

FOR LEASE

1135 17 AVENUE SW

CALGARY, ALBERTA



FULL-FLOOR OFFICE SPACE IN THE HEART OF 17TH AVENUE

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KPLI
GLOBAL

PROPERTY DETAILS

Availability Suite 300: 3,800 sf

Operating Costs Op. Costs - \$16.48 sf
Tax - \$2.39 psf
Total - \$18.87 psf

Parking 28 Surface Stalls
(1 Stall per 663 SF)

Parking cost \$150 per stall

Comments Furniture Available

- Situated in the heart of Calgary's most vibrant retail and entertainment corridor
- Highly walkable with excellent transit access, nearby parking options, and quick connectivity to the downtown core.
- Enjoy exclusive use of an entire floor, ideal for businesses seeking privacy, control, and a strong brand presence without shared common areas.





FLOORPLAN



Suite 300
3,800 SF



RECEPTION



13 OFFICES



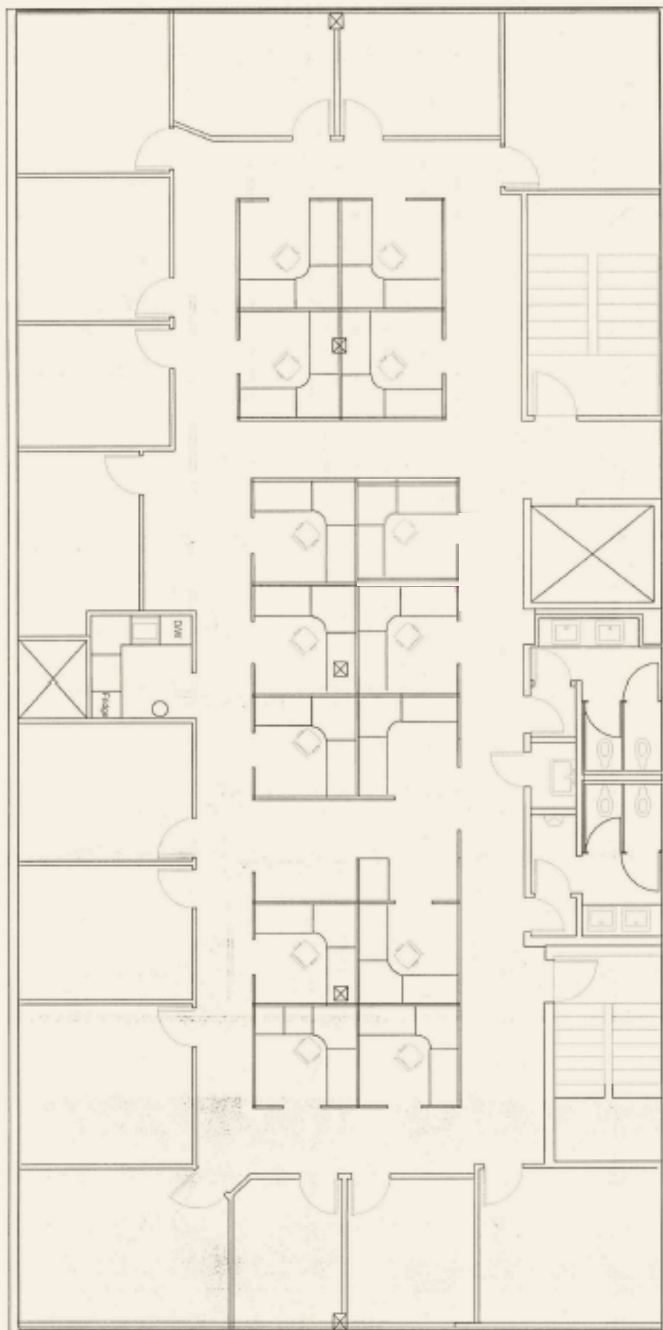
BOARDROOM



OPEN AREA



WASHROOMS





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CONTACT US FOR MORE INFORMATION



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