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255 17 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

Listing ID:

33446

MLS ID:

A2277233

\$20

 **SAM ALEIN**
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 Alliance West Asset and Property Management Ltd.
 403-455-5554

 255 17 Avenue SW, Calgary , Alberta T2S0A4

Transaction Type	Days On Market	Lease Amount
For Lease	4	20.00
Lease Frequency	Subdivision	Building Type
Annually	Mission	Office Building
Year Built	Structure Type	Property Type
1980	High Rise (5 stories)	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Office	2493.00	231.61
Inclusions	Restrictions	Reports
N/A	None Known	Other Documents

Last remaining opportunity at Notre Dame, located in one of Calgary's most hip and evolving districts. This 2,493 SF office unit is situated on the 4th floor and can be built out as a customized show suite. Prominently positioned along busy 17th Avenue, this amenity-rich location is surrounded by popular restaurants, fitness centres, and retail shops. The area continues to see strong growth, with multiple high-rise residential towers currently under development, further enhancing long-term value and daytime population. Underground parking is available at an additional cost, and operating costs are \$16.87/SF. An exceptional opportunity to secure space in a highly sought-after urban node.

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