

**Blackstone**  
Commercial Real Estate Services Inc.

# For Lease

601 17 Avenue SW, Calgary Alberta  
**Prime Retail/Office Opportunity**



**Mahmud Rahman** *Principal /Associate*

**P** 403.681.8830

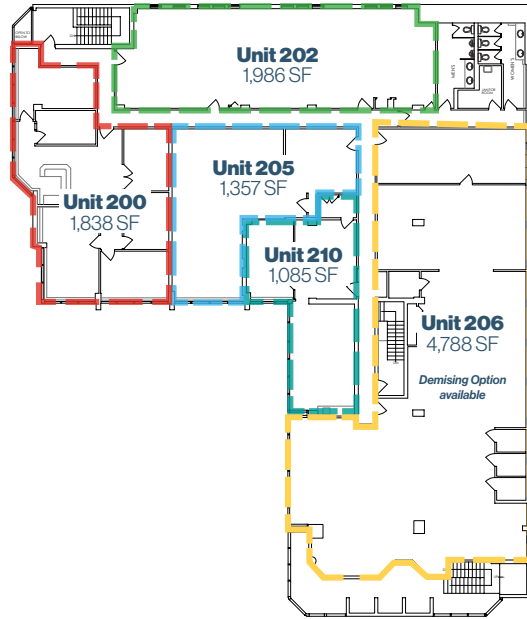
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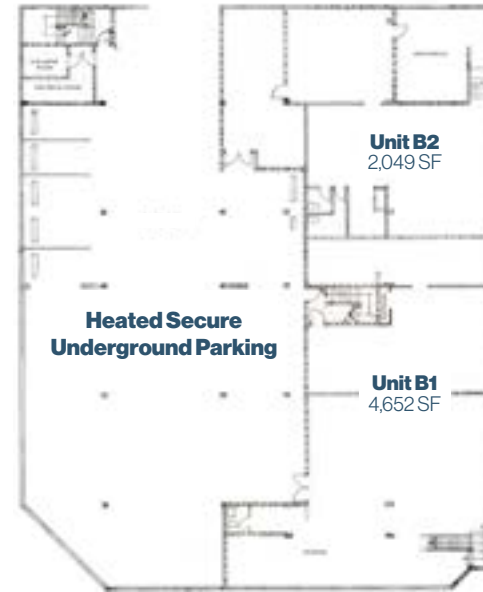
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## Second Floor



## Basement



17 Avenue SW



### Size Available

#### Second Floor:

Unit 200 - 1,838 SF  
Unit 202 - 1,986 SF  
Unit 205 - 1,357 SF  
Unit 206 - 4,788 SF\* demising option available  
Unit 210 - 1,085 SF

#### Basement:

Unit B1 - 4,652 SF  
Unit B2 - 2,049 SF

### Availability

Immediately

### Net Rate

Contact Associate

### Op Costs

\$25.61 PSF (Est. 2025)

