

Blackstone

For Lease

601 17 Avenue SW, Calgary Alberta

Prime Retail/Office Opportunity

Shopping & Entertainment District



Mahmud Rahman VP /Associate

P 403.930.8651

E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate

P 403.930.8649

E rwuens@blackstonecommercial.com



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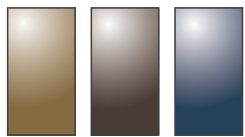
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Size Available	Second Floor: Unit 200 - 1,450 SF Unit 202 - 1,566 SF Unit 205 - 1,042 SF Unit 210 - 868 SF Unit 216 - 2,777 SF* demising option available
Availability	Immediately
Net Rate	Contact Associate
Zoning	C-COR1
Parking	13 surface stalls + 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.

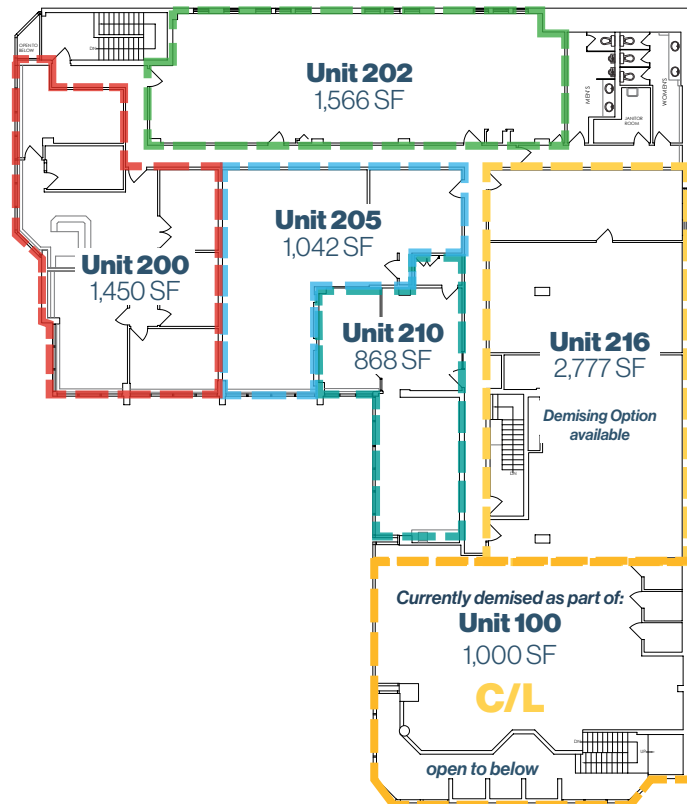


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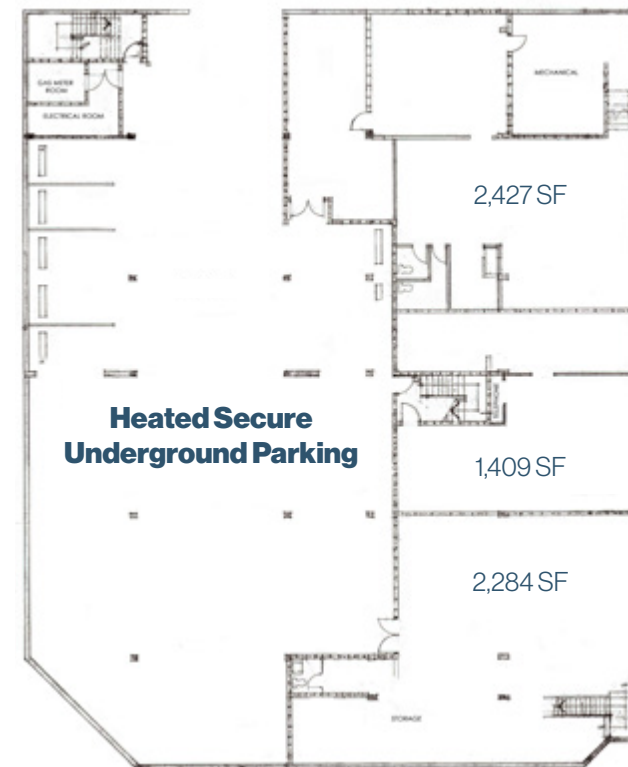
Floor Plans

