
**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

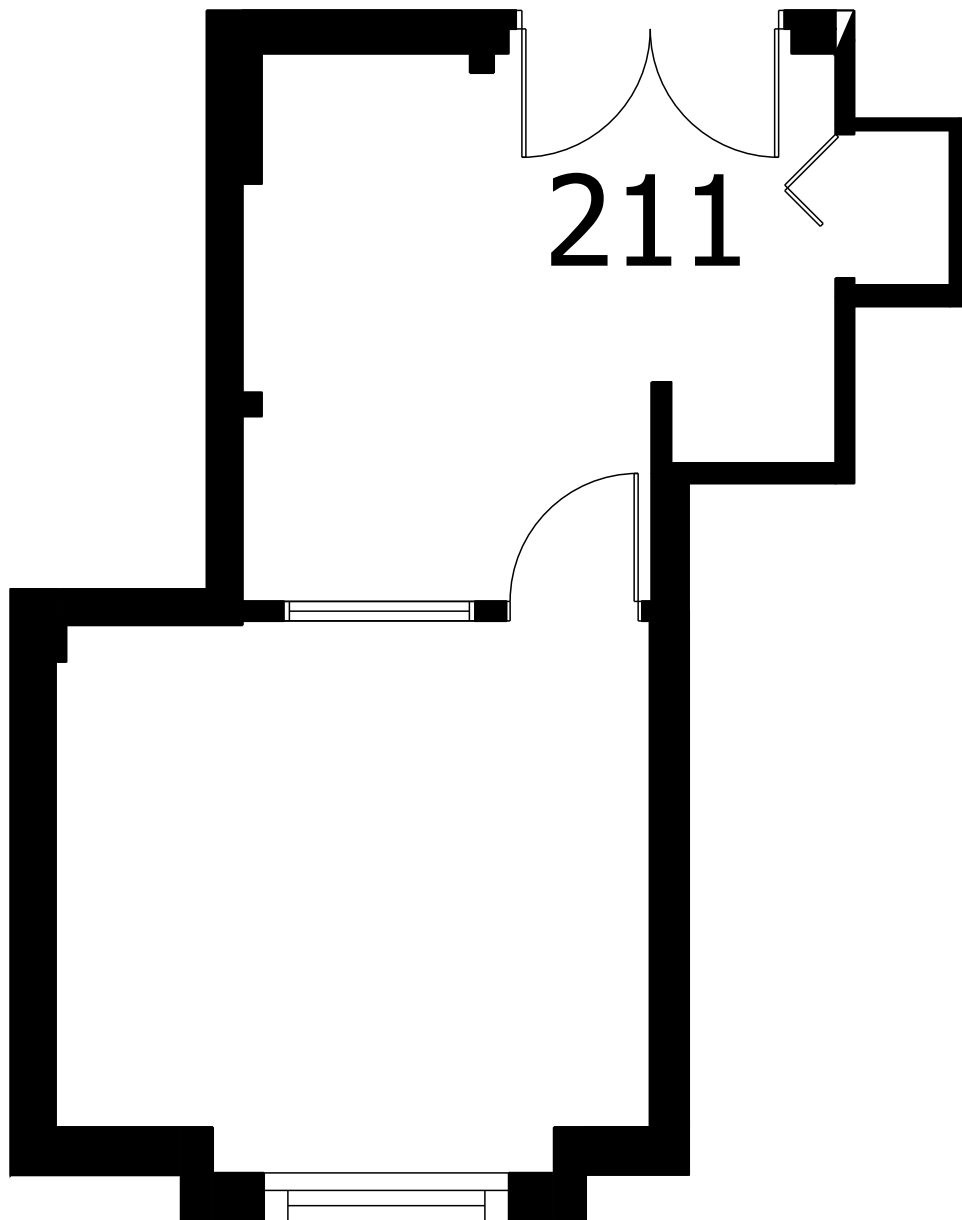
Available	Suite 211 - 370 SF Suite 213 - 982 SF Suite 302 - 922 SF Suite 305 - 519 SF
Rental Rates	Market
Op. Costs	\$21.12 PSF (est. 2025)
Occupancy	Immediately
Terms	5 Years

