Blackstone
Commercial Real Estate Services Inc.

For Lease

255 17 Avenue SW | Calgary, AB

Demographics *(within 3 km)*

NEIGHBORHOOD
Mission

POPULATION
114,697

MEDIAN AGE
37.8

HOUSEHOLD INCOME
$77,315

Building Details

PARKING
Underground

YEAR BUILT
1980

TRAFFIC COUNT
17,000 VPD | 4 Street & 19 Ave SW
10,000 VPD | 17 Avenue & 2 Street SW

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Unit 301, 255 17 Avenue SW
Calgary, Alberta, T2S 0A4
P (403) 214-2344
blackstonecommercial.com

Notre Dame Place

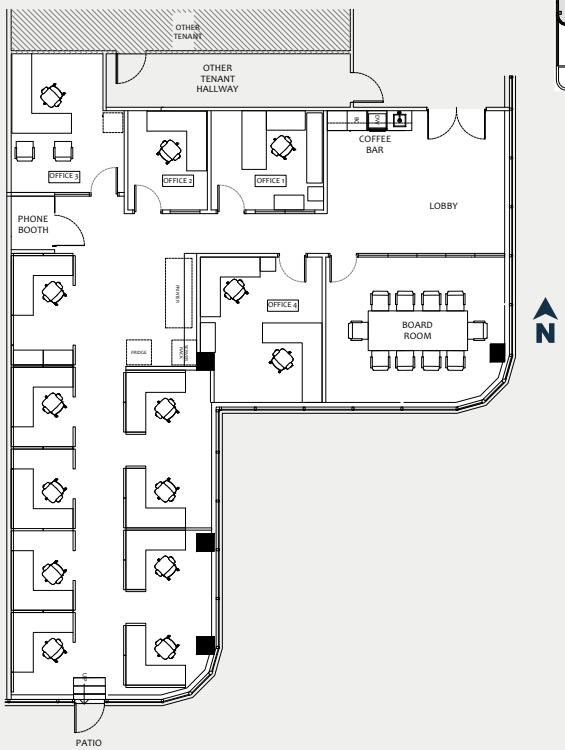
PROPERTY DETAILS

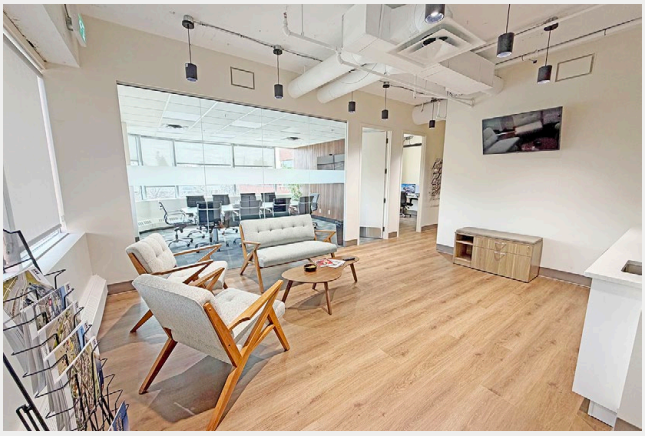
Available Unit	**Suite 301:** 2,710± SF **Suite 402:** 2,634± SF
Lease Rate	$16.00 PSF Net
Op Costs	$16.90 PSF (Est. 2026)
Availability	Immediate
District	Mission
Year Built	1980
Parking	Underground, $250 per stall, per month Ratio: 2 stalls per 1,000 SF

