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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



 **SHANE OLIN**
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 Alliance West Asset and Property Management Ltd.
 403-455-5554

 255 17 Avenue SW, Calgary , Alberta T2S0A4

Transaction Type For Lease	Days On Market 114	Lease Amount 20.00
Lease Frequency Annually	Subdivision Mission	Building Type Office Building
Year Built 1980	Structure Type High Rise (5 stories)	Property Type Commercial
Property Sub Type Office	Building Area (Sq. Ft.) 2493.00	Building Area (Sq. M.) 231.61
Inclusions N/A	Restrictions None Known	Reports 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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