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**AVISON  
YOUNG**

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# THE DEVENISH

908 - 17 Avenue SW

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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

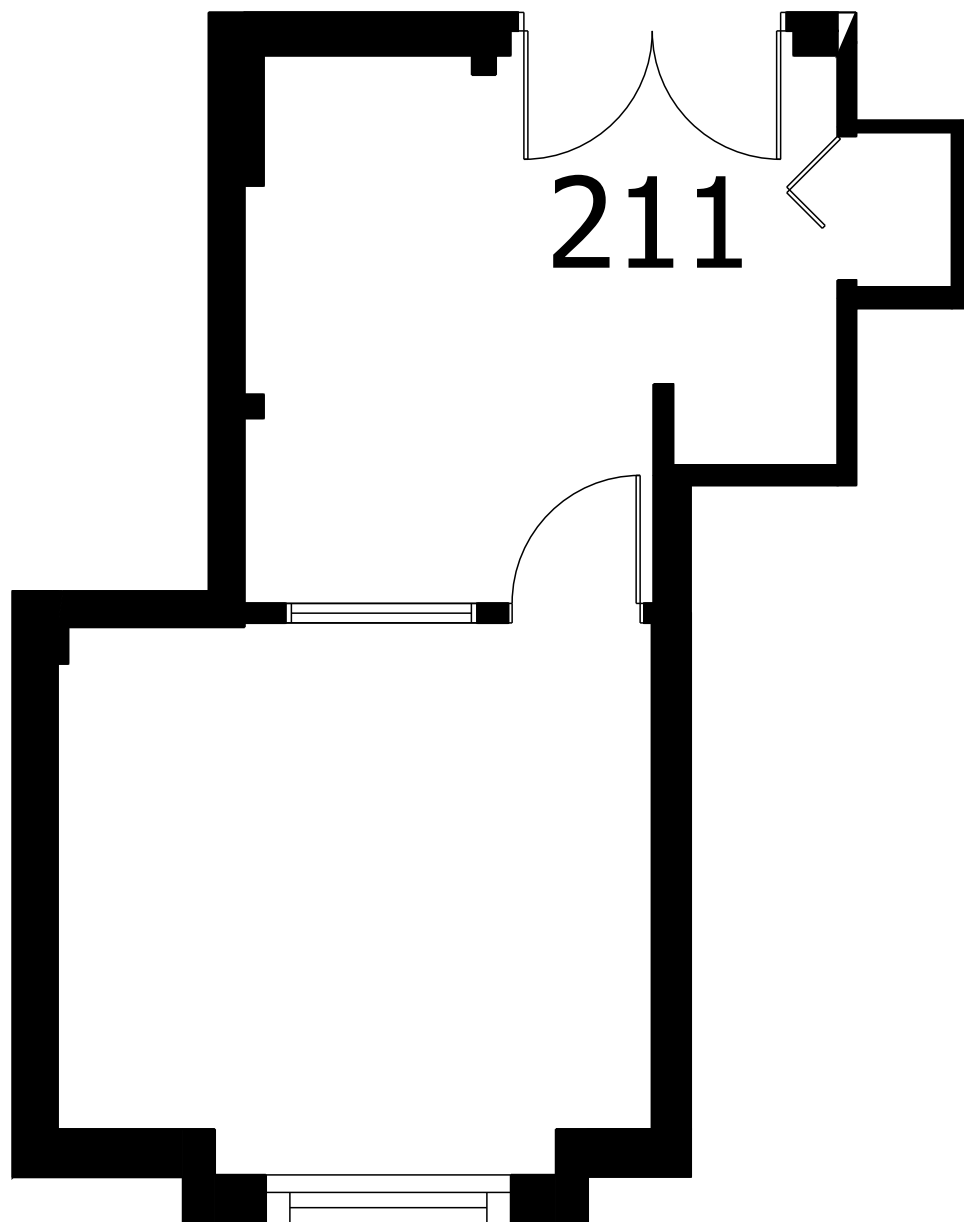
Available	Suite 211- 370 SF Suite 302 - 922 SF
Rental Rates	Market
Op. Costs	\$21.12 PSF (est. 2025)
Occupancy	Immediately
Terms	5 Years

