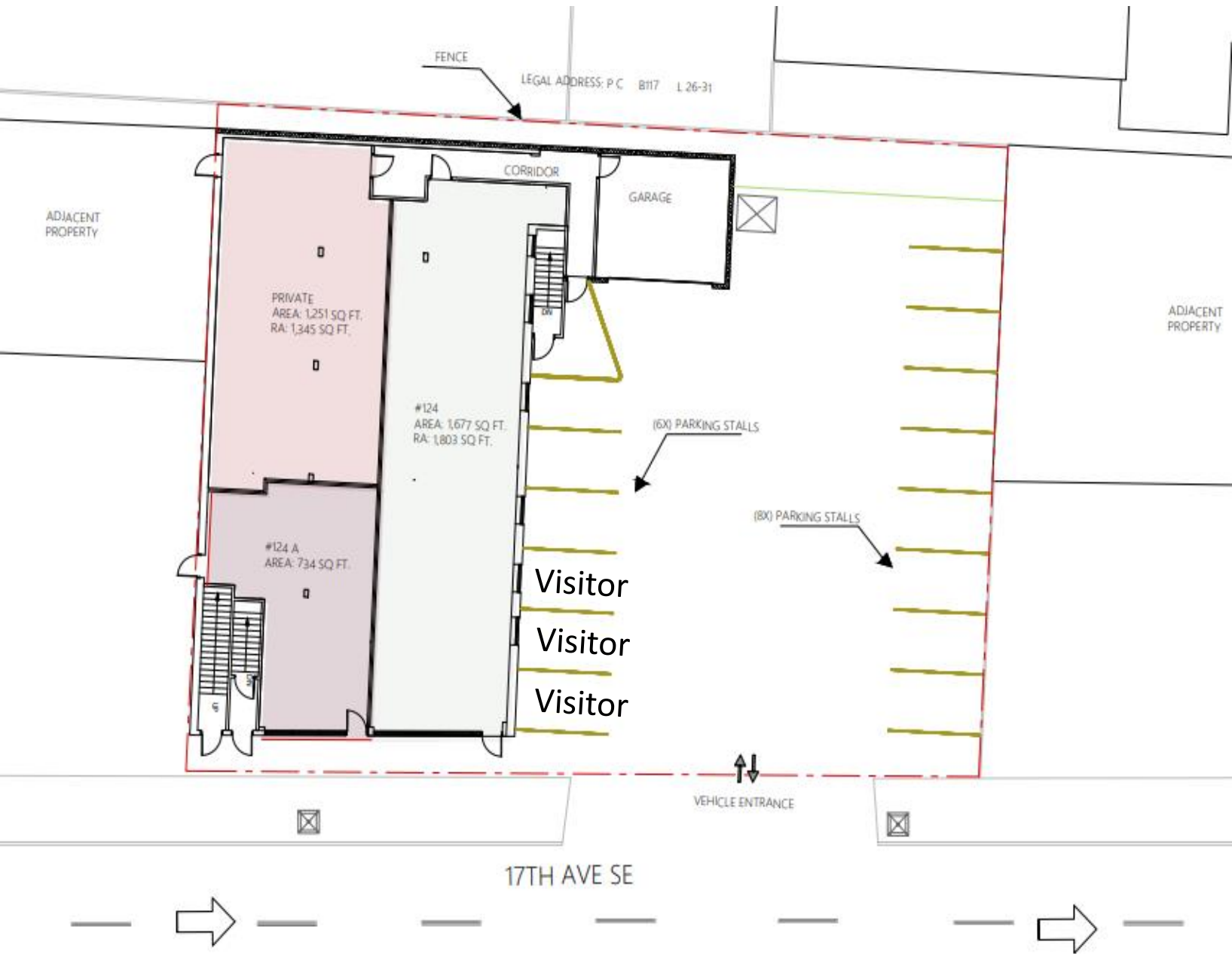
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Parking Area



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