



FOR LEASE

Prime 17th Avenue Location
Second-Floor Shell Space
Build-to-Suit Available

2nd Floor Shell Space
11,000± SF

5 STREET SW

17 AVENUE SW

SHOPPING & ENTERTAINMENT DISTRICT | 601 17 Avenue SW, Calgary AB

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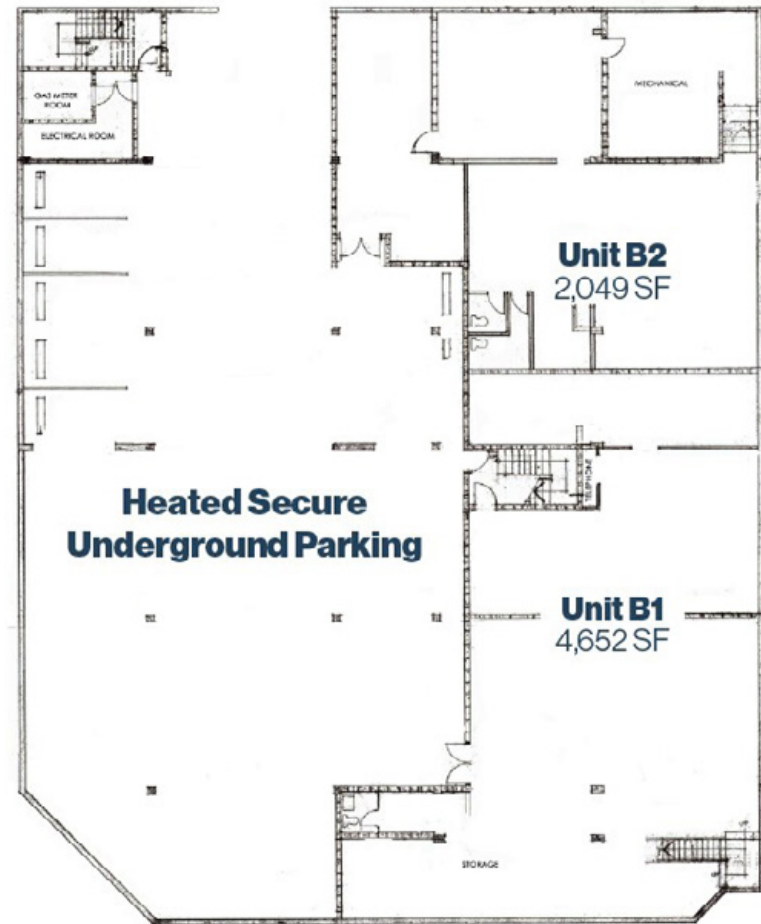
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FLOOR PLANS

Second Floor



Basement



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Size Available

Second Floor:

11,000± SF Available / Full-Floor Shell Space

OR Demising Options

Basement:

Unit B1 - 4,652 SF

Unit B2 - 2,049 SF

Availability

Subject to Renovation

Net Rate

Contact Associate

Op Costs

\$29.31 PSF (Est. 2026)