# Move-in ready

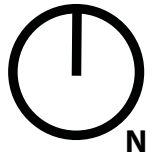


Suite 211

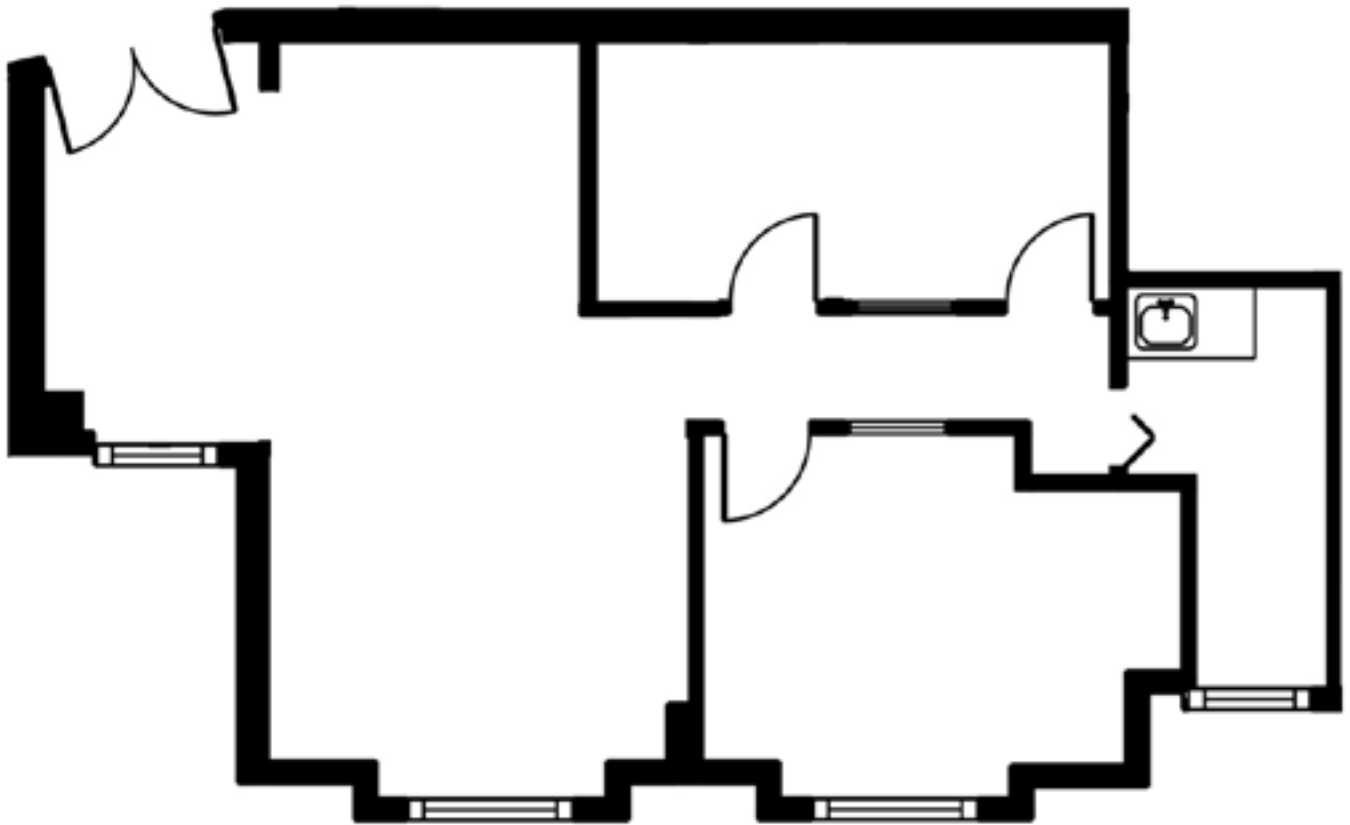
370 SF

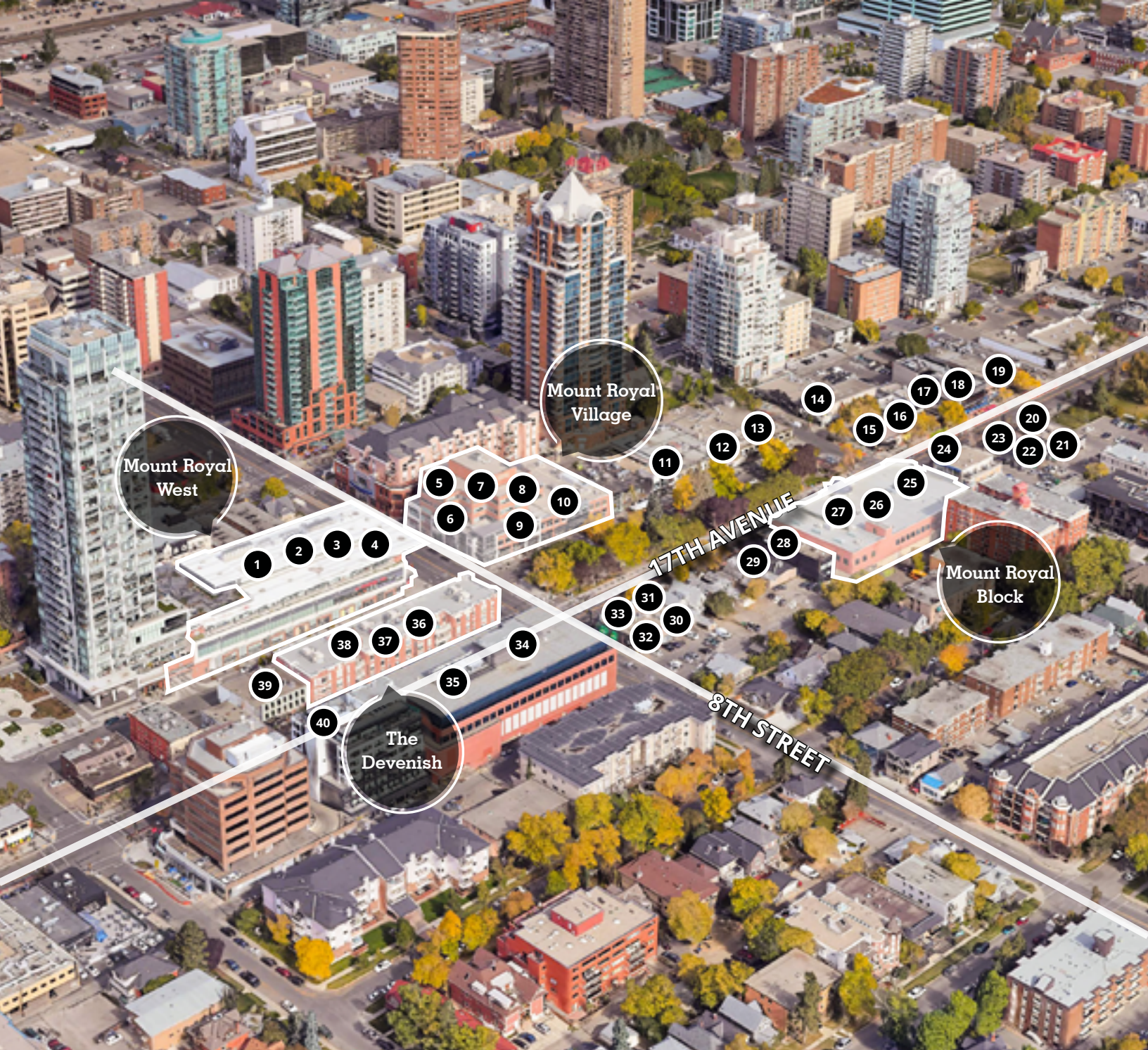


# Move-in ready



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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