601 17 Avenue SW, Calgary Alberta
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Second Floor



Basement

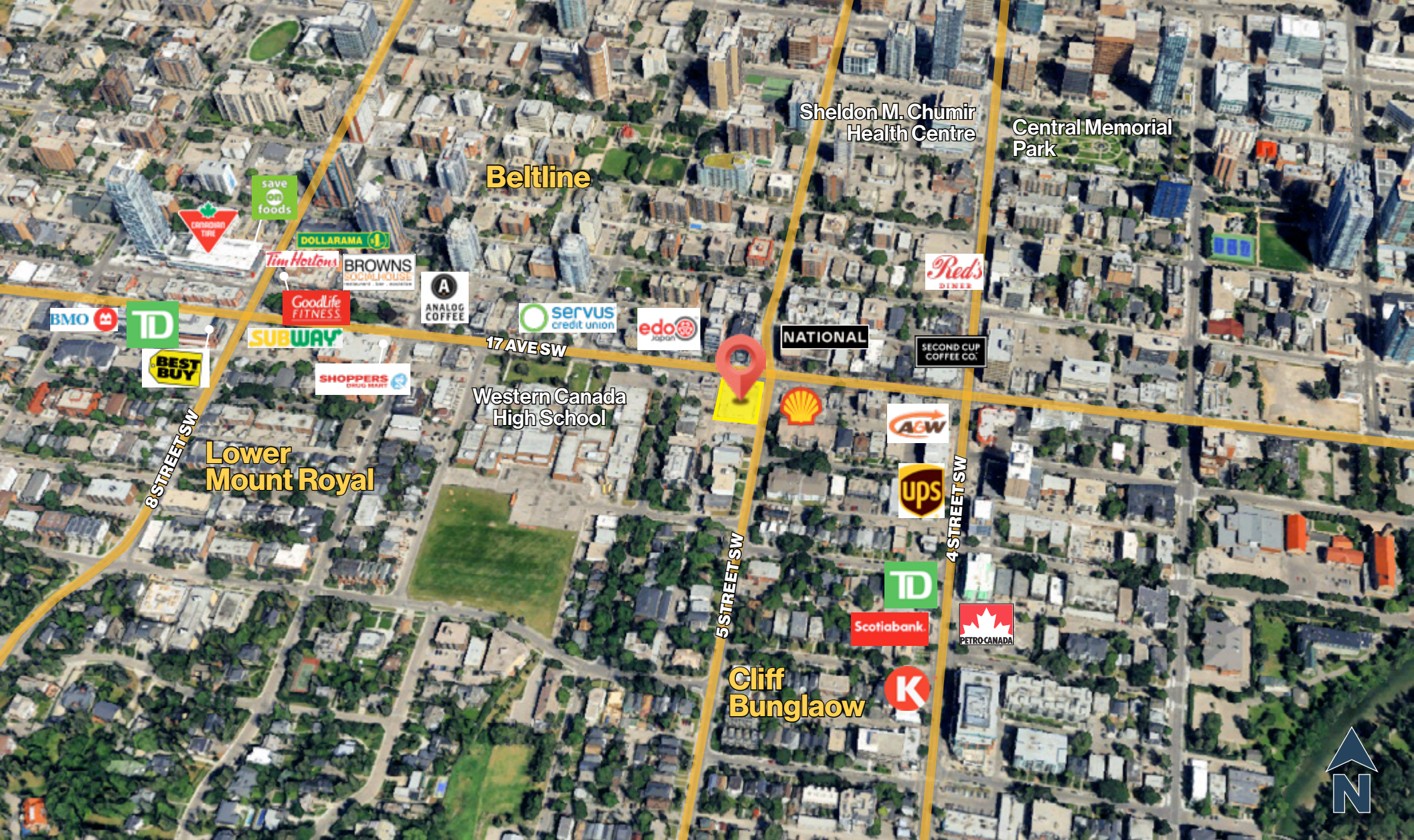


17 Avenue SW



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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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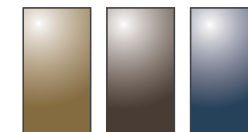
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Thank you for your Interest



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For more information, please contact one of our Associates.