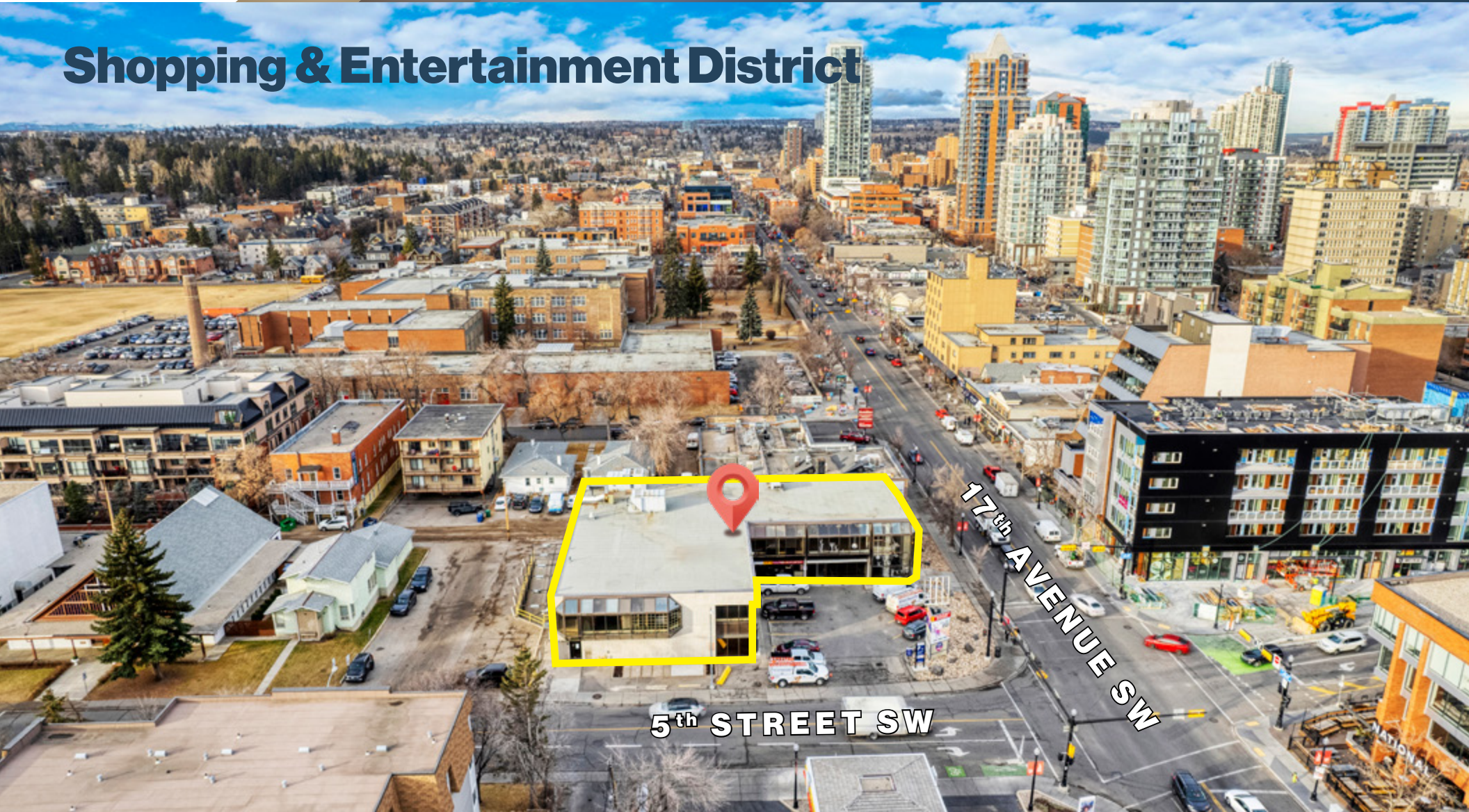


Blackstone

For Lease

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

Shopping & Entertainment District



5th STREET SW

17th AVENUE SW

Mahmud Rahman *VP /Associate*

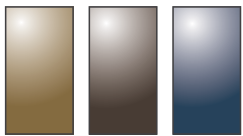
P 403.930.8651

E mrahman@blackstonecommercial.com

Randy Wiens *Senior Associate*

P 403.930.8649

E rwiens@blackstonecommercial.com



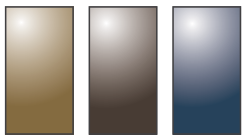
Blackstone

For Lease

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



Size Available	<p>Main Floor: Unit 100 - 1,894 SF + 1,000 SF (2nd Floor) C/L Unit 113 - 4,176 SF LEASED</p> <p>Second Floor: Unit 200 - 1,450 SF Unit 202 - 1,566 SF Unit 205 - 1,042 SF Unit 210 - 868 SF Unit 216 - 2,777 SF* demising option available</p>
Availability	Immediately
Net Rate	Contact Associate
Zoning	C-COR1
Parking	13 surface stalls + 22 secure underground - Available
Highlights	<ul style="list-style-type: none"> • 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.

