

OFFICE FOR LEASE

122 17th AVENUE SE

PRESTIGE
COMMERCIAL GROUP

RE/MAX
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Rethinking Commercial Real Estate



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Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealestate.com

122 17th AVENUE SE



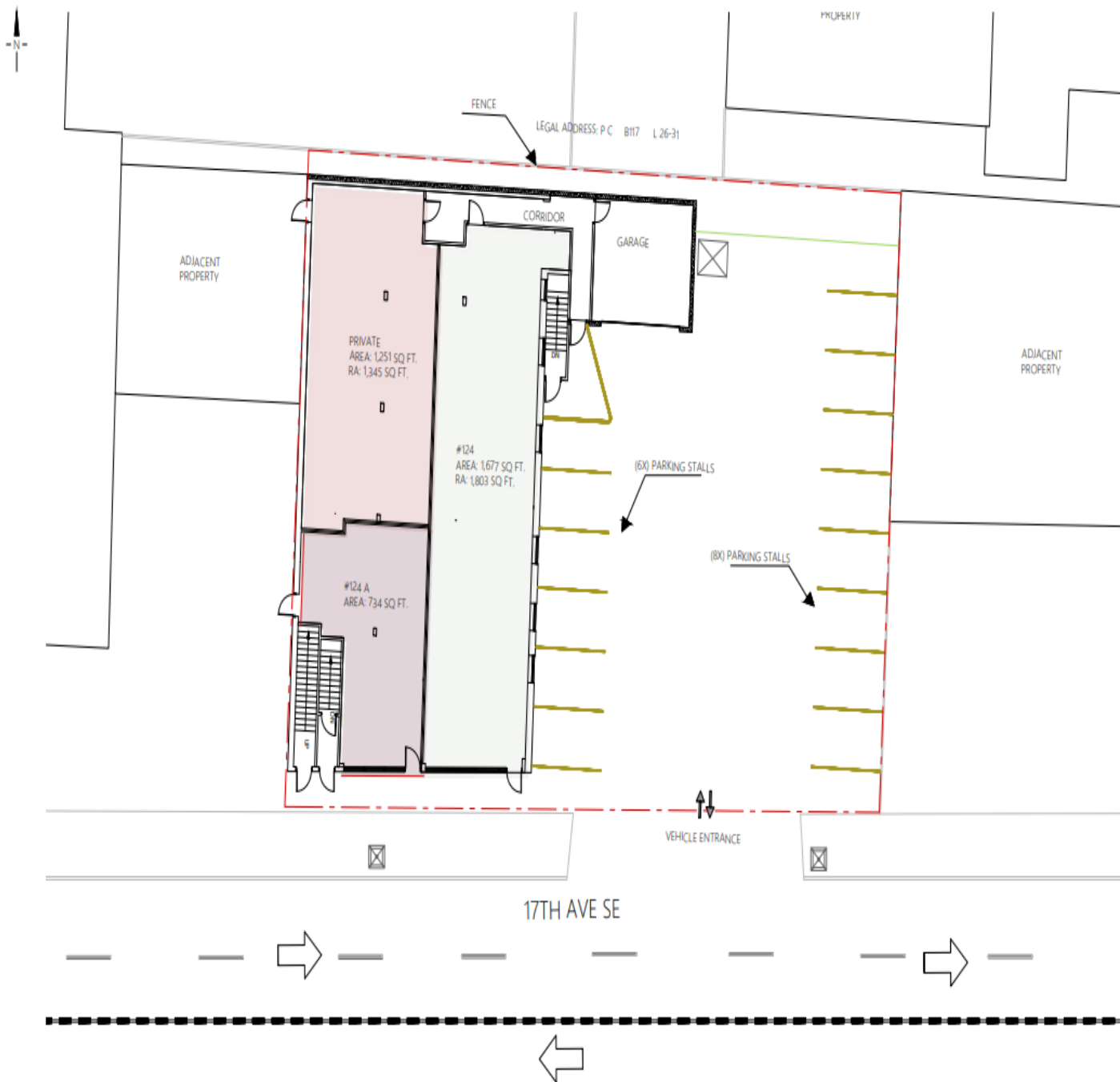
Location:	Beltline
Zoning:	CM (Commercial)
2 nd Floor Office Size:	1,724 Sq.Ft
Asking Rent:	\$8.00 – 10.00/ Sq.Ft
Op. Costs:	\$13.00/ Sq.Ft (Est.)
Term:	1-5 Years
Availability:	Immediately
Parking:	\$50/per stall per month

- Tastefully, bright and clean 2nd floor office space (walk-up) right on 17th Avenue in the trendy Beltline district of Calgary.
- Just off MacLeod Trail and close to downtown Calgary's and the Stampede Grounds.
- Large reception / bullpen area, kitchen, large boardroom, and 3 generous offices.
- Close to bus stops and the LRT.
- Secure and professionally managed building.

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FLOOR PLAN



122
17 AV SE
CALGARY, AB

PREPARED FOR:



MEASUREMENT STANDARD:
ANSI/BOMA Z65.2-2012

LAND USE:
I-G
RENTABLE AREA:
11,815 SQ FT.

CERTIFICATE:



SURVEYED BY: JORDAN SASGES	PREPARED BY: AMANDA PENHA
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DRAWING TITLE:
SITE PLAN

SURVEY DATE: 27/07/21	SHEET: AB-02
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PROJECT NUMBER: 3514

As Built
MEASURING SERVICES
+1 (403) 830-5599 | asbuilt.ca

1 SURVEYED FLOOR PLAN

Scale: 1/16"=1'-0"

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Architectural floor plan of a bathroom, labeled #104. The plan shows a large central area with a toilet, a bathtub, and a shower area. Dimensions are provided for various sections and overall measurements.

Overall dimensions:

- Top: 31'-9 $\frac{5}{8}$ "
- Left: 43'-0 $\frac{1}{2}$ "
- Right: 22'-6 $\frac{1}{2}$ "
- Bottom: 23'-2 $\frac{3}{4}$ "

Internal dimensions and features:

- Top left: 15'-7 $\frac{1}{4}$ "
- Top right: 16'
- Left side (from top): 12'-3 $\frac{3}{8}$ "
- Left side (middle): 13'-3 $\frac{3}{8}$ "
- Left side (bottom): 12'-4 $\frac{1}{4}$ "
- Left side (bottom): 10'-6 $\frac{1}{4}$ "
- Left side (bottom): 11'-10"
- Bottom left: 23'-2 $\frac{3}{4}$ "
- Bottom center: 3'-4 $\frac{3}{8}$ "
- Bottom center: 5'-2 $\frac{3}{8}$ "
- Bottom center: 10'-10 $\frac{1}{4}$ "
- Bottom right: 11'-3 $\frac{3}{8}$ "
- Bottom right: 5'-0 $\frac{3}{8}$ "
- Right side (from top): 24'-11 $\frac{1}{4}$ "
- Right side (middle): 4'-4 $\frac{5}{8}$ "
- Right side (middle): 3'-11 $\frac{1}{4}$ "
- Right side (bottom): 9'-1 $\frac{3}{8}$ "
- Internal width (middle): 9'-9 $\frac{1}{4}$ "
- Internal width (bottom): 4'-6 $\frac{3}{8}$ "
- Internal width (bottom): 8'-6 $\frac{1}{4}$ "
- Internal width (bottom): 11'-1"
- Internal width (bottom): 6'-10 $\frac{3}{8}$ "

Room number: #104

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AUCTIONS



RE/MAX
Complete Realty

11450 – 29th Street SE, Unit 201
Calgary, Alberta T2Z 3V5

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403-701-0459

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