Move-in ready

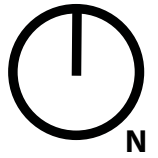


Suite 211

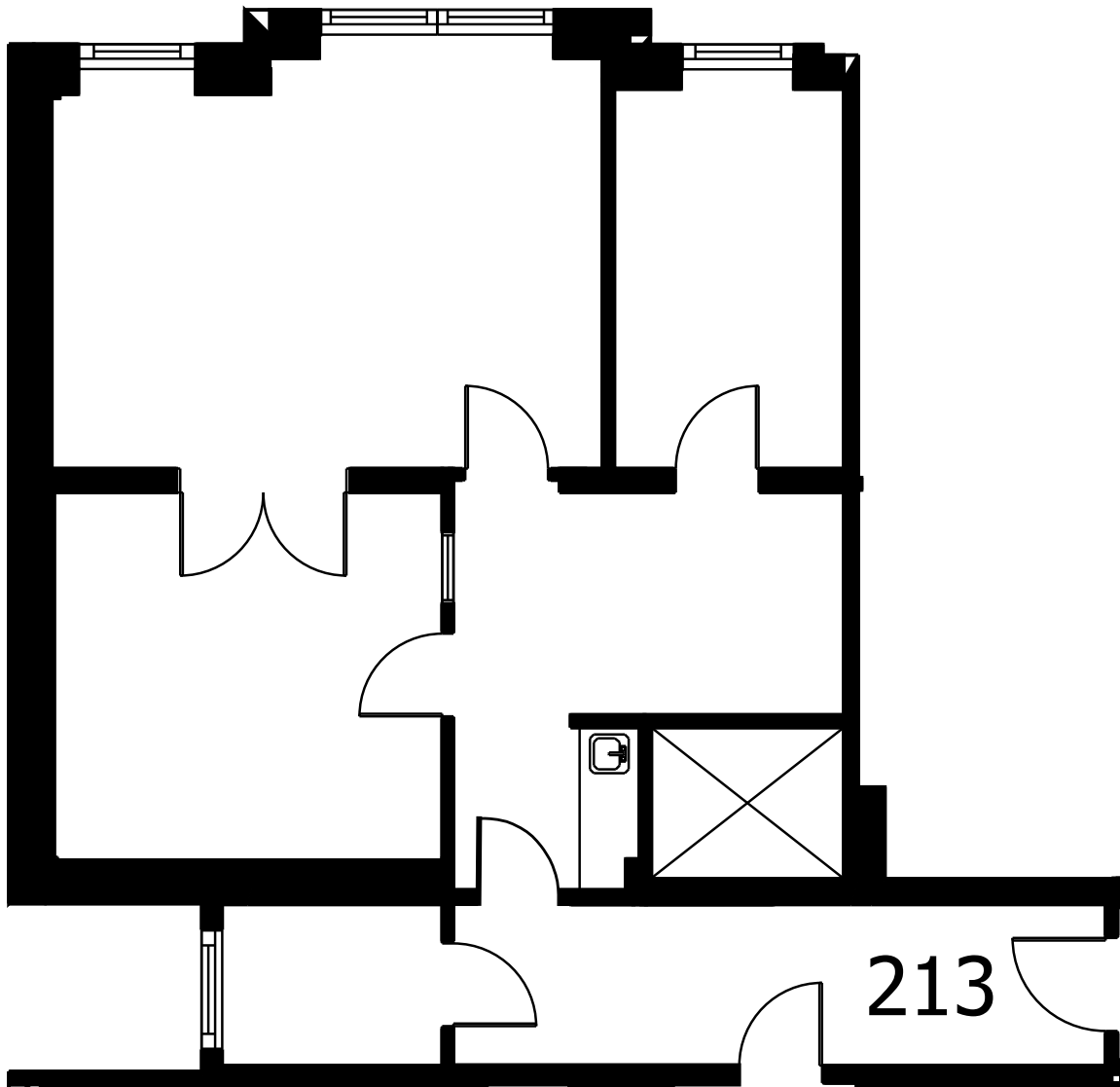
370 SF