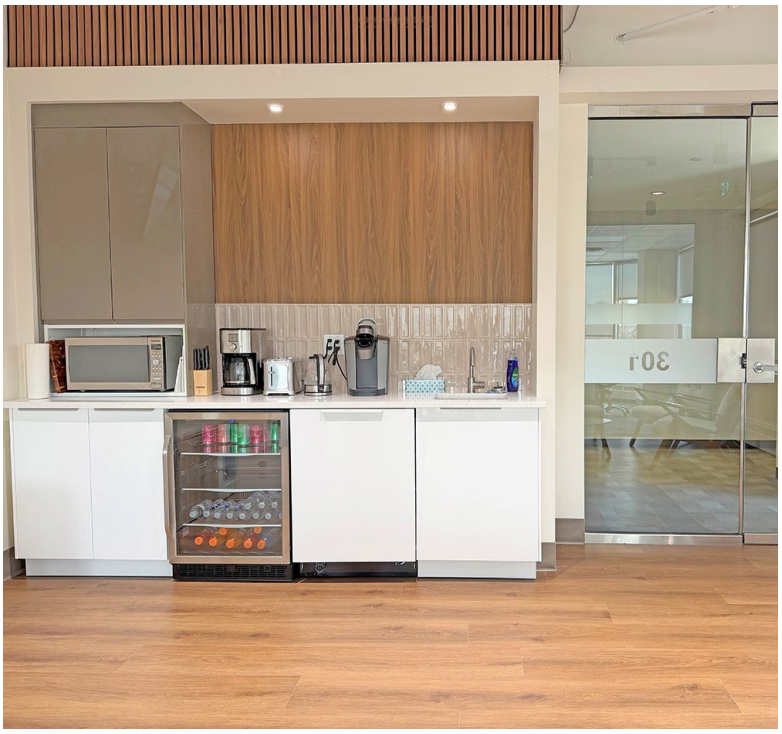
- **Brand-New Build-to-Suit Opportunity** – Offered at $20.00 Net, the Landlord will deliver a fully built, brand-new show suite customized to the incoming tenant's layout, finishes, and operational needs
- **Amenity-Rich Location** – Surrounded by cafés, restaurants, fitness centres, and retail shops; perfect for both tenants and visitors
- **Connected to Major Growth** – Steps from the Rivers District Plan, BMO Centre expansion, Calgary's new Entertainment District, and future Events Centre
- **Unique Property Features** – Rooftop patios, ample underground parking, and competitive operating costs
- **High-Exposure Corridor** – Be part of the energy along 17th Avenue SE, near Stampede Park and Calgary's most exciting developments

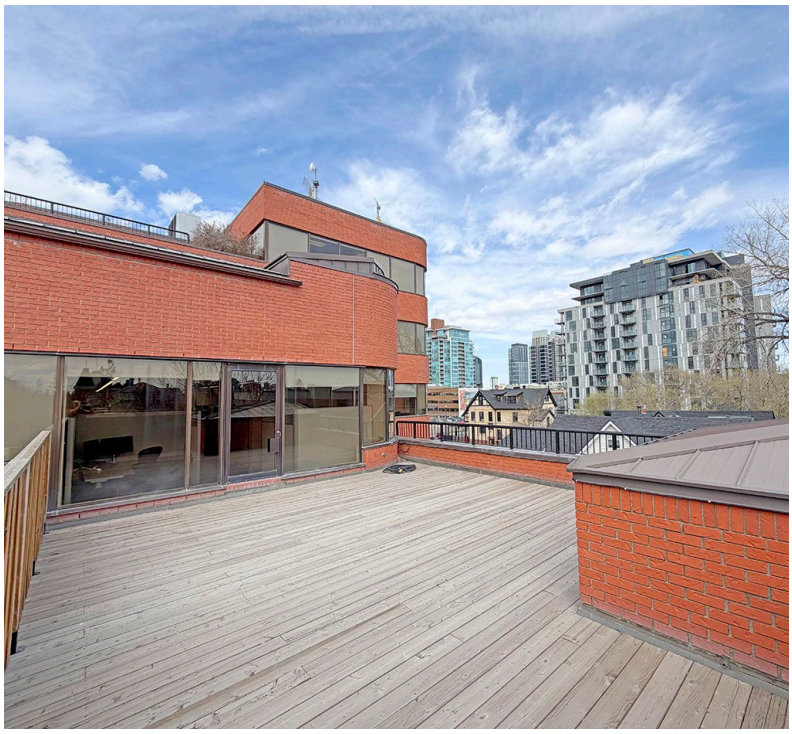
3rd FLOOR

- 2,710 SF
- 4 Offices plus Open Concept Stations
- Boardroom + Kitchenette
- South-Facing with Private Patio