### Zoning

C-COR1

### Parking

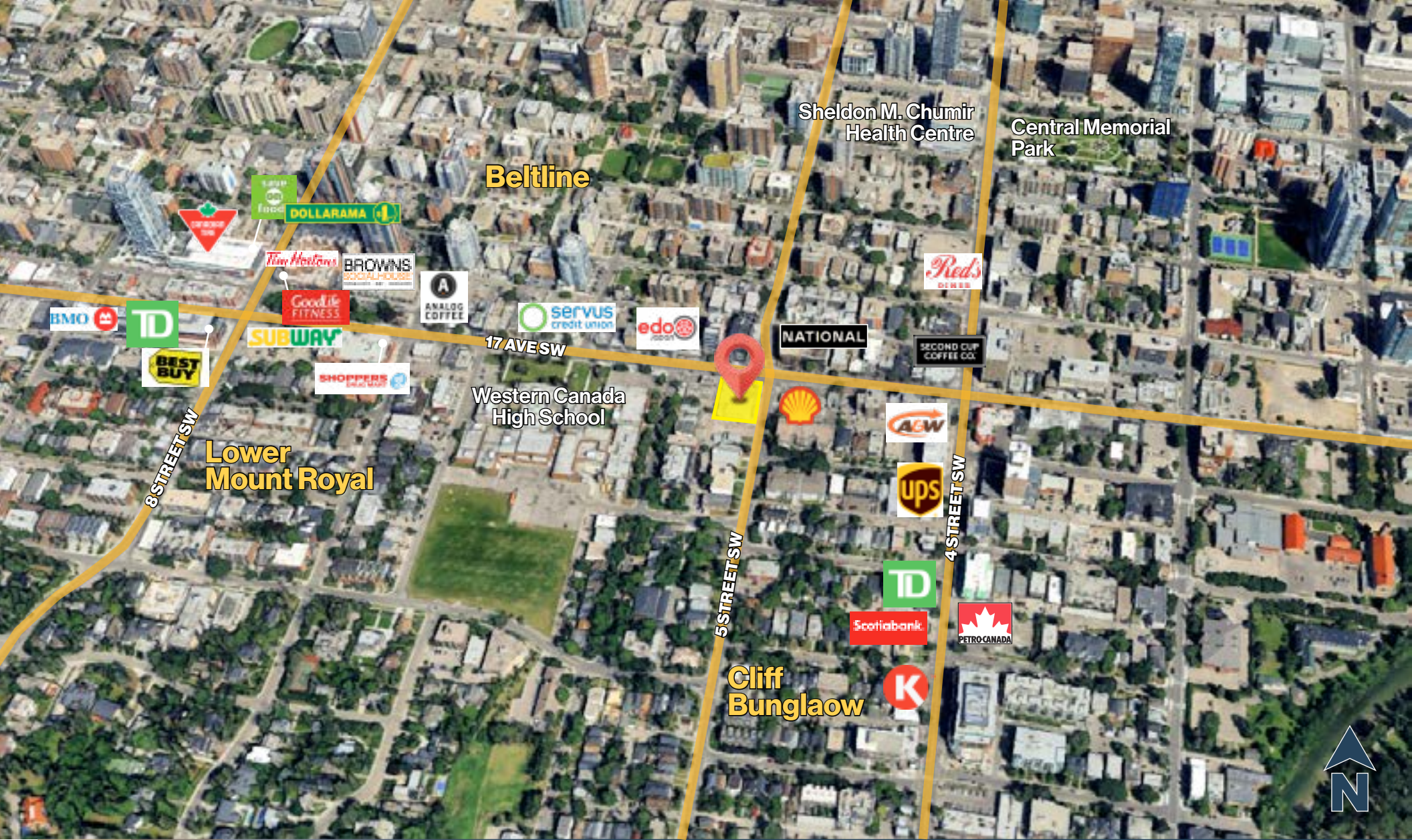
13 surface stalls + 22 secure underground - Available

- Prime location with high visibility at 17th Avenue and 5th Street SW.
- Situated in the vibrant heart of 17th Avenue's shopping and entertainment hub, steps from trendy cafés, pubs, restaurants, boutiques, and more.
- Convenient access to public transportation.
- Only one block from Western Canada High School.
- Located on one of Calgary's most pedestrian-friendly streets.
- Surrounded by high-density residential and highly sought-after inner-city communities.



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 **NEIGHBORHOOD**  
Cliff Bungalow

 **POPULATION**  
3KM  
117,654

 **MEDIAN AGE**  
38

 **HOUSEHOLD INCOME**  
\$143,000

 **TRAFFIC COUNT**  
9,000 VPD | 5 Street & 17 Avenue SW  
17,000 VPD | 17 Avenue SW

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# Thank you for your Interest



**BlackstoneCommercial.com**

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For more information, please contact one of our Associates.