



**FOR LEASE**  
UP TO 6,413 SF  
AVAILABLE

# HIGHSTREET HOUSE

933 17 AVENUE SW  
CALGARY, AB

# HIGHSTREET HOUSE

## HEART OF 17TH

17th Avenue is Calgary's retail and entertainment district, also known as the Red Mile. This section of 17th Avenue is home to some of Calgary's most unique and popular cafes, restaurants, pubs, fast food outlets and outdoor patios. It is also home to many boutique and national retailers. Surrounded by many amenities, 933 17th Avenue represents a great opportunity to be at the heart of the action.

Up to 6,413 sf of unique office space

## PROPERTY DETAILS

Address 933 17<sup>th</sup> Avenue SW Calgary, AB

Building Size 52,294 SF

Available Space ~~Suite 344: 4,134 SF LEASED~~  
 Suite 600: 6,413 SF  
 Suite 800: 5,600 SF (demisable)

Availability Immediately

Zoning C-COR1

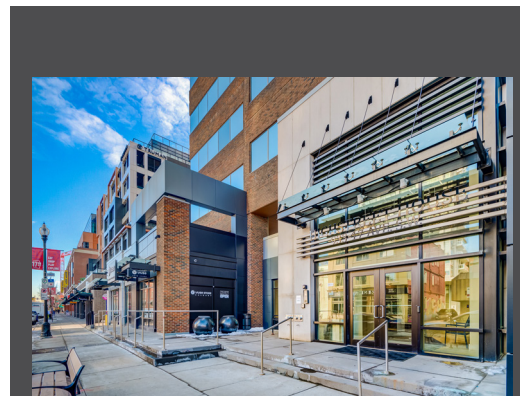
Lease Rate Market rates

Operating Costs \$18.89 PSF (est. 2026)

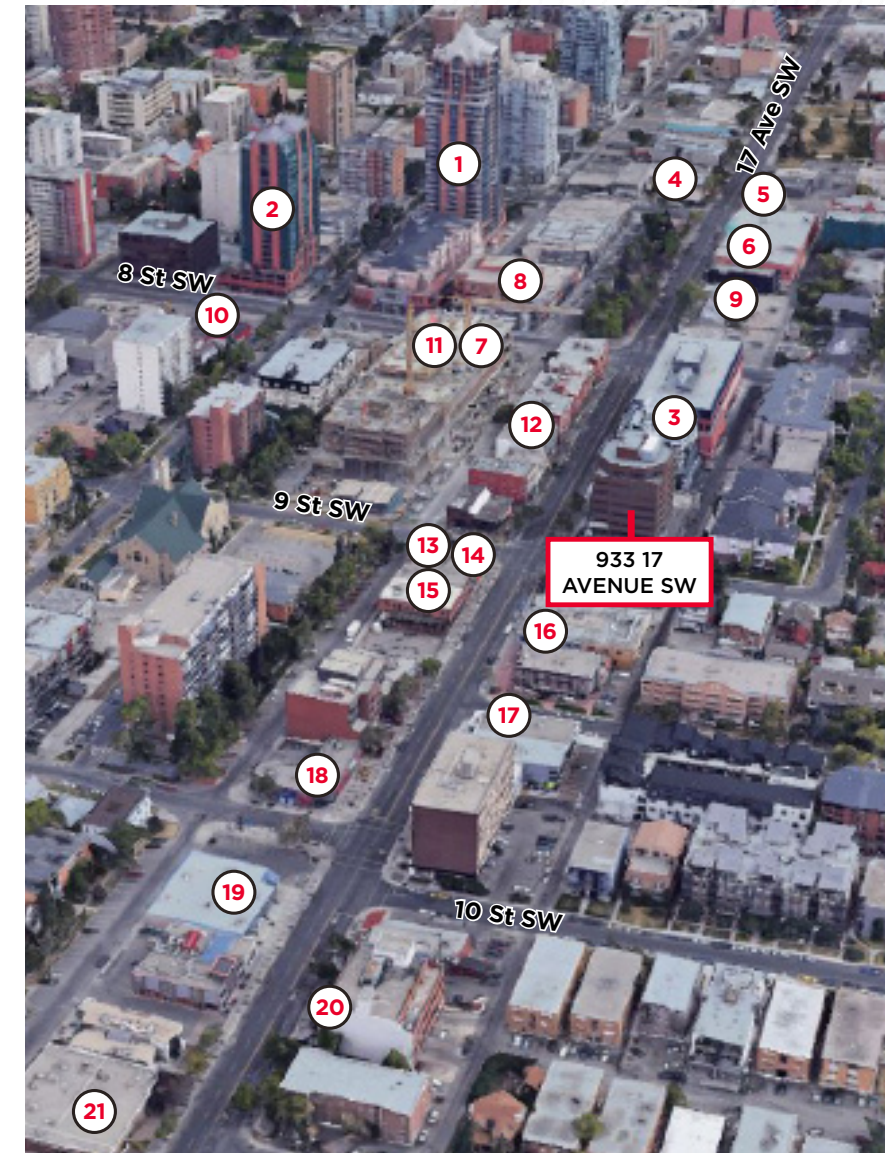
Parking Ratio 1:747 SF

Parking \$220/stall, per month (underground)

Visitor Parking 17 surface visitor parking stalls



## LOCATION



### RESIDENTIAL TOWERS

- 1 The Montana - 202 Units
- 2 Residences of Mount Royal - 54 Units
- 3 The George - 85 Units