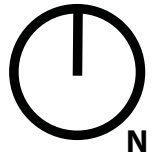
Move-in ready



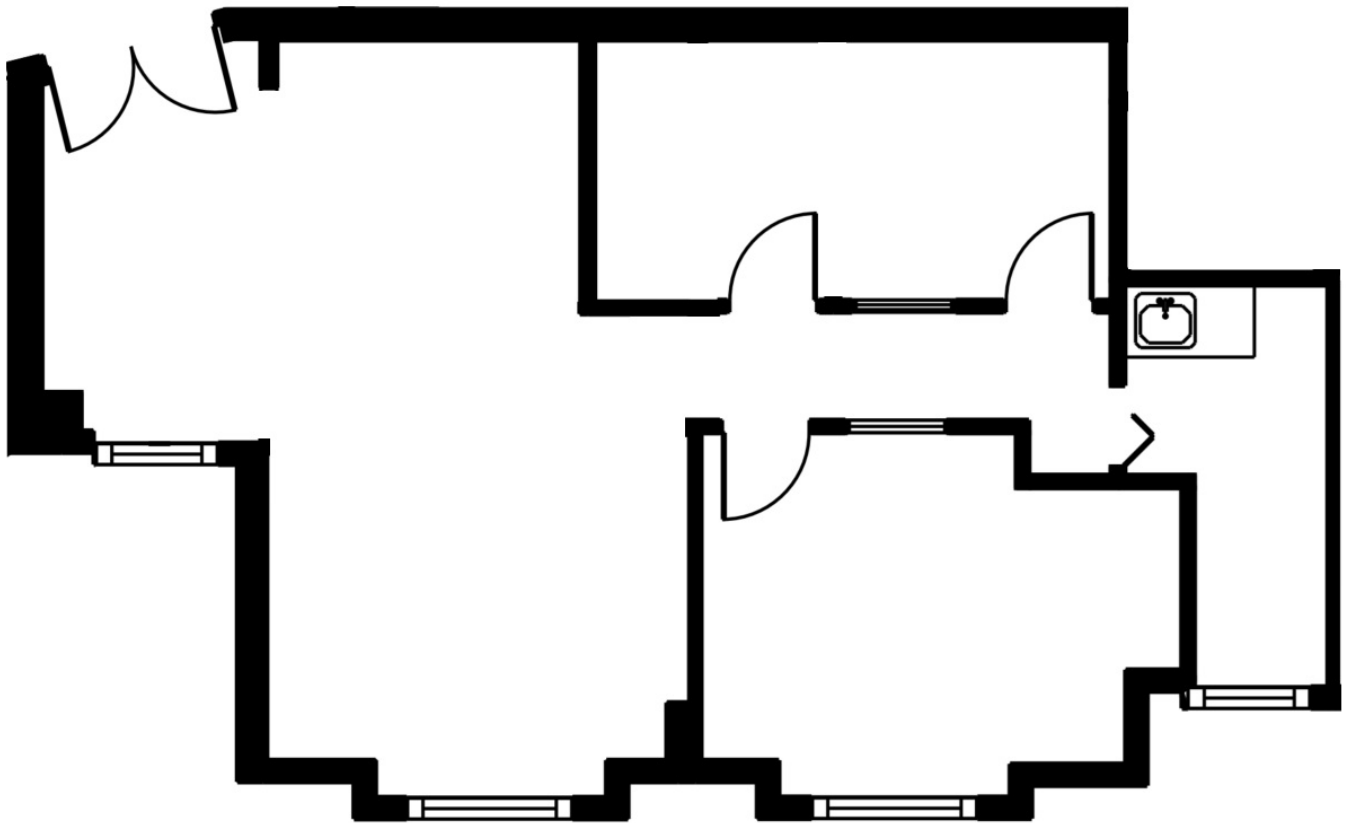
Suite 213
982 SF



Move-in ready



