

**Blackstone**

# For Lease

601 17 Avenue SW, Calgary Alberta

**Prime Retail/Office Opportunity**

## Shopping & Entertainment District



**Mahmud Rahman** VP /Associate

P 403.930.8651

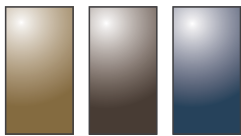
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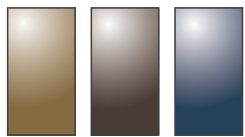
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Size Available	<b>Second Floor:</b> <b>Unit 200</b> - 1,450 SF <b>Unit 202</b> - 1,566 SF <b>Unit 205</b> - 1,042 SF <b>Unit 210</b> - 868 SF <b>Unit 216</b> - 2,777 SF* demising option available
Availability	Immediately
Net Rate	Contact Associate
Zoning	C-COR1
Parking	13 surface stalls + 22 secure underground - Available
Highlights	<ul style="list-style-type: none"><li>• Prime location with high visibility at 17<sup>th</sup> Avenue and 5<sup>th</sup> Street SW.</li><li>• 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.</li><li>• Convenient access to public transportation.</li><li>• Only one block from Western Canada High School.</li><li>• Located on one of Calgary's most pedestrian-friendly streets.</li><li>• Surrounded by high-density residential and highly sought-after inner-city communities.</li></ul>

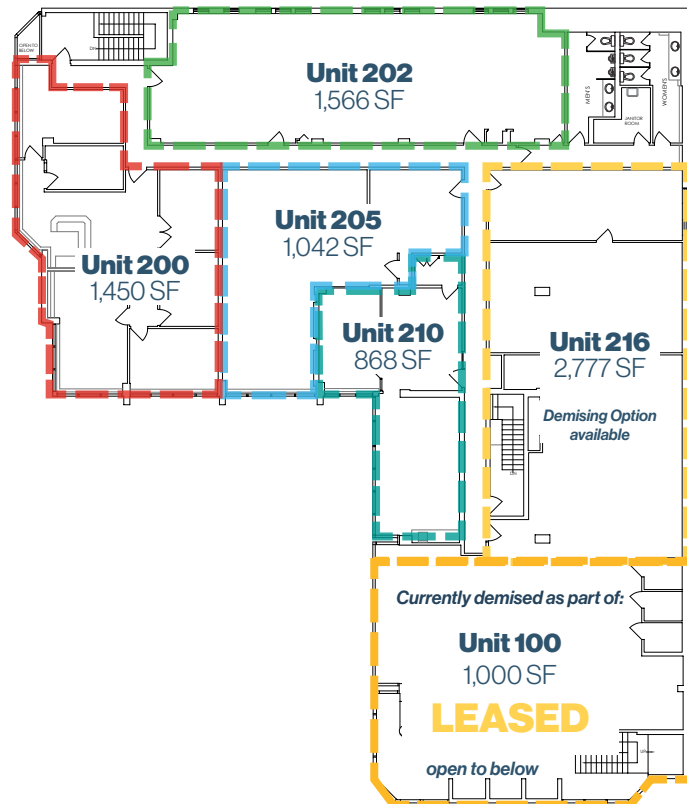


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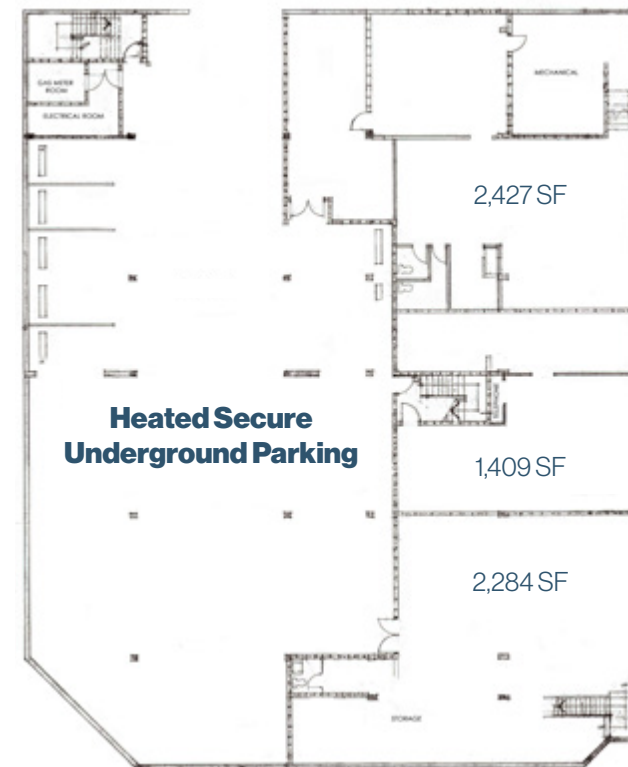
# Floor Plans

