

**Blackstone**  
Commercial Real Estate Services Inc.

# For Lease

601 17 Avenue SW, Calgary Alberta

**Prime Office Opportunity**

## Shopping & Entertainment District



**Mahmud Rahman** *Principal / Associate*

P 403.681.8830

E mrahman@blackstonecommercial.com

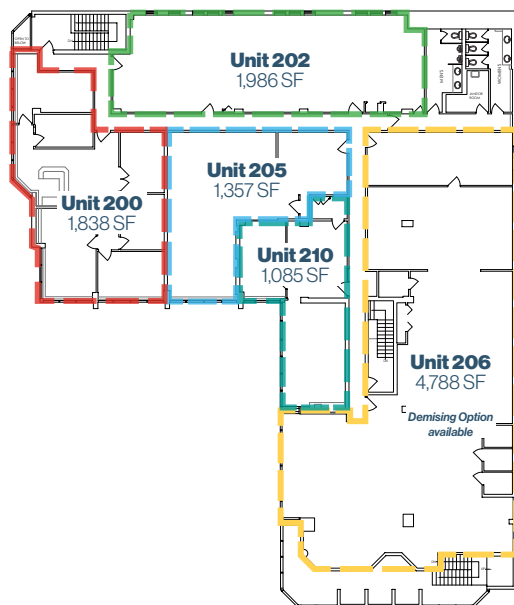
**Randy Wiens** *Senior Associate*

P 403.519.5062

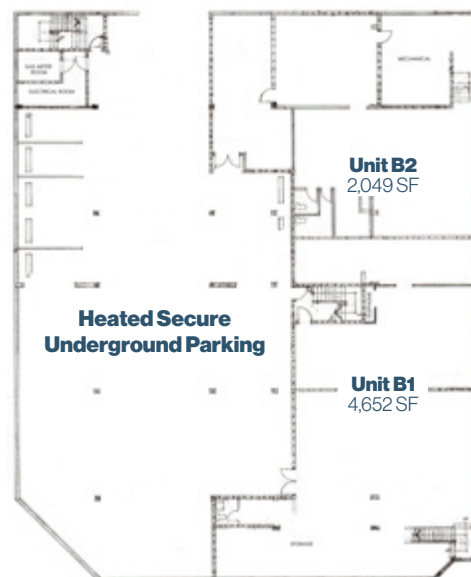
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### Second Floor



### 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 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.

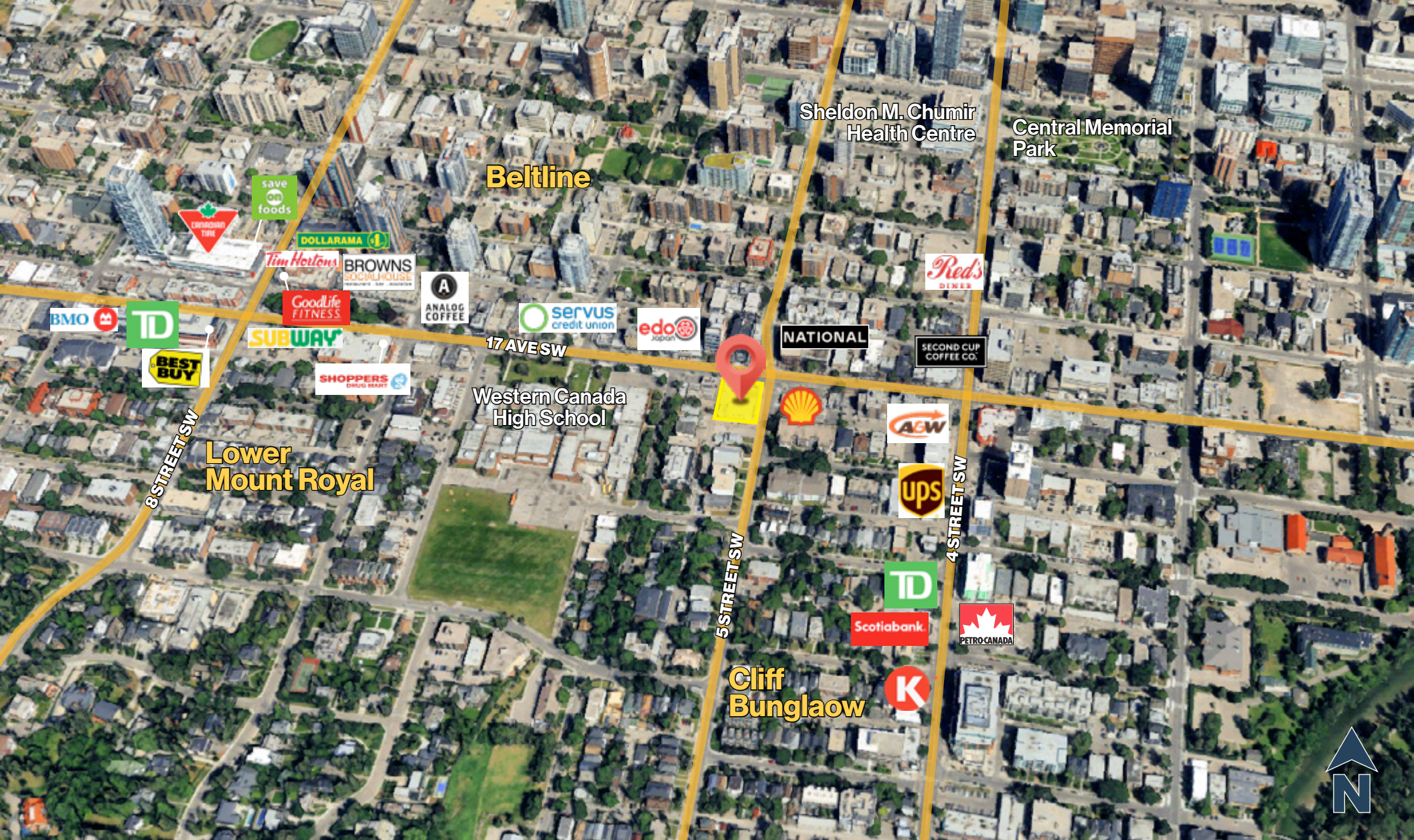




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**NEIGHBORHOOD**  
Cliff Bunglaow



**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



Unit A210, 9705 Horton Road SW, Calgary, Alberta, T2V 2X5  
P (403) 214-2344

**BlackstoneCommercial.com**

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