

FOR LEASE

1109 17 AVENUE SW

VARIOUS OFFICE SPACES AVAILABLE IN BELTLINE, RANGING FROM 745 SF TO 4,000 SF, WITH EXCELLENT SIGNAGE AND AMPLE PARKING.



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KPLI
GLOBAL



PROPERTY OVERVIEW

OVERVIEW

NET RENT	Market Rates
OPERATING COSTS (2026 ESTIMATE)	\$17.00
TERM	1-5 Years
PARKING	23 Underground Stalls 10 Surface Visitor Stalls
PARKING RATIO	1:792
YEAR BUILT	1981
FLOORS	4
SIGNAGE	Pylon Signage on 17 th Avenue

AVAILABILITES

SECOND FLOOR

Suite 201	LEASED 745 SF
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Suite 202	LEASED 1,139 SF
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THIRD FLOOR

Suite 302	1,394 sf
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Suite 306	LEASED 1,405 SF
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Suite 303	3,307 sf
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PENTHOUSE

Suite 400	LEASED 4,295 SF
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PROPERTY HIGHLIGHTS

SUITE SIZES

Various options available
from 660 SF to 4,000 SF



PARKING

Ample options including
underground, surface,
and street



LOCATION

Prime setting in the heart
of Beltline on 17th Avenue



MOVE IN READY

Move-in ready spaces



SIGNAGE

High-visibility pylon
signage available



AMENITIES

Surrounded by numerous
nearby amenities



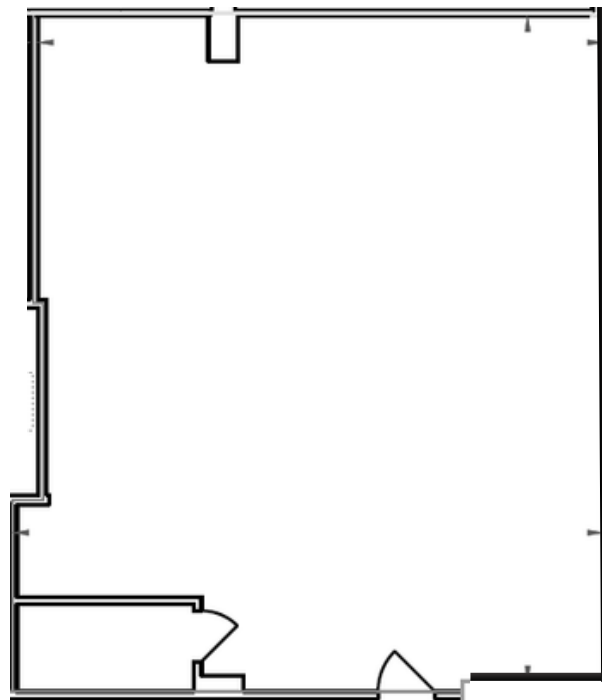


THIRD FLOOR

SUITE 302

1,394 SF

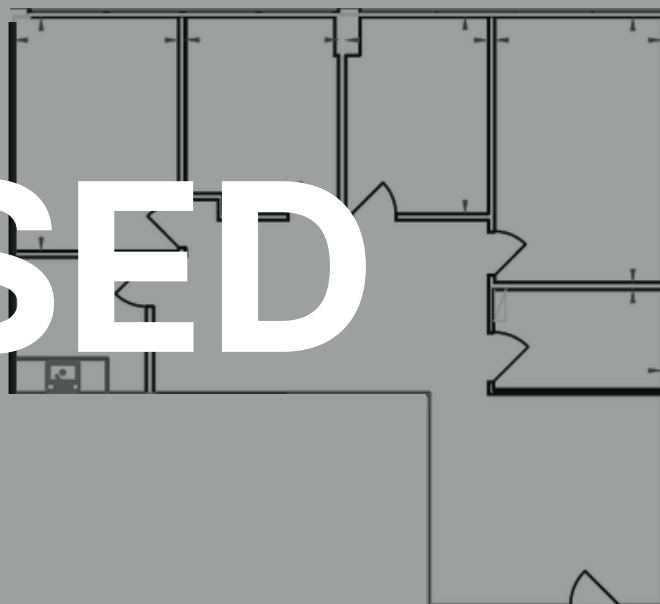
- Reception area
- Server room
- Open area