601 17 Avenue SW, Calgary Alberta  
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## Second Floor



## Basement



**17 Avenue SW**

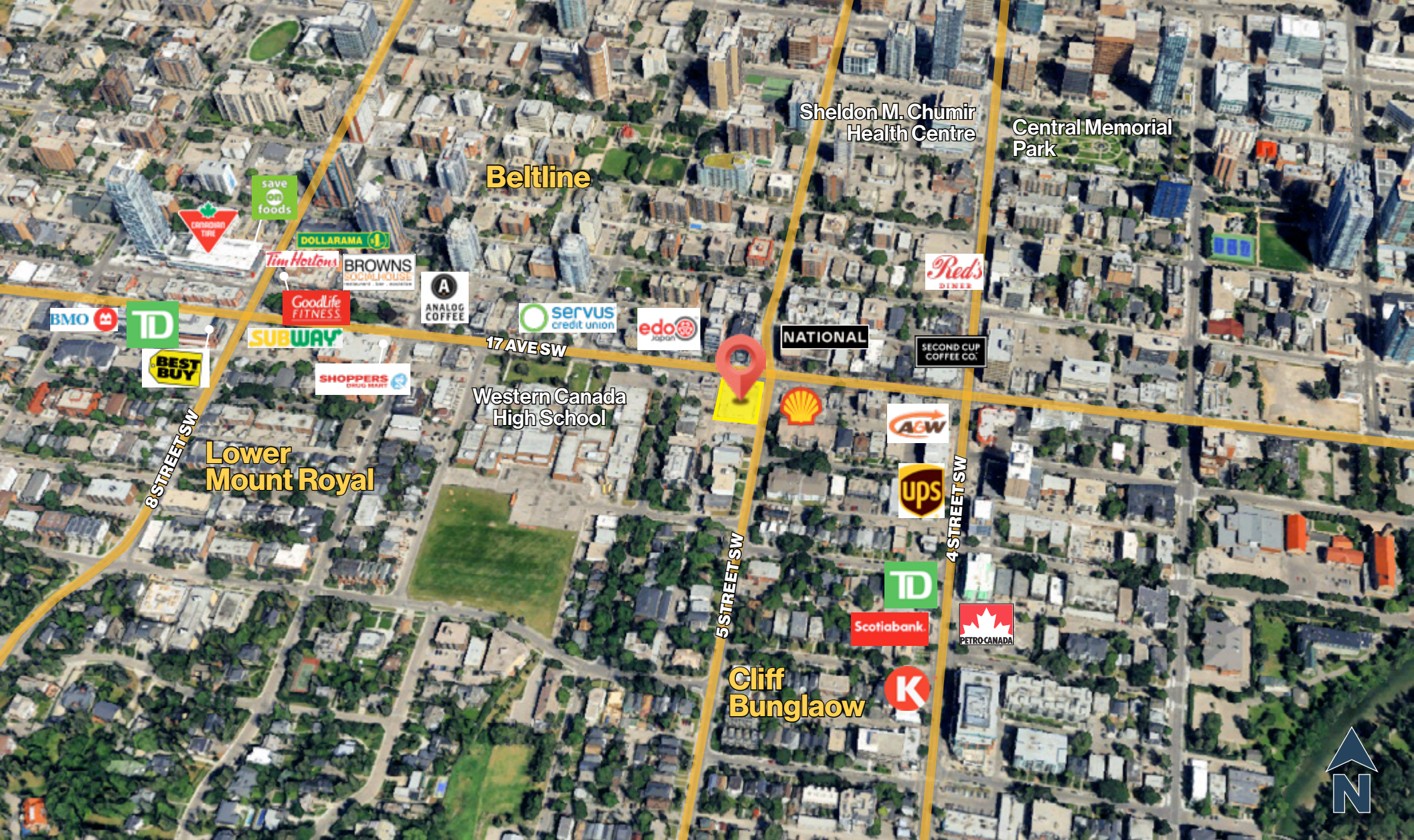




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**NEIGHBORHOOD**  
Cliff Bunglaow



**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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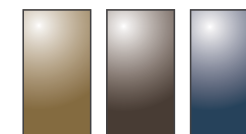
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# Thank you for your Interest



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For more information, please contact one of our Associates.