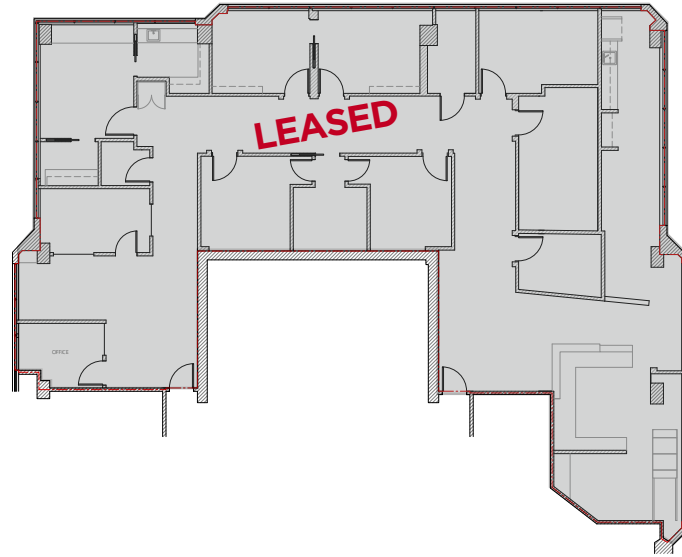
### AMENITIES

- |    |  |    |  |
|----|--|----|--|
| 4  |  | 5  |  |
| 6  |  | 7  |  |
| 8  |  | 9  |  |
| 10 |  | 11 |  |
| 12 |  | 13 |  |
| 14 |  | 15 |  |
| 16 |  | 17 |  |
| 18 |  | 19 |  |
| 20 |  | 21 |  |



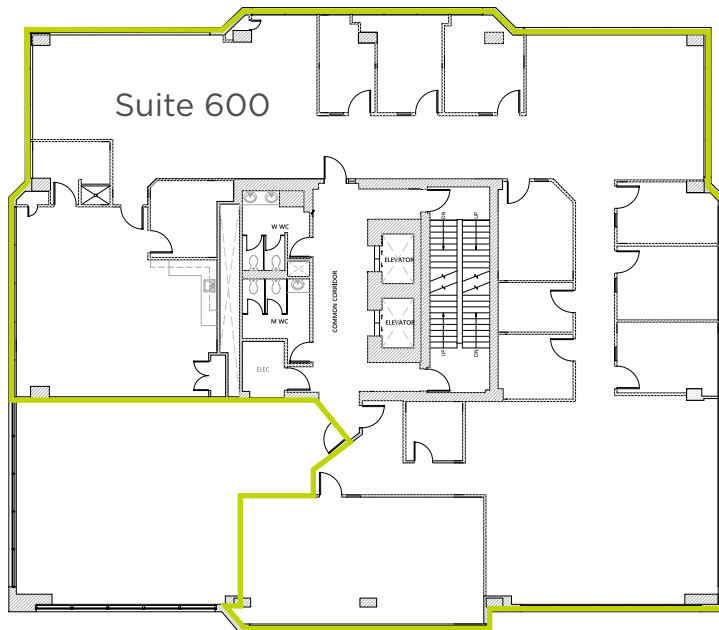
# SUITE 344 LEASED

4,134 SF



# SUITE 600

6,413 SF

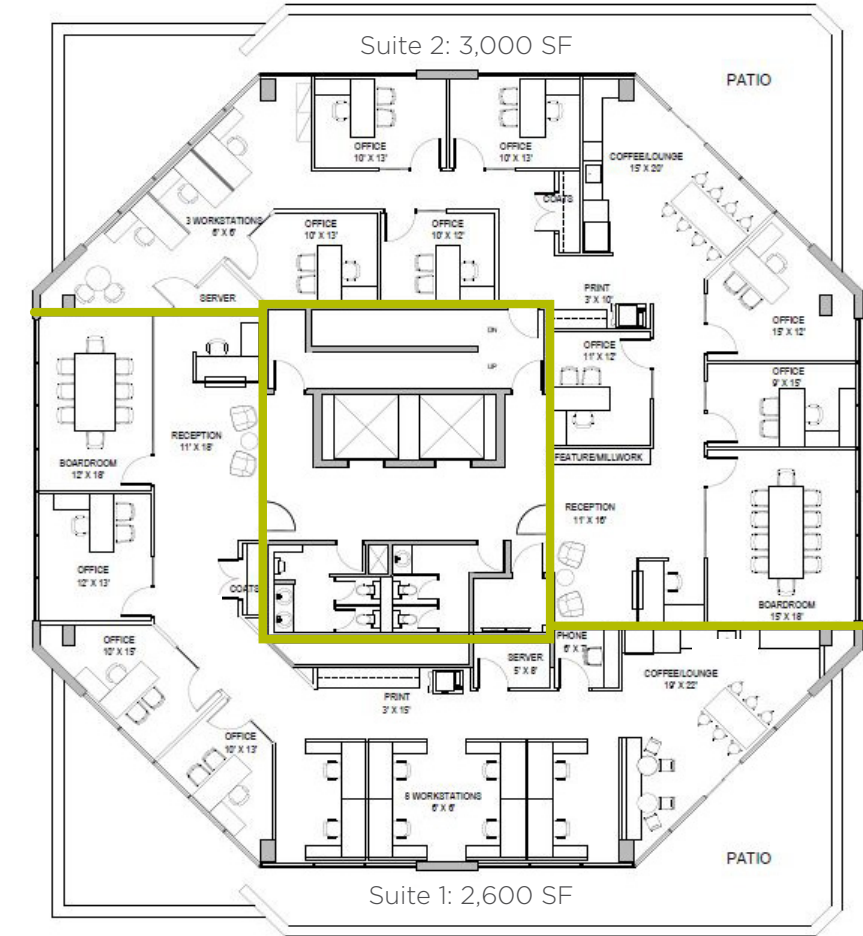


# SUITE 800

5,600 SF (demisable)

Suite 1: 2,600 SF

Suite 2: 3,000 SF



Conceptual layout only

## CONTACT

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