

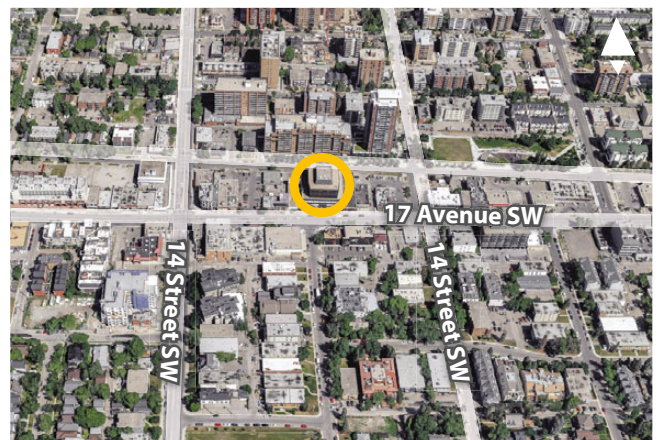
1,098<sub>sf</sub> – 10,796<sub>sf</sub>



## BELTLINE OFFICE SPACE FOR LEASE

**First Seventeen Place**  
1324 17th Avenue SW, Calgary

» Numerous retail and restaurant amenities in the area.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Murray Ion**, VICE PRESIDENT, PARTNER

c: 403-797-3103

d: 403-294-7179

mion@barclaystreet.com



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS





- » Numerous retail and restaurant amenities in the area.
- » New improvements to suites 400 and 420.
- » A new state-of-the-art Akuvox Smart Intercom System has been installed in the building, providing tenants with first-class security.



## LEASE INFORMATION

**MUNICIPAL ADDRESS:**  
1324 17th Avenue SW, Calgary

**AVAILABLE FOR LEASE:**

10,796 sq. ft. – Suite 208

- Space to be demo'd to allow for blank canvas to build out to tenant's requirements.

1,964 sq. ft. – Suite 400  
1,098 sq. ft. – Suite 420

3,062 sq. ft.

**AVAILABILITY:** Immediate

**PARKING:** 1 : 1200 sq. ft. at market rate

**OP. COSTS AND TAXES:**  
\$15.58 per sq. ft. (est.).

**LEASE RATE:** Market





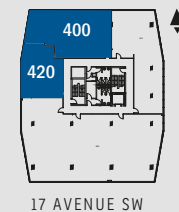
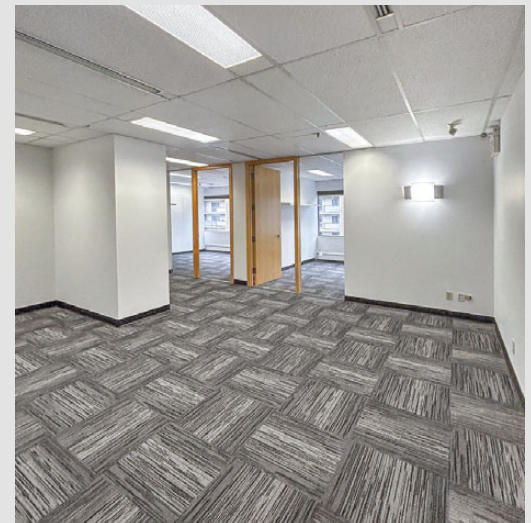
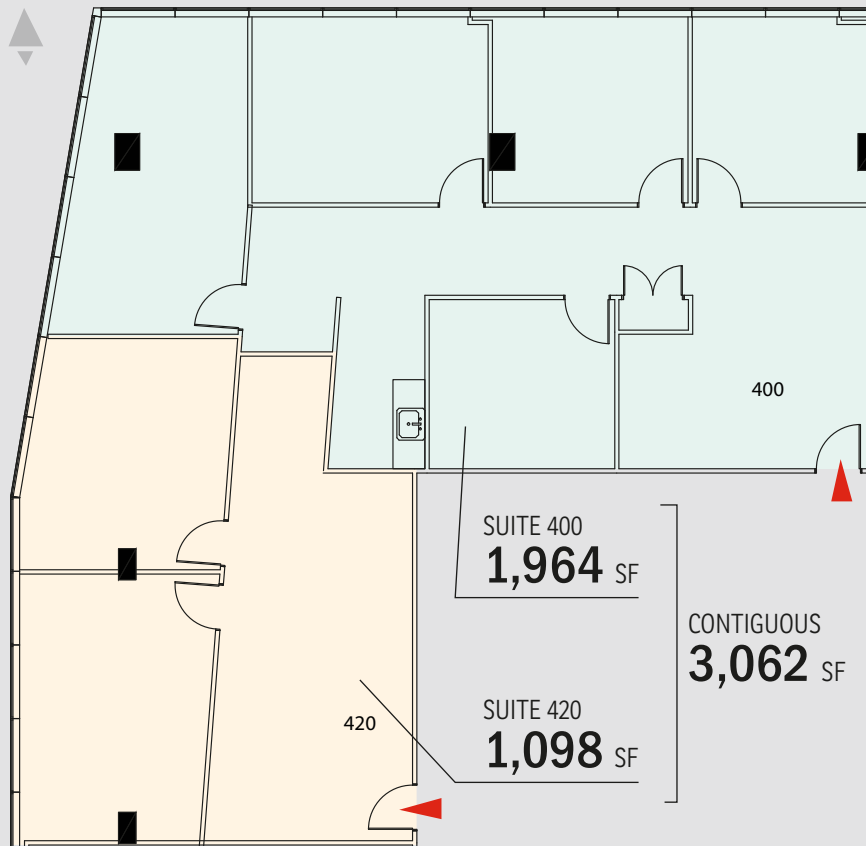
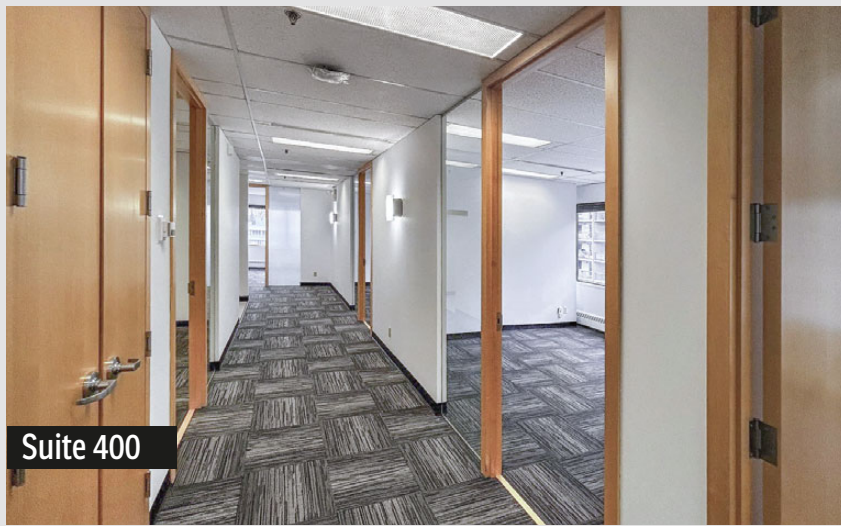


SUITE 208  
**10,796** SF

*Space to be  
demo'd to  
allow for blank  
canvas to build  
out to tenant's  
requirements.*







The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2025 Barclay Street Real Estate Ltd. All rights reserved.



LOCAL EXPERTISE MATTERS