SUITE 306

1,405 SF

- Reception area
- 4 Offices
- Storage
- Kitchen

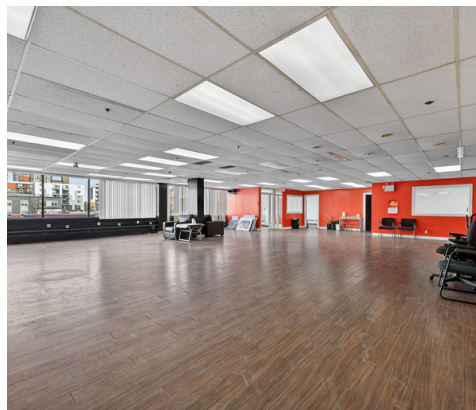
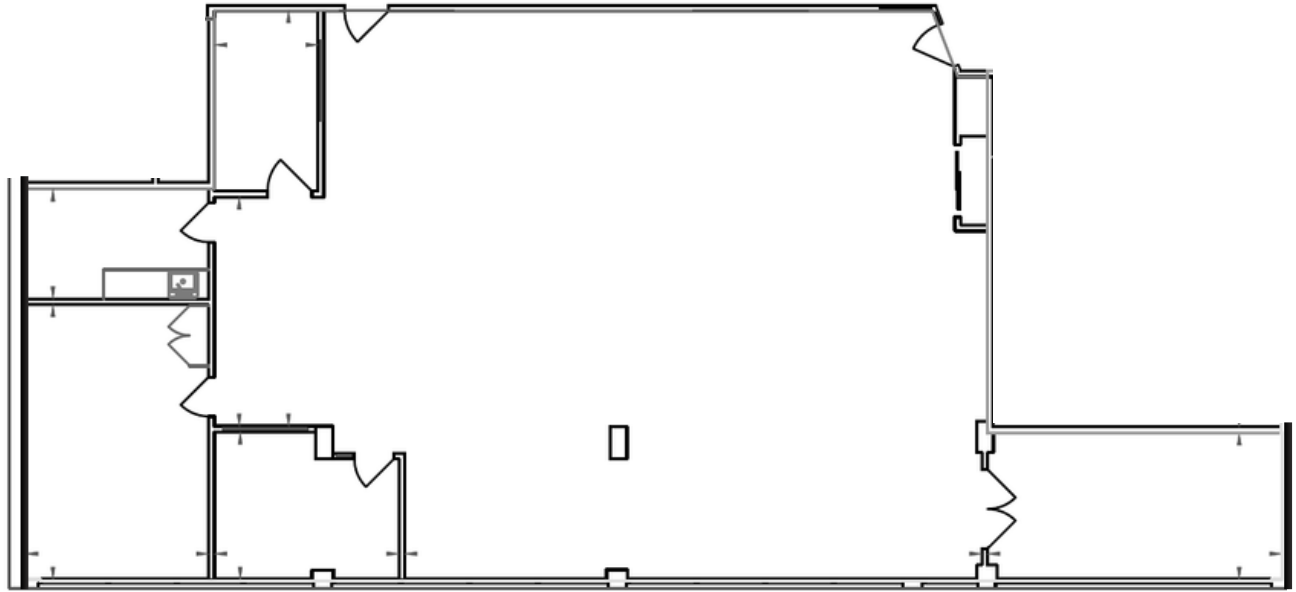


