

**Blackstone**  
Commercial Real Estate Services Inc.

# For Lease

Units 100 & 102 - 122 17 Avenue SE | Calgary AB

## 17 Avenue Office Opportunity



## Units 100 & 102 - 122 17 Avenue SE, Calgary AB

Amenity Rich Location

### PROPERTY DETAILS

|                            |   |                   |
|----------------------------|---|-------------------|
| <b>Available</b>           | <b>100:</b> 1,033 SF  | <i>contiguous</i> |
| <b>1,033 SF - 2,221 SF</b> | <b>102:</b> 1,188 SF  |                   |
| <b>Rental Rate</b>         | Market  |                   |
| <b>Op Costs</b>            | \$9.03 PSF  |                   |
| <b>Property Taxes</b>      | \$5.67 PSF  |                   |
| <b>Availability</b>        | Immediate   |                   |
| <b>Community</b>           | Beltline  |                   |
| <b>Parking</b>             | 4 stalls at market – 1 additional stall available on month-to-month basis |                   |
| <b>Zoning</b>              | CC-X  |                   |

- Two-storey walk-up retail/office building
- Prime location in the Beltline on vibrant 17 Avenue SE
- Steps from the new BMO Centre and the Elbow River pathway system
- Excellent access to Macleod Trail providing strong north-south connectivity
- Surrounded by shops, cafés, and restaurants
- On-site parking available for tenants and customers



**Mahmud Rahman** Principal / Associate

P 403.9681.8830

E mrahman@blackstonecommercial.com

**Randy Wiens** Senior Associate

P 403.519.5062

E rwiens@blackstonecommercial.com

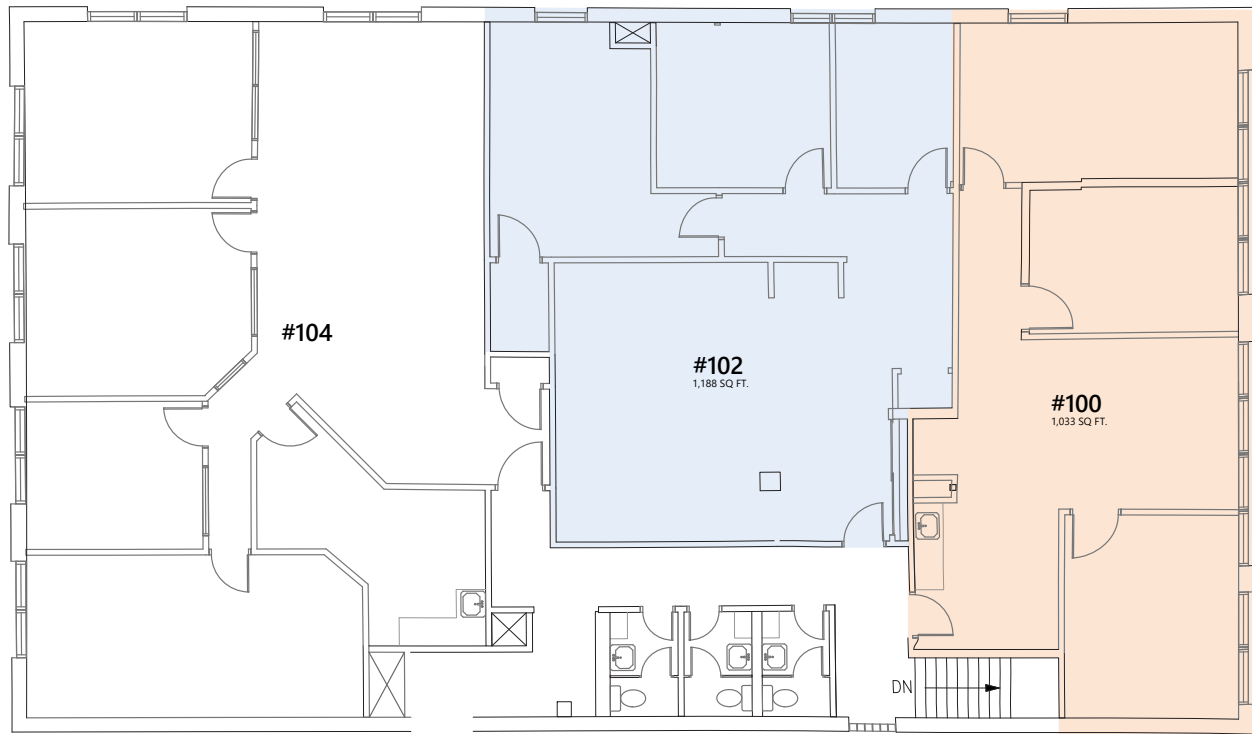
Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
P 403.214.2344

**BlackstoneCommercial.com**

# For Lease

Units 100 & 102 - 122 17 Avenue SE | Calgary AB

**17 Avenue Office Opportunity**



FLOOR PLAN

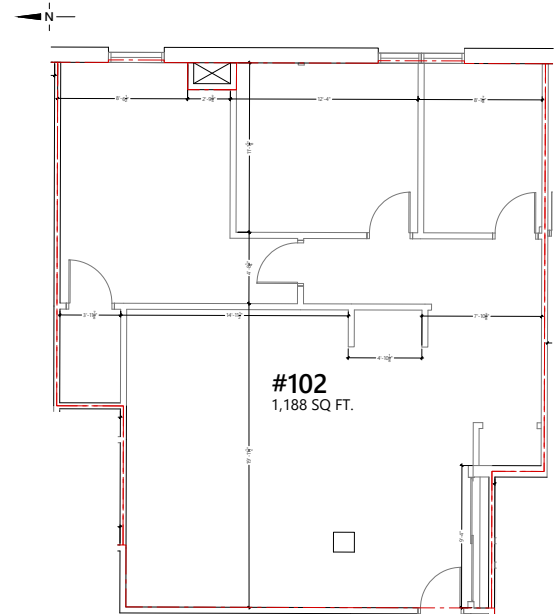




Units 100 & 102 - 122 17 Avenue SE | Calgary AB  
**17 Avenue Office Opportunity**



## Unit 102



**Randy Wiens** *Senior Associate*  
P 403.519.5062  
E [rwiens@blackstonecommercial.com](mailto:rwiens@blackstonecommercial.com)





**NEIGHBORHOOD**  
Beltline



**POPULATION**  
110,493



**MEDIAN AGE**  
37.9



**HOUSEHOLD INCOME**  
\$76,1404



**TRAFFIC COUNT**  
21,000 VPD | 1ST SE & Macleod TR S



**BlackstoneCommercial.com**

For more information, please contact one of our associates.

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. ©2026. All rights reserved. This document is the copyrighted property of Blackstone Commercial.

Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
P 403.214.2344

**BlackstoneCommercial.com**

**Mahmud Rahman** Principal /Associate

P 403.681.8830

E mrahman@blackstonecommercial.com

**Randy Wiens** Senior Associate

P 403.519.5062

E rwiens@blackstonecommercial.com