



**Blackstone**  
Commercial Real Estate Services Inc.

# For Lease

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



**Mahmud Rahman** *VP /Associate*

**P** 403.930.8651

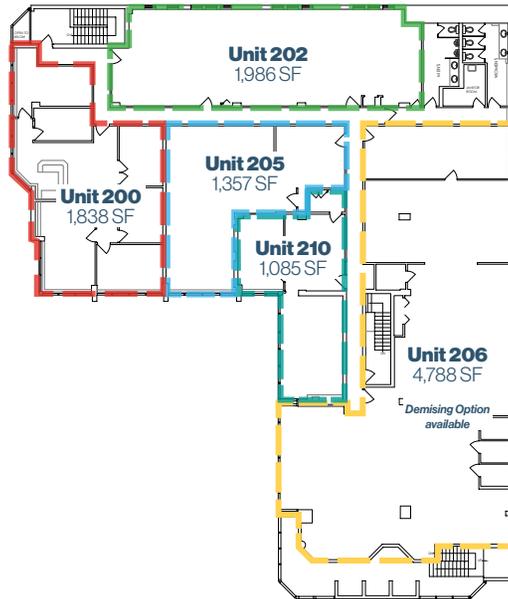
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**Randy Wiens** *Senior Associate*

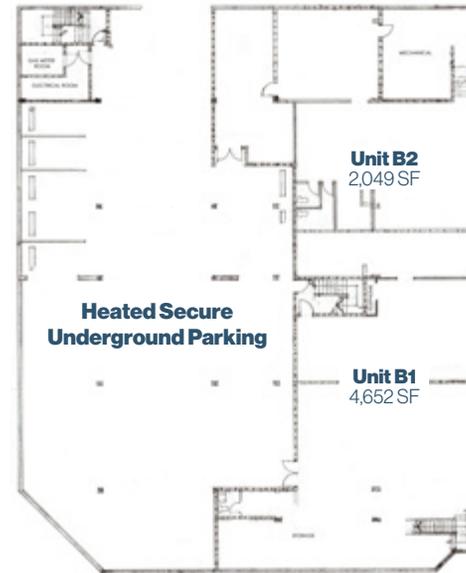
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## Second Floor



## 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

<b>Availability</b>	Immediately
<b>Net Rate</b>	Contact Associate
<b>Op Costs</b>	\$25.61 PSF (Est. 2025)
<b>Zoning</b>	C-COR1
<b>Parking</b>	13 surface stalls + 22 secure underground - Available

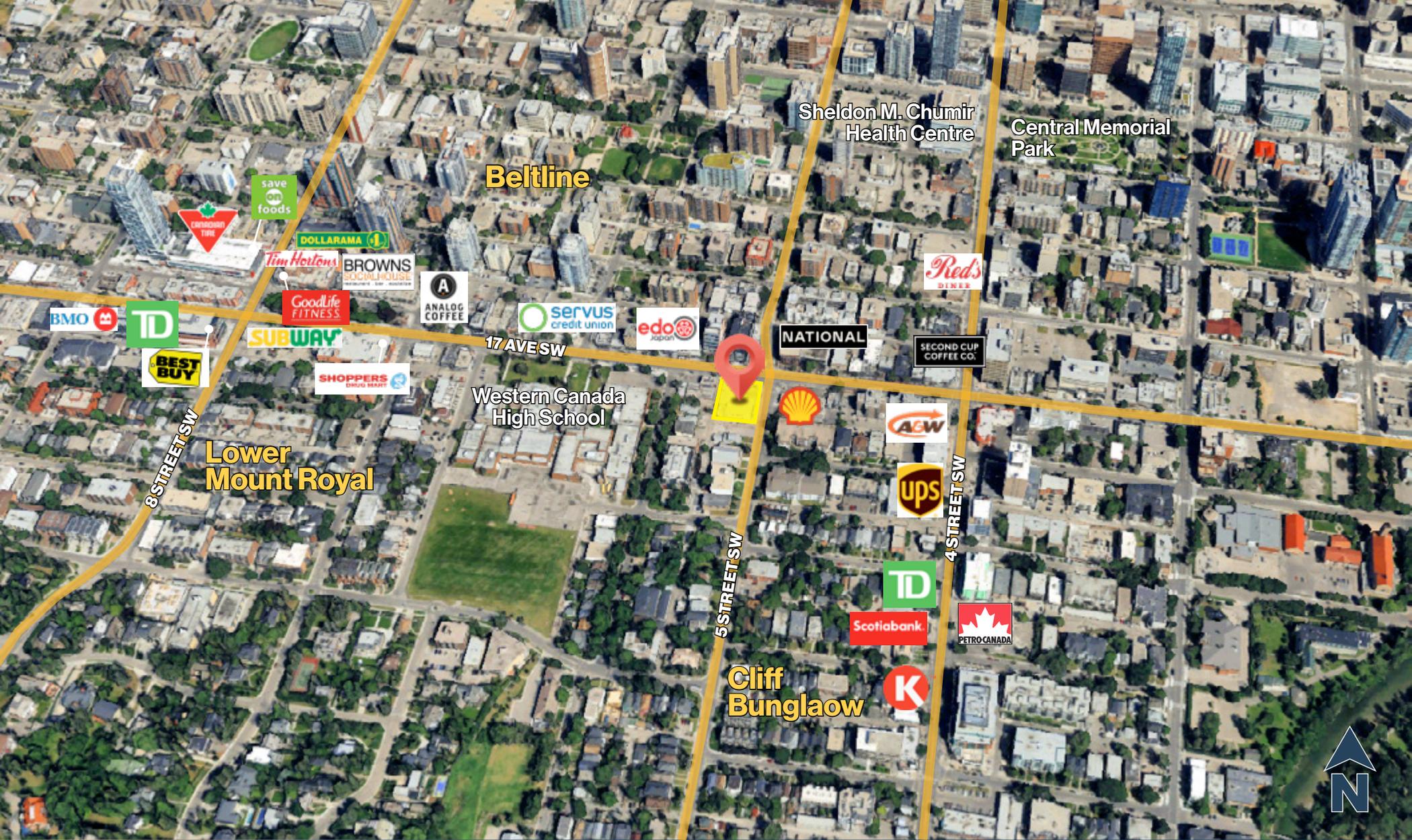


- Prime location with high visibility at 17<sup>th</sup> Avenue and 5<sup>th</sup> Street SW.
- Situated in the vibrant heart of 17<sup>th</sup> Avenue's shopping and entertainment hub, steps from trendy cafés, pubs, restaurants, boutiques, and more.
- Convenient access to public transportation.
- Only 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



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**BlackstoneCommercial.com**

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