
**AVISON
YOUNG**

THE DEVENISH

908 - 17 Avenue SW

The Devenish is a prominently located Heritage office and retail building on the vibrant 17th Avenue SW. Surrounding it is an impeccable selection of amenities including: fine dining, casual cuisine, trendy cafes, boutique shopping and international retailers.



Property Highlights

- Interior building renovation completed by McKinley Burkart
- Exposed brick character spaces
- Main floor retail including boutique consignment stores and bridal shop
- Adjacent retail centre with Urban Fare Grocery and Canadian Tire
- Surface and underground month to month parking can be secured in area
- Perfect building for tech, design, and start ups

Lease Particulars

Available	Suite 211 - 370 SF LEASED
	Suite 213 - 982 SF
	Suite 302 - 922 SF
	Suite 305 - 519 SF LEASED
Rental Rates	Market
Op. Costs	\$21.12 PSF (est. 2025)
Occupancy	Immediately
Terms	5 Years

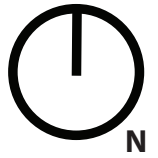
Move-in ready



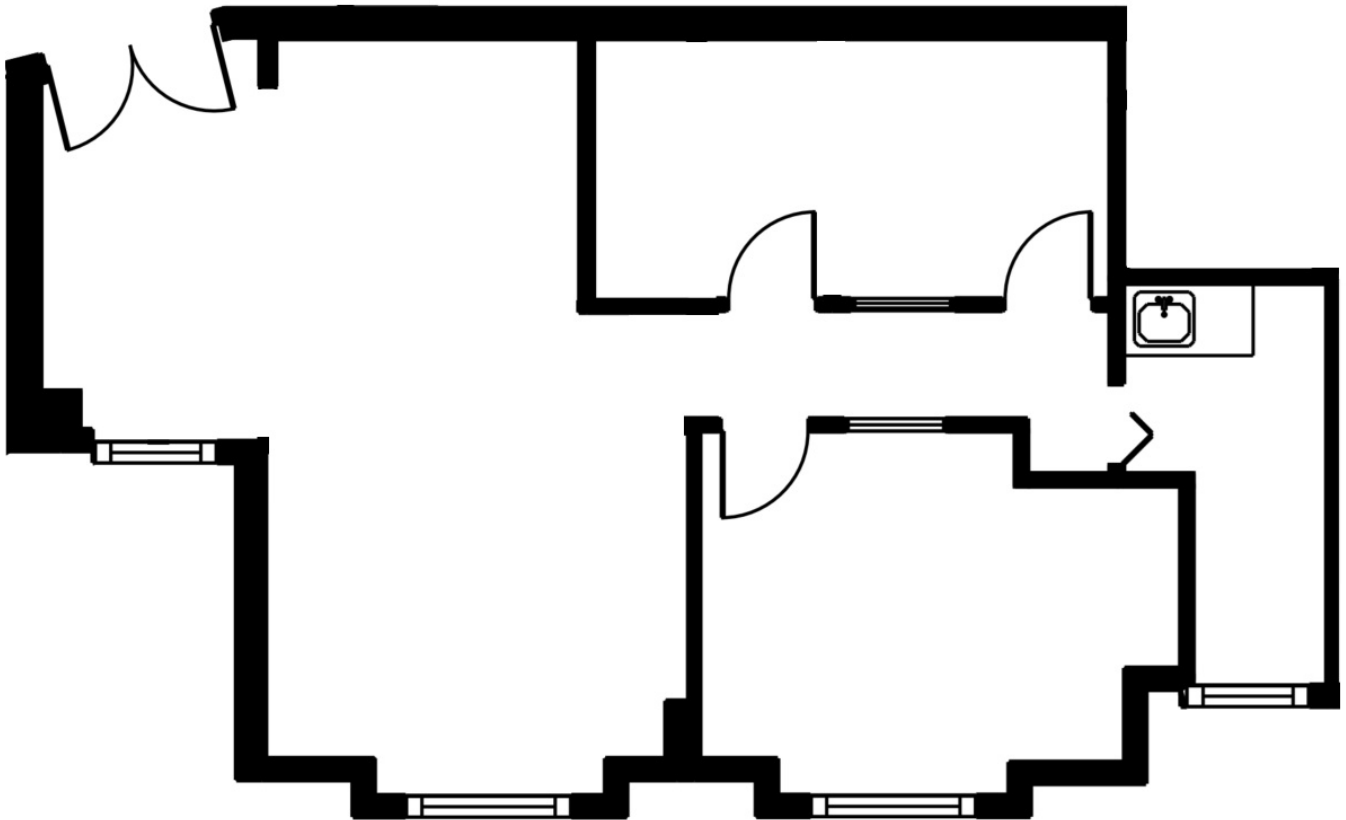
Suite 213
982 SF



Move-in ready



Suite 302
922 SF





Amenities

- | | | | |
|------------------------------|--------------------------|----------------------------|---------------------|
| 1. Copeman Healthcare Centre | 11. Purr Tea | 21. Higherground | 31. COBS Bread |
| 2. Canadian Tire | 12. Ollia Macarons & Tea | 22. Moonlight Bar & Lounge | 32. Subway |
| 3. Urban Fare | 13. Kit and Ace | 23. Blanco Cantina | 33. Freshii |
| 4. Kb & Co | 14. Peppino 17th | 24. Subway | 34. Panago Pizza |
| 5. Goodlife Fitness | 15. Analog Coffee | 25. BMO | 35. Best Buy |
| 6. Sage Natural Wellness | 16. Porch | 26. Canada Post | 36. TD Canada Trust |
| 7. Tim Hortons | 17. Trolley's 5 Brewpub | 27. Shoppers Drug Mart | 37. Butter Block |
| 8. Fork & Salad | 18. Flirty Bird | 28. Arc'teryx | 38. Betty Lou's |
| 9. Oasis Wellness Spa | 19. Rumble Boxing | 29. V Burger | 39. The Coup |
| 10. West Elm | 20. Alumni Sandwiches | 30. Buon Giorno Ristorante | 40. The Halal Guys |



Get more info.

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