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## 303, 1109 17 AVENUE SW FOR LEASE



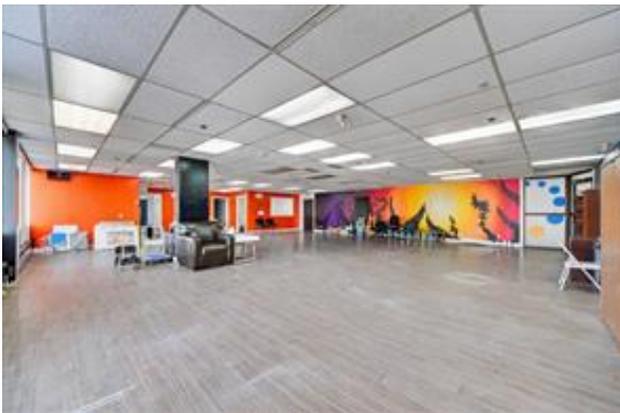
Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
34206

**MLS ID:**  
A2290118

**\$12**



 **ESTELLE TRAN**  
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 303, 1109 17 Avenue SW, Calgary , Alberta T2T 0B4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 64	<b>Lease Amount</b> 12.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Beltline	<b>Year Built</b> 1981
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 3037.00	<b>Building Area (Sq. M.)</b> 282.14	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Floor Plans, Title	

3,307 SF of move-in ready office space available on the third floor. Suite 303 includes a large open area, 2 private offices, a boardroom, and a kitchen. Located in the Beltline on 17th Avenue with pylon signage available, underground and surface parking on site, and immediate access to surrounding amenities. Operating Costs: \$19.00 PSF (2026 estimate)

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