



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

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, \$200 per stall, per month Ratio: 2 stalls per 1,000 SF

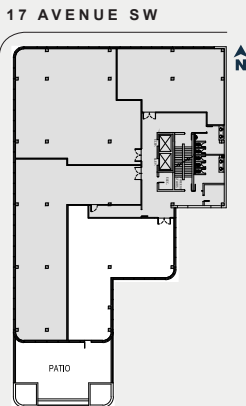
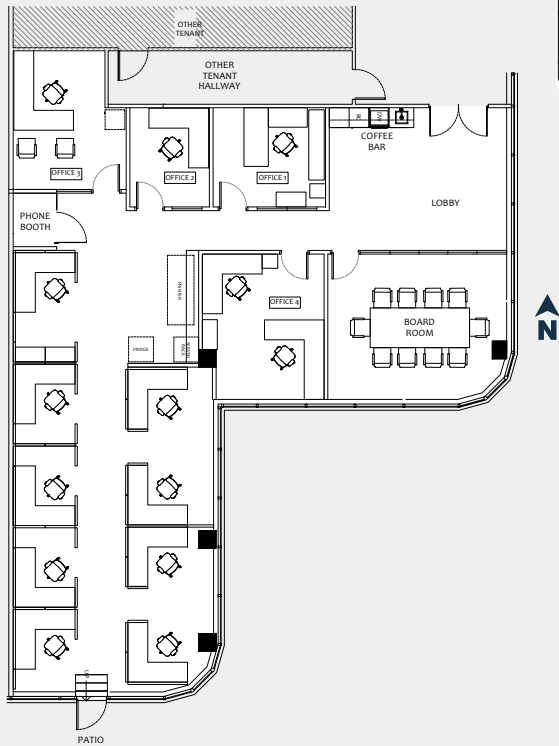
- **Brand-New Build-to-Suit Opportunity** – Offered at \$20.00 Net, the Landlord will deliver a fully built, brand-new show suite customized to the incoming tenant's layout, finishes, and operational needs
- **Amenity-Rich Location** – Surrounded by cafés, restaurants, fitness centres, and retail shops; 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

For Lease

255 17 Avenue SW | Calgary, AB

3rd
FLOOR

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

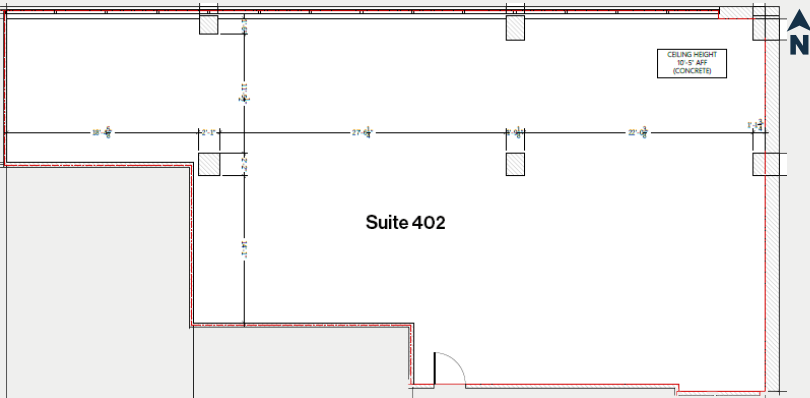
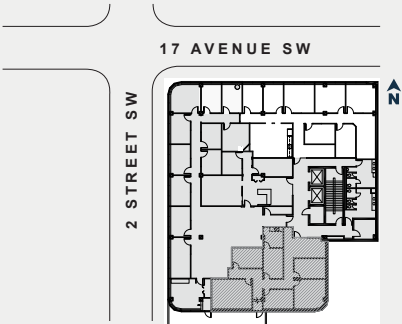