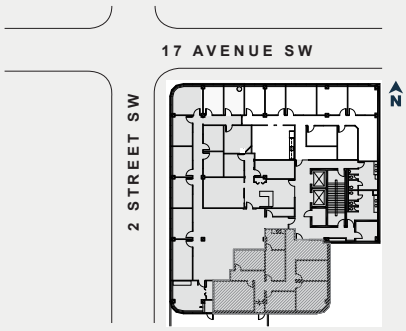


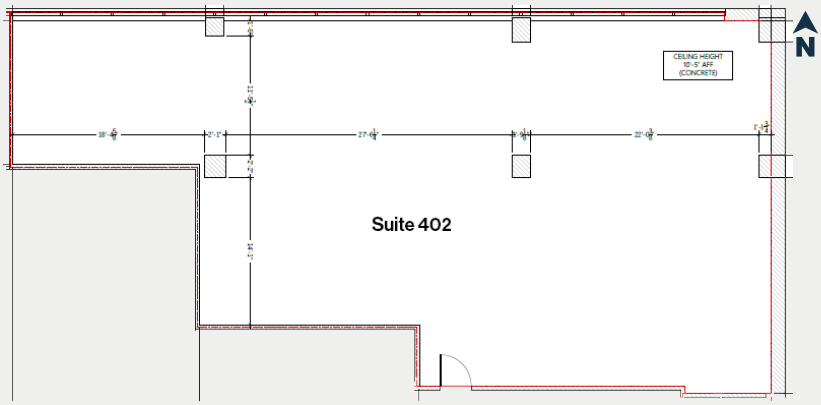




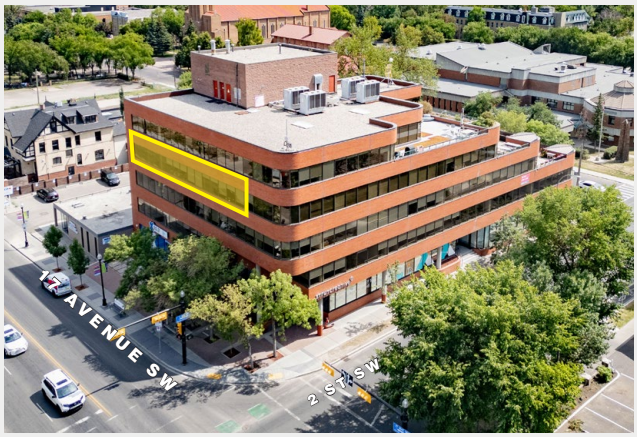
4th FLOOR

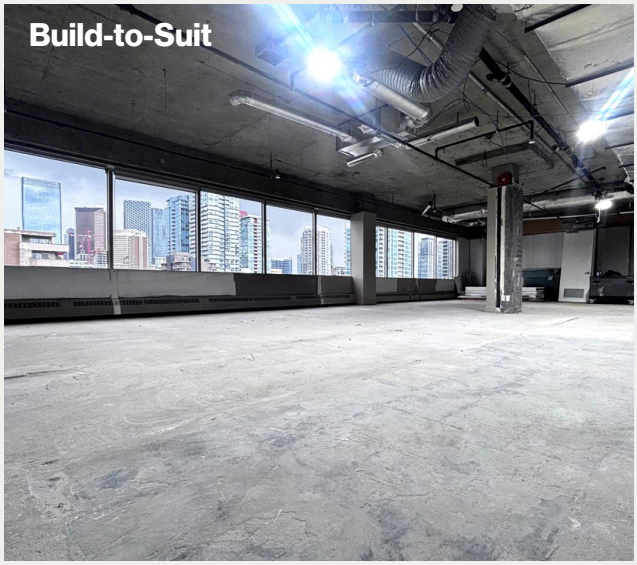
- 2,634 SF
- Will Build-to-Suit
- North-Facing