Zoning

C-COR1

Parking

13 surface stalls + 22 secure underground - Available

Signage

Available

PROPERTY FEATURES

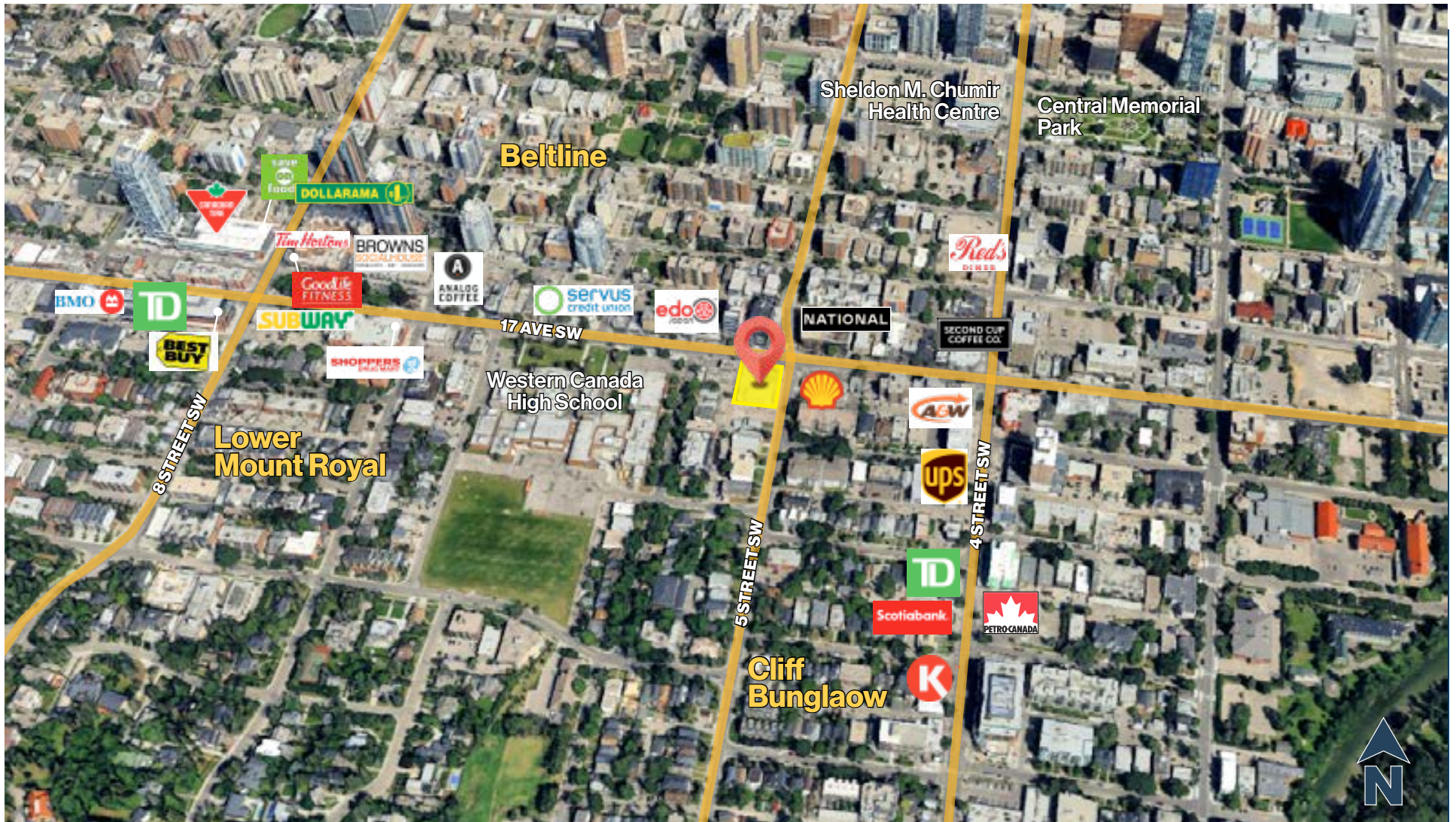
- Prime location with high visibility at 17th Avenue and 5th Street SW.
- Situated in the vibrant heart of 17th Avenue's shopping and entertainment hub, steps from trendy cafés, pubs, restaurants, boutiques, and more.
- Convenient access to public transportation.
- Only one block from Western Canada High School.
- Located on one of Calgary's most pedestrian-friendly streets.
- Surrounded by high-density residential and highly sought-after inner-city communities.