For Lease

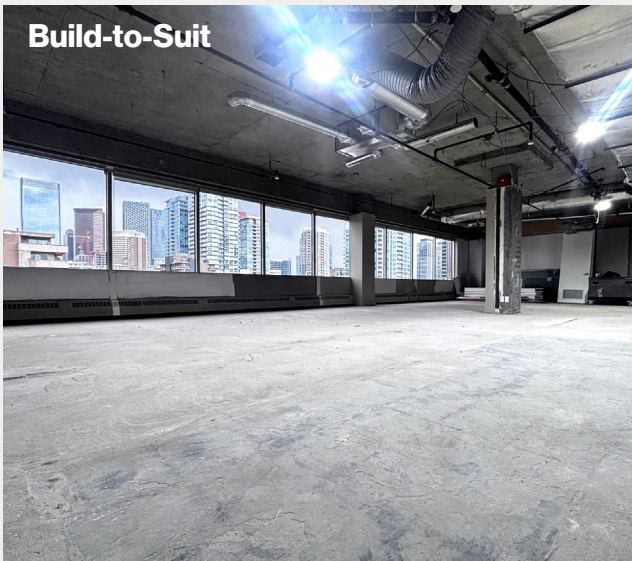
255 17 Avenue SW | Calgary, AB

4th
FLOOR

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

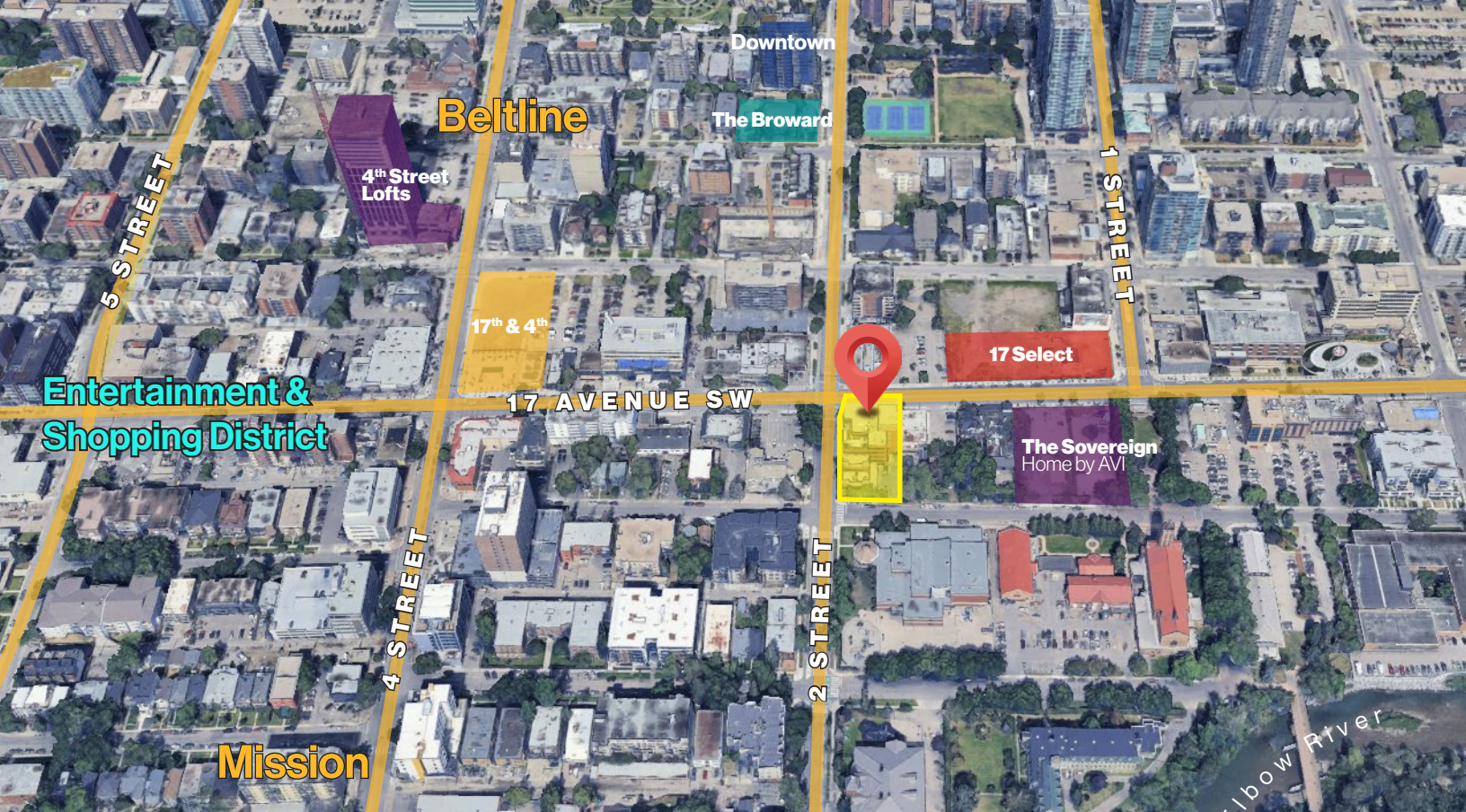


BUILD-TO-SUIT SPACE



View from Suite 402





Thank you for your interest!

For More Information Contact Olivia Kitzul



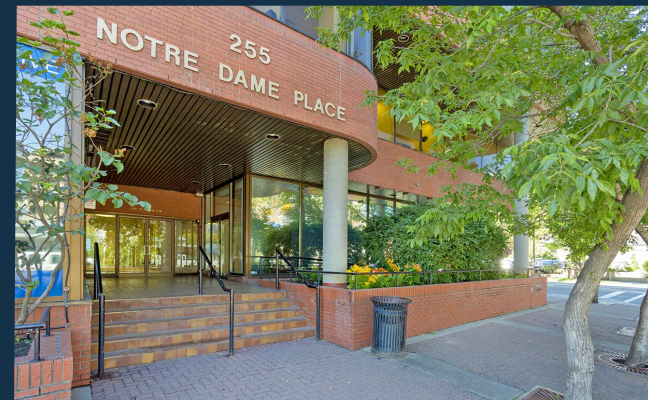
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