



Demographics *(within 3 km)*



NEIGHBORHOOD
Hillhurst



POPULATION
61,273



MEDIAN AGE
38



HOUSEHOLD INCOME
\$78,388

Building Details



PARKING
Underground



YEAR BUILT
1980



TRAFFIC COUNT
37,000 VPD | 15 Street & 5 Avenue NW



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

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Plaza 14

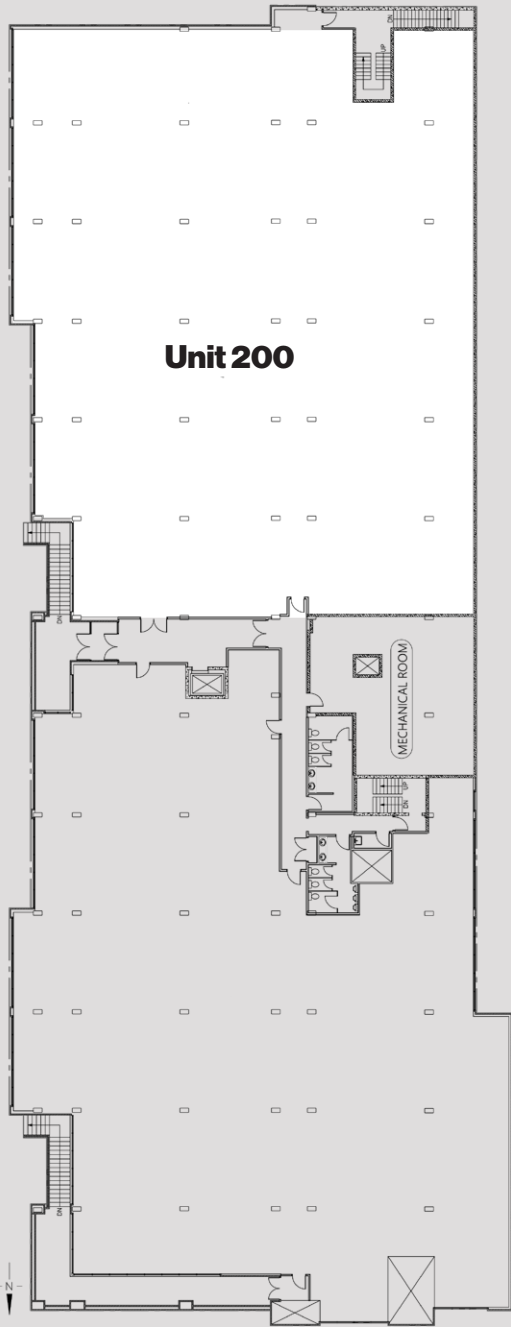
PROPERTY DETAILS

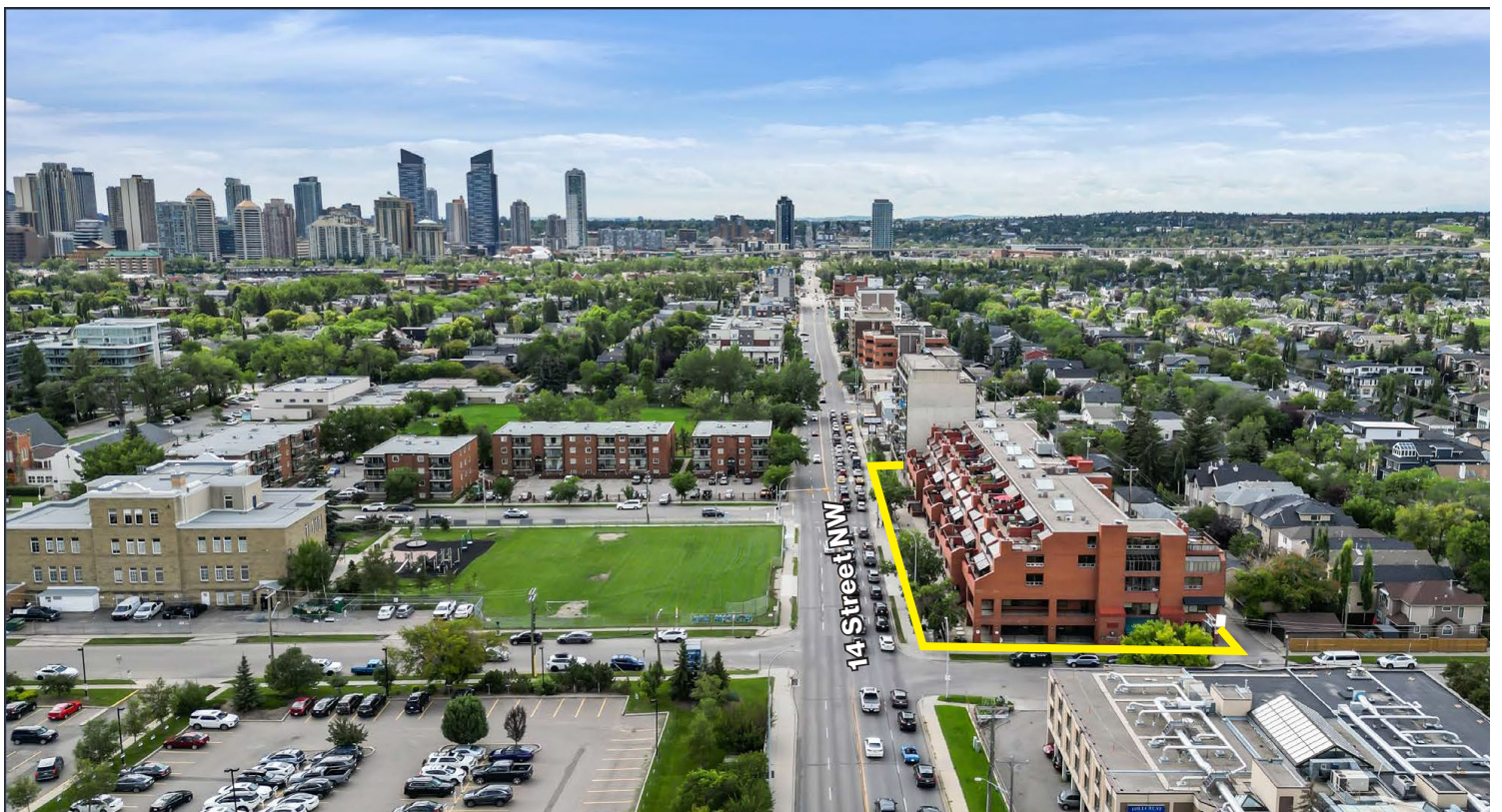
Unit Size	Unit 200: 16,511 SF
Rental Rate	Market
Op Costs	\$15.00 PSF
Availability	Immediate
Zoning	DC
Parking	1 stall per 450 SF