LEASED

THIRD FLOOR

SUITE 303 **3,307 SF**

- Open area
- Kitchen
- 2 Offices
- Boardroom

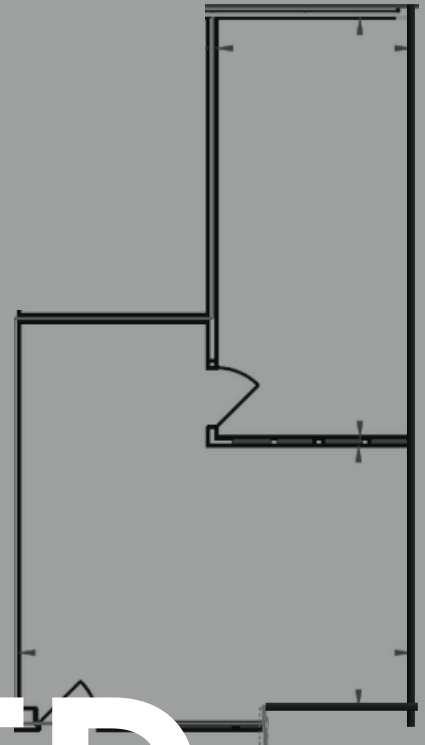


SECOND FLOOR

SUITE 201

745 SF

- Reception area
- 1 Office
- Open area

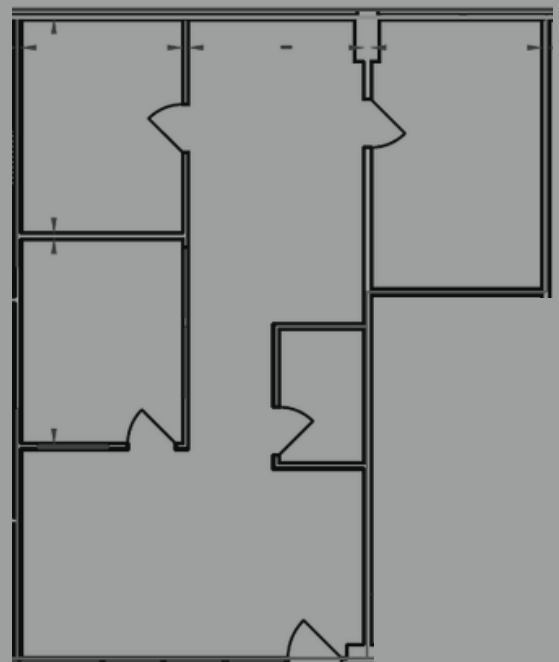


LEASED

SUITE 202

1,139 SF

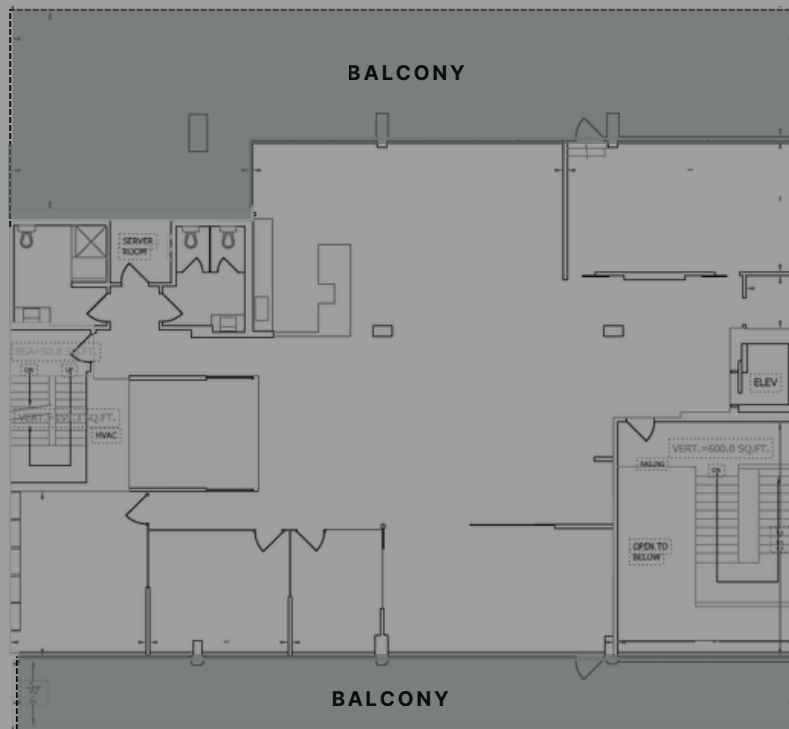
- 3 Offices
- Storage room
- Reception area



PENTHOUSE

SUITE 400 4,295 SF

- Open area
- 4 Offices
- Kitchen
- Storage
- Washrooms/Shower
- 2 Balconies



LEASED



BALCONY



MOUNT ROYAL VIEWS



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CONTACT US FOR MORE INFORMATION



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