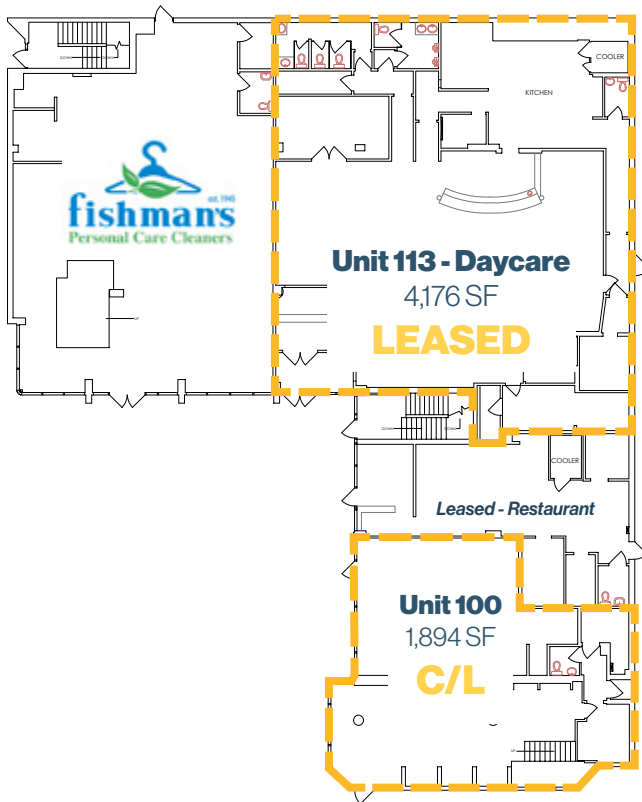


Blackstone

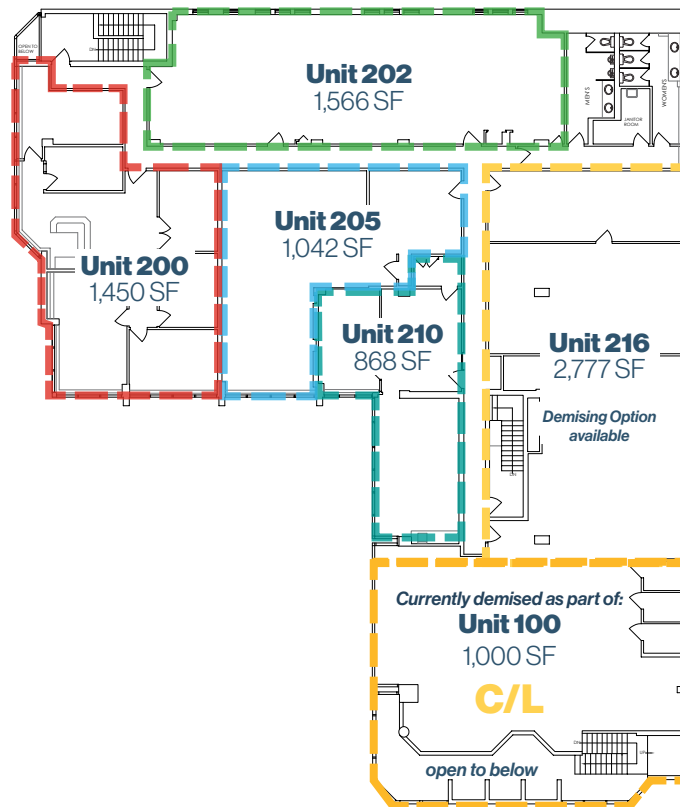
Floor Plans

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

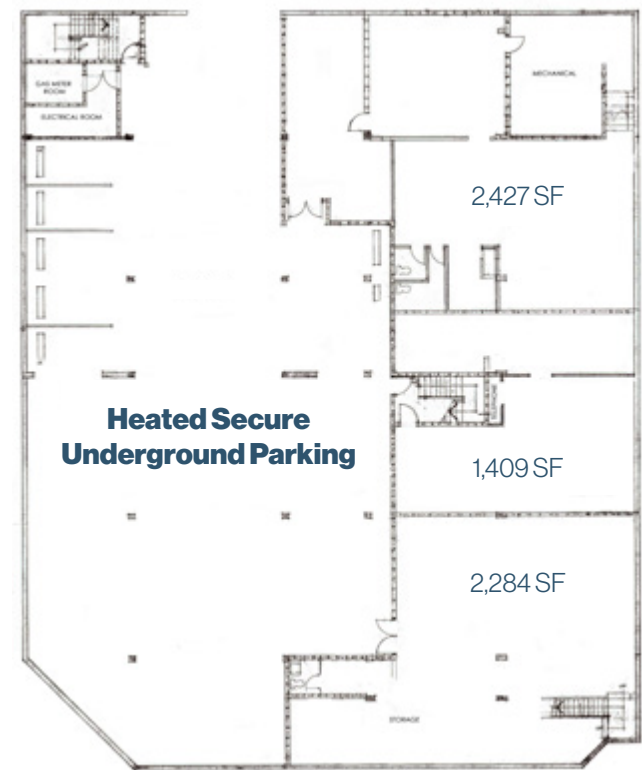
Main Floor



Second Floor



Basement

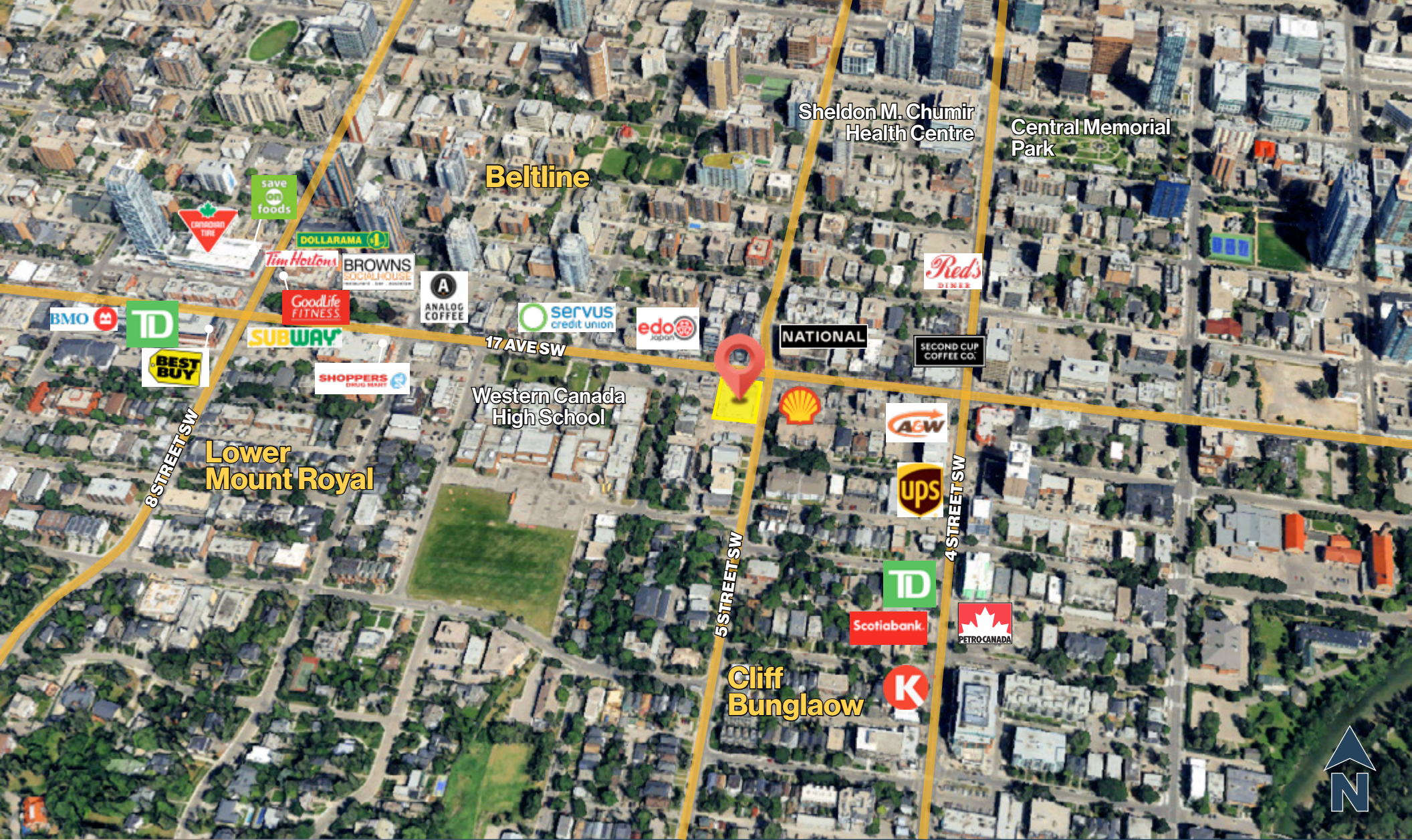


17 Avenue SW



Mahmud Rahman *VP /Associate*
P 403.930.8651
E mrahman@blackstonecommercial.com

Randy Wiens *Senior Associate*
P 403.930.8649
E rwiens@blackstonecommercial.com



 **NEIGHBORHOOD**
Cliff Bungalow

 **POPULATION**
3KM
117,654

 **MEDIAN AGE**
38

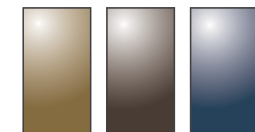
 **HOUSEHOLD INCOME**
\$143,000

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

Mahmud Rahman VP /Associate
P 403.930.8651
E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate
P 403.930.8649
E rwiens@blackstonecommercial.com





Blackstone

Thank you for your Interest



BlackstoneCommercial.com

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2025, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



Mahmud Rahman *VP /Associate*

P 403.930.8651

E mrahman@blackstonecommercial.com



Randy Wiens *Senior Associate*

P 403.930.8649

E rwiens@blackstonecommercial.com

For more information, please contact one of our Associates.