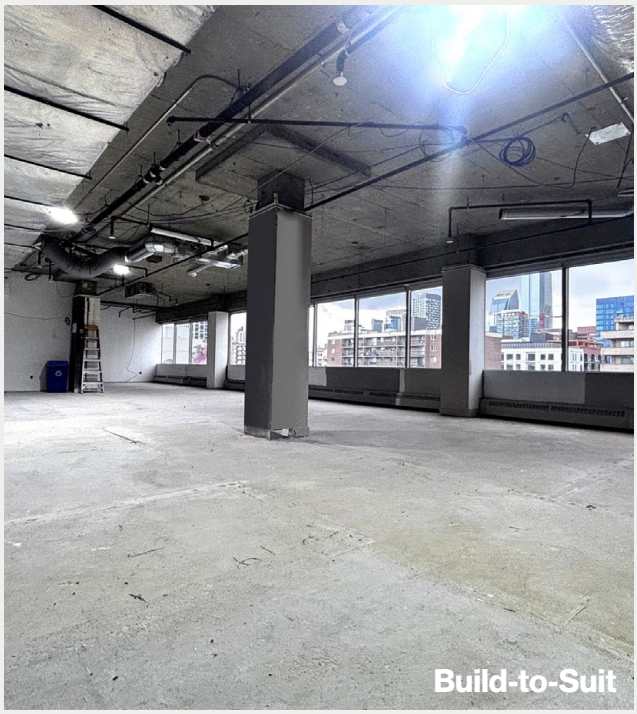


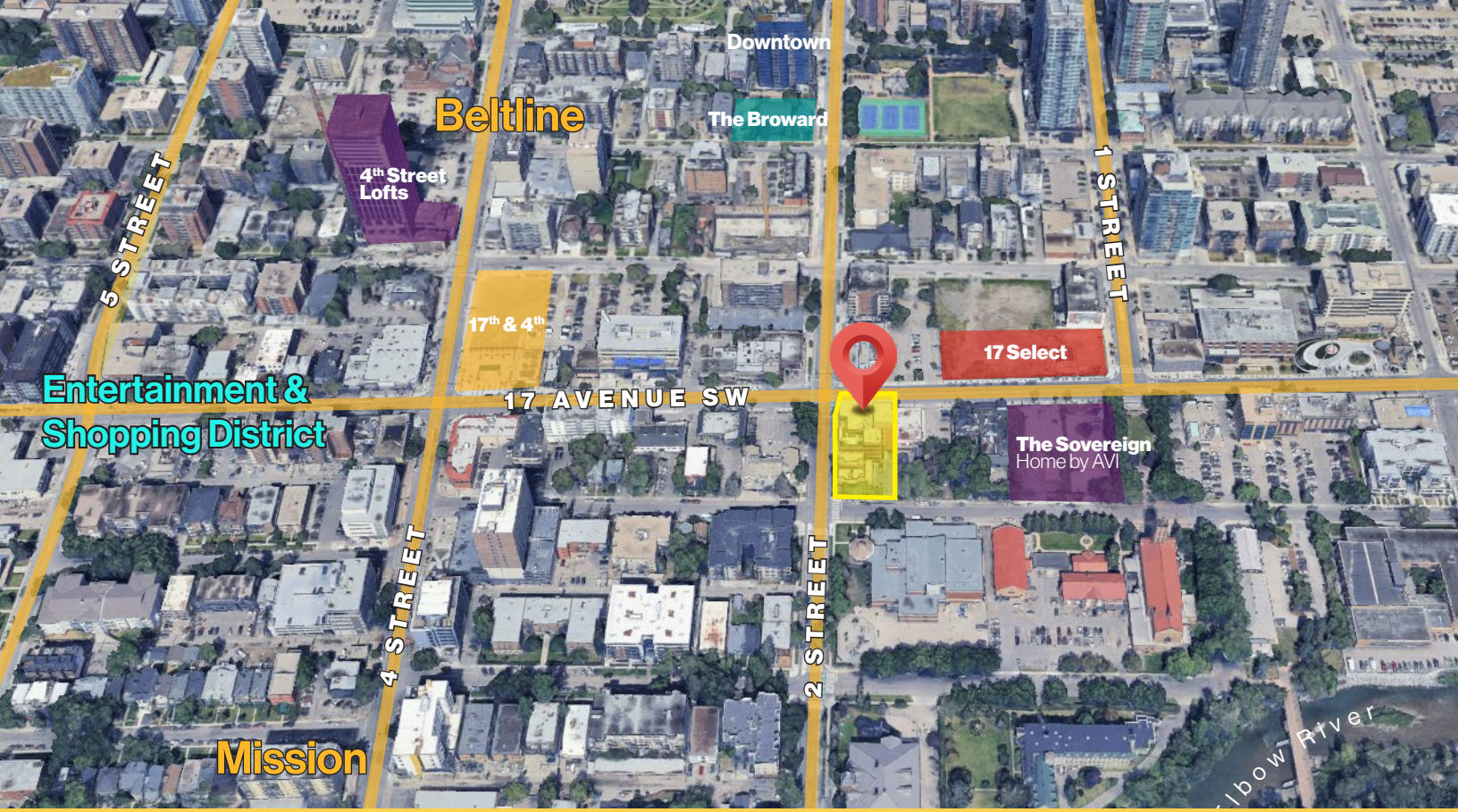


BUILD-TO-SUIT SPACE









Thank you for your interest!

For More Information Contact Olivia Kitzul

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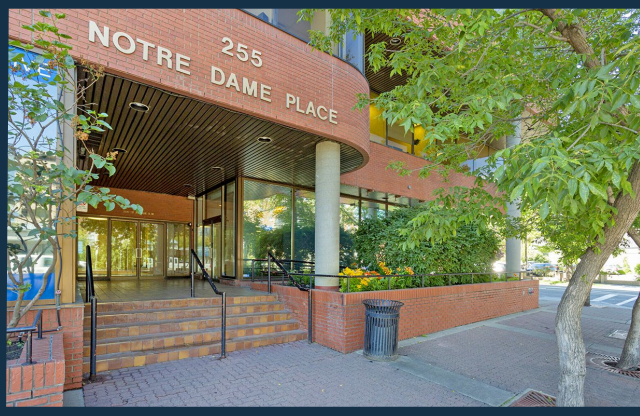

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