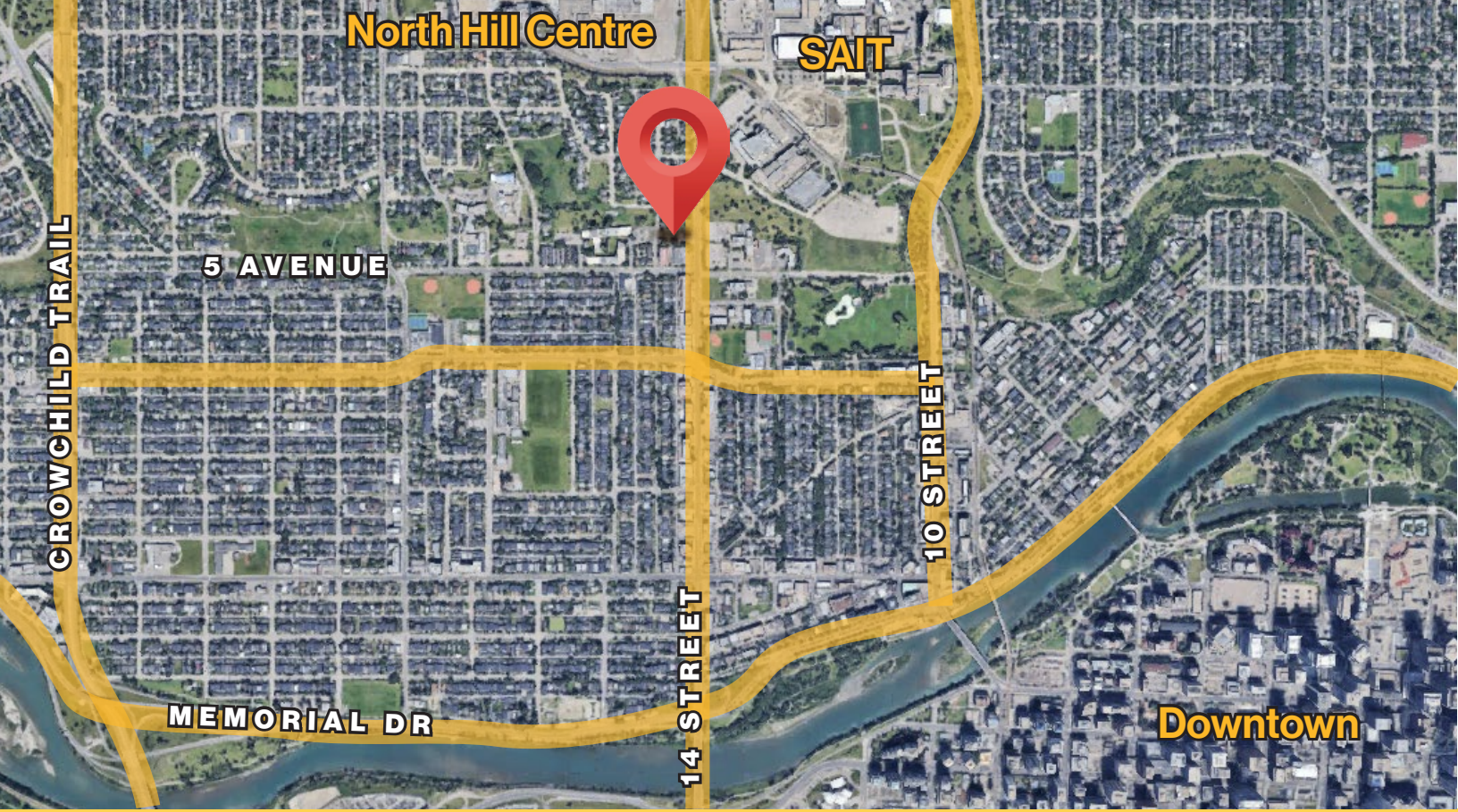
- Office space available on Calgary's prominent 14 Street NW corridor.
- Prime Hillhurst/Kensington location offering exceptional walkability and access to nearby amenities, restaurants, and services.
- Functional office premises with existing improvements and prominent signage opportunities.
- 34 underground parking stalls available, providing ample on-site parking for employees.
- Strategically located minutes from Downtown Calgary, Kensington, SAIT, major transit connections, and key transportation routes.
- Well suited for professional services, consulting firms, educational organizations, healthcare administration, non-profit groups, and corporate office users seeking an amenity-rich inner-city location.

2nd
FLOOR

- Unit 200**
- 16,511 SF
 - Fully Built Out Office







Thank you for your interest!

For More Info.



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