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400, 1109 17 AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34207

MLS ID:
A2290121

\$12



 **ESTELLE TRAN**
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 KPLI Real Estate Corporation
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 400, 1109 17 Avenue SW, Calgary , Alberta T2T 0B4

Transaction Type For Lease	Days On Market 59	Lease Amount 12.00
Lease Frequency Annually	Subdivision Beltline	Year Built 1981
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Office
Building Area (Sq. Ft.) 4295.00	Building Area (Sq. M.) 399.02	Inclusions N/A
Restrictions Landlord Approval	Reports Floor Plans, Title	

4,295 SF of move-in ready penthouse office space available on the fourth floor. Suite 400 includes a large open area, 4 private offices, a kitchen, storage, washrooms with shower, and 2 private balconies with views of Mount Royal. 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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