Suite 302
922 SF

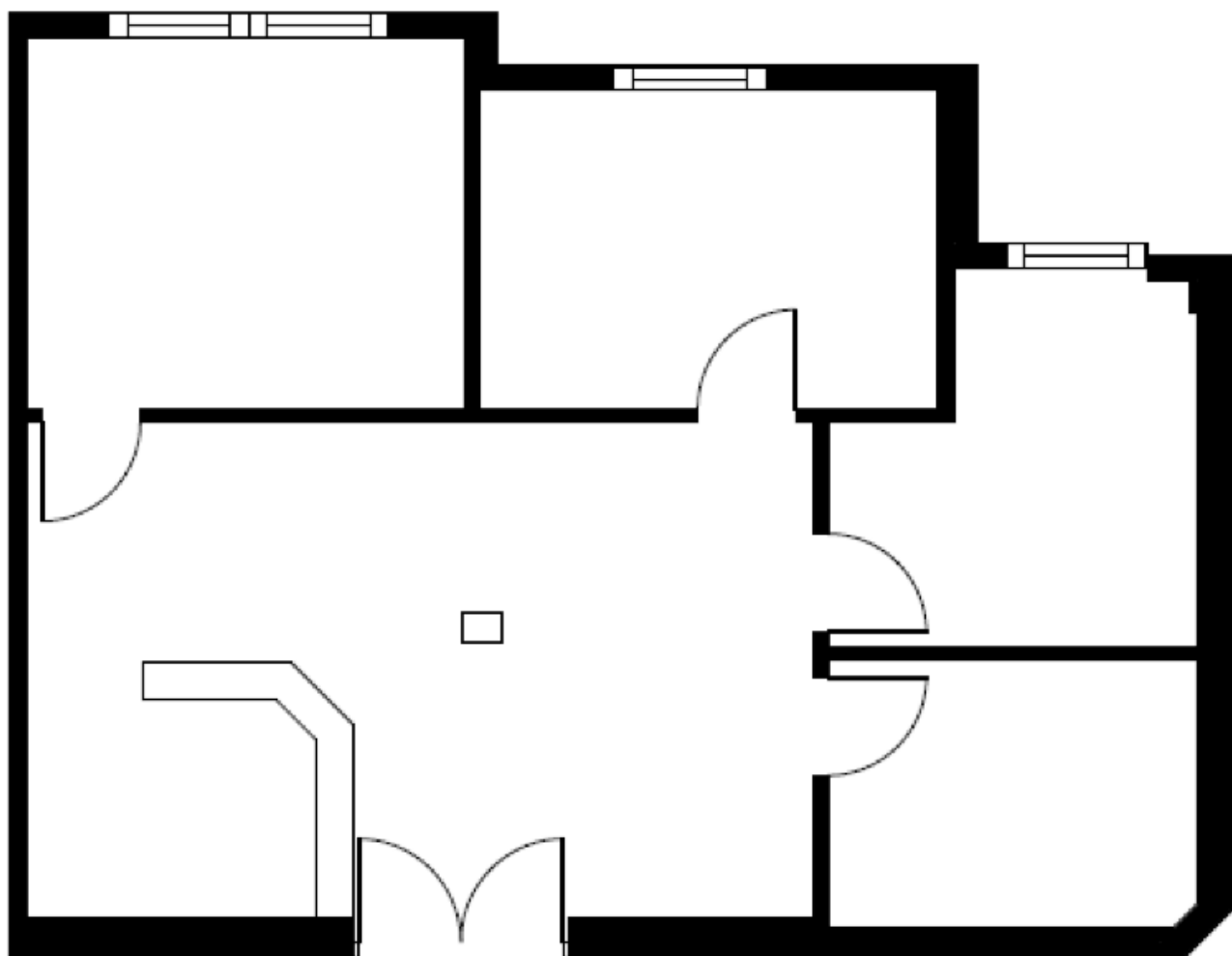


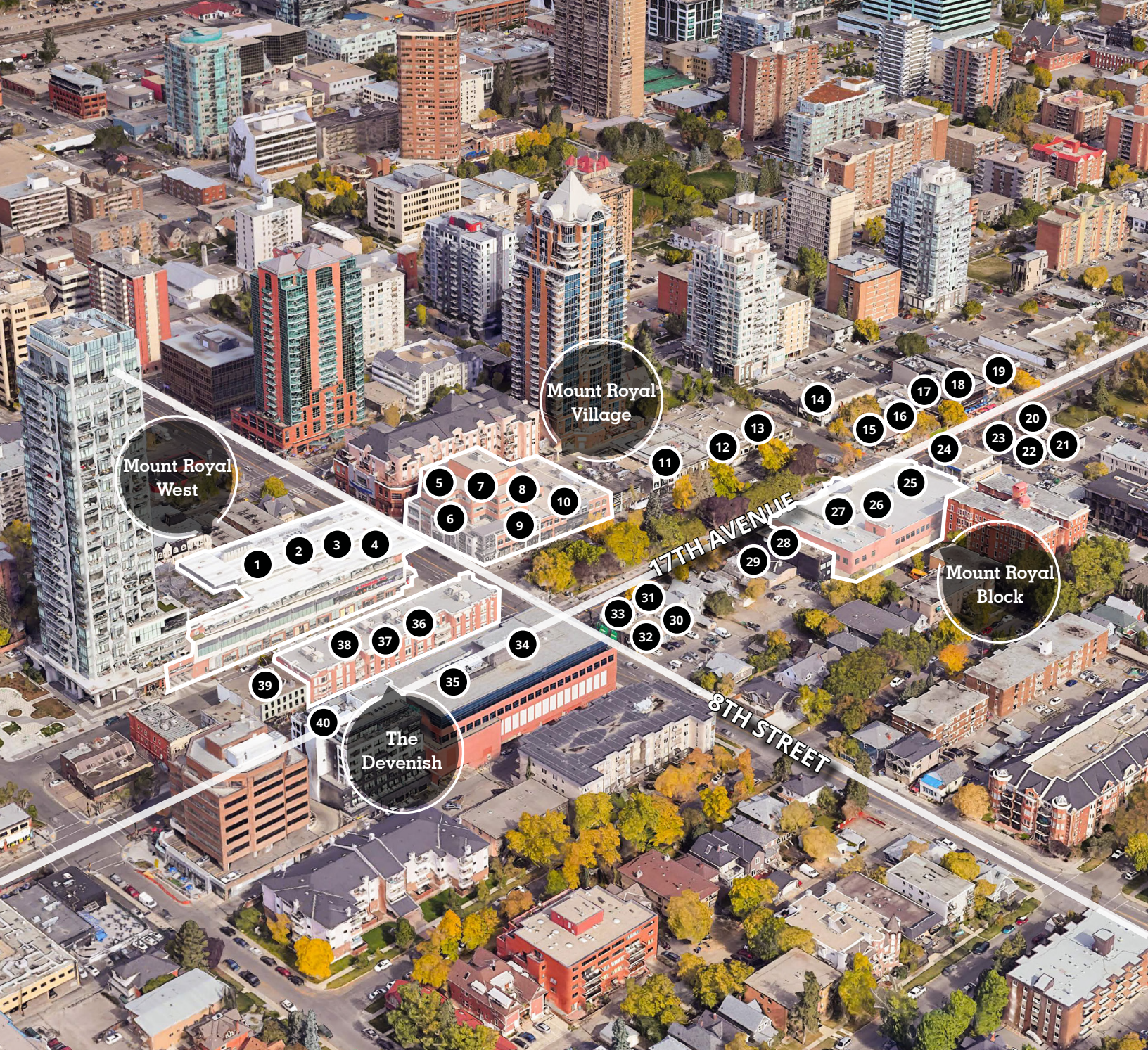
Move-in ready



Suite 305

519 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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