Photo Gallery



LOCATION



Neighbourhood
Cliff Bungalow



Household Income
\$143,000



Population 3km
117,654



Median Age
38



Drive Times
Downtown: **5 minutes**
Calgary Airport: **25 minutes**

Traffic Count
9,000 VPD | 5 Street & 17 Ave SW
17,000 VPD | 17 Avenue SW



Prime Location



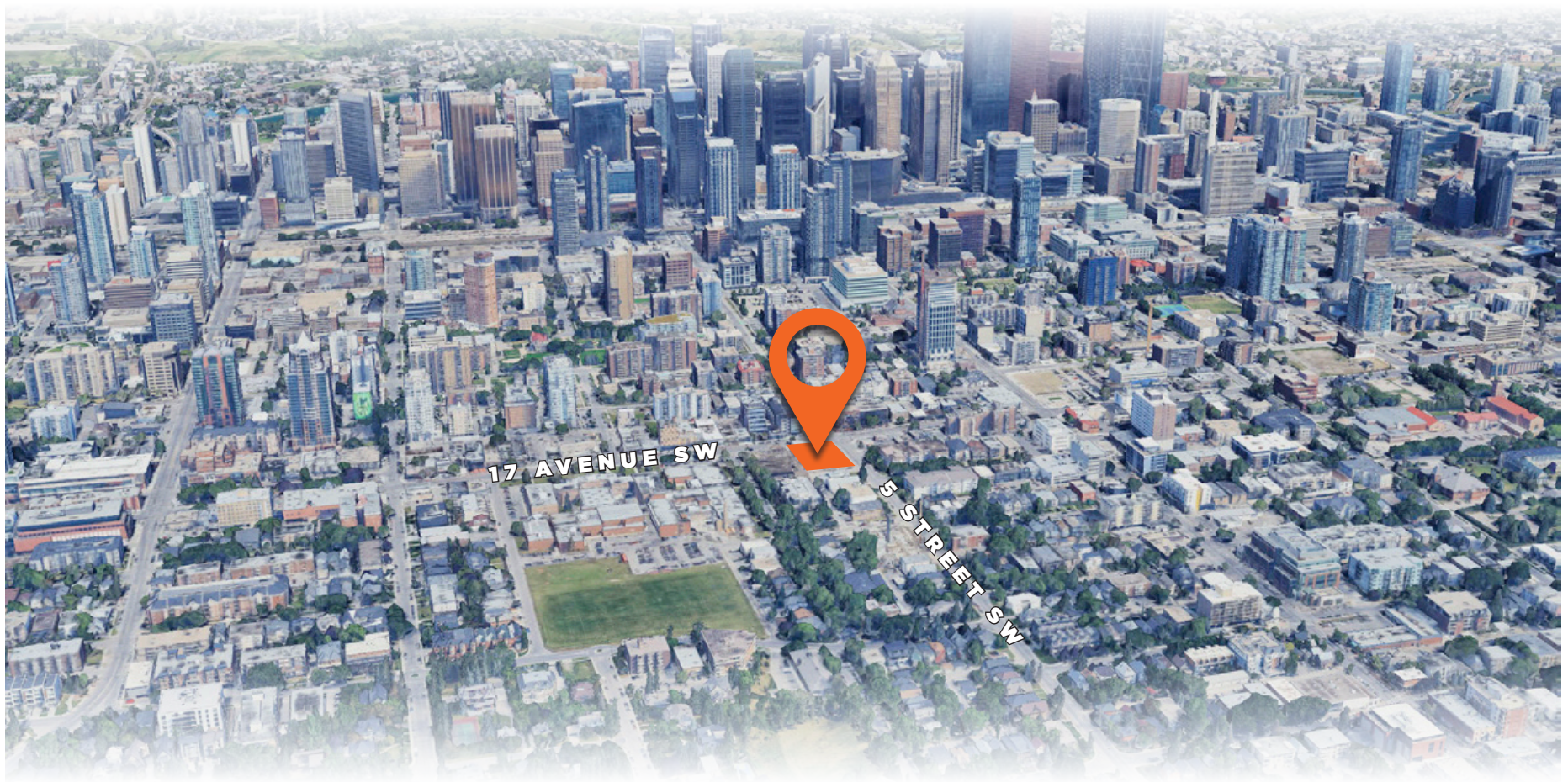
Restaurants & Fast Food



Retail Shops or Shopping



Walk score or Walkable



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