

FOR LEASE

1109 17 AVENUE SW

VARIOUS OFFICE SPACES AVAILABLE IN BELTLINE, RANGING FROM 745 SF TO 4,000 SF, WITH EXCELLENT SIGNAGE AND AMPLE PARKING.



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KPLI
GLOBAL



PROPERTY OVERVIEW

OVERVIEW

NET RENT	Market Rates
OPERATING COSTS (2026 ESTIMATE)	Op. Costs - \$15.33 Taxes - \$3.67 Total - \$19.00
TERM	1-5 Years
PARKING	23 Underground Stalls 10 Surface Visitor Stalls
YEAR BUILT	1981
FLOORS	4
SIGNAGE	Pylon Signage on 17 th Avenue

AVAILABILITES

SECOND FLOOR	
Suite 201	745 sf
Suite 202	1,139 sf
THIRD FLOOR	
Suite 302	1,394 sf
Suite 306	1,405 sf
Suite 303	3,307 sf
PENTHOUSE	
Suite 400	4,295 sf

PROPERTY HIGHLIGHTS

SUITE SIZES

Various options available from 660 SF to 4,000 SF



PARKING

Ample options including underground, surface, and street



LOCATION

Prime setting in the heart of Beltline on 17th Avenue



MOVE IN READY

Move-in ready spaces



SIGNAGE

High-visibility pylon signage available



AMENITIES

Surrounded by numerous nearby amenities



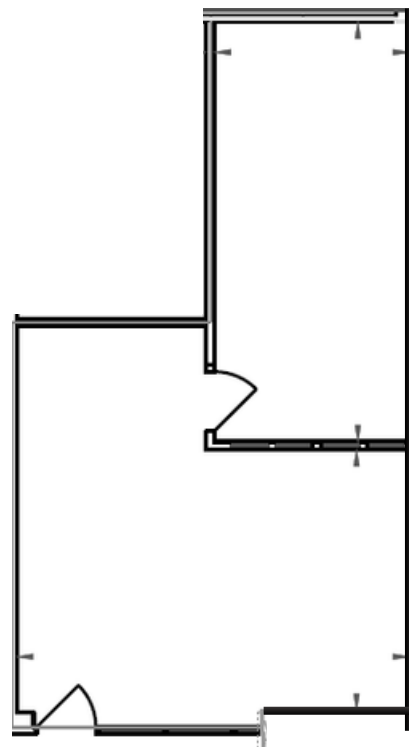
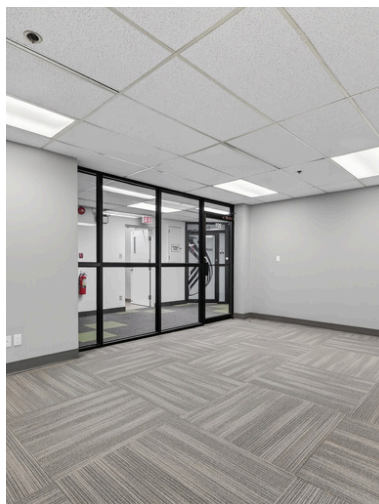


SECOND FLOOR

SUITE 201

745 SF

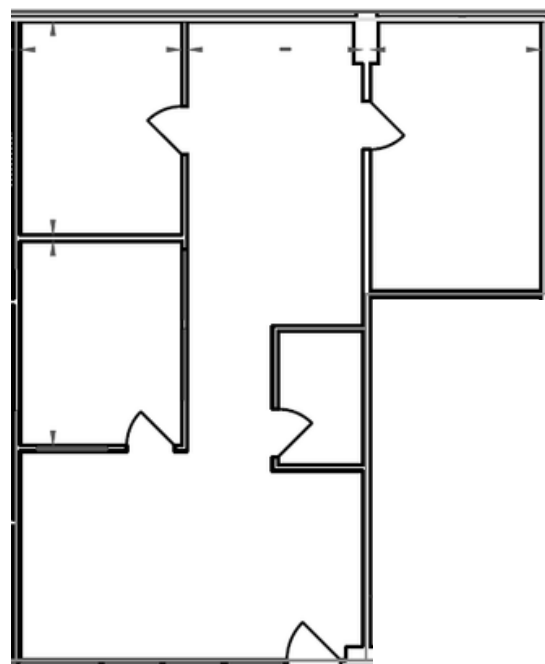
- Reception area
- 1 Office
- Open area



SUITE 202

1,139 SF

- 3 Offices
- Storage room
- Reception area

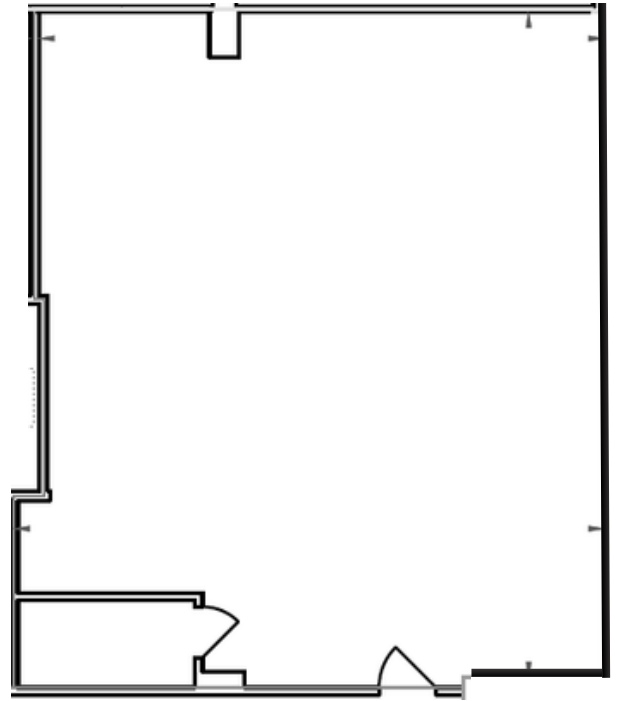


THIRD FLOOR

SUITE 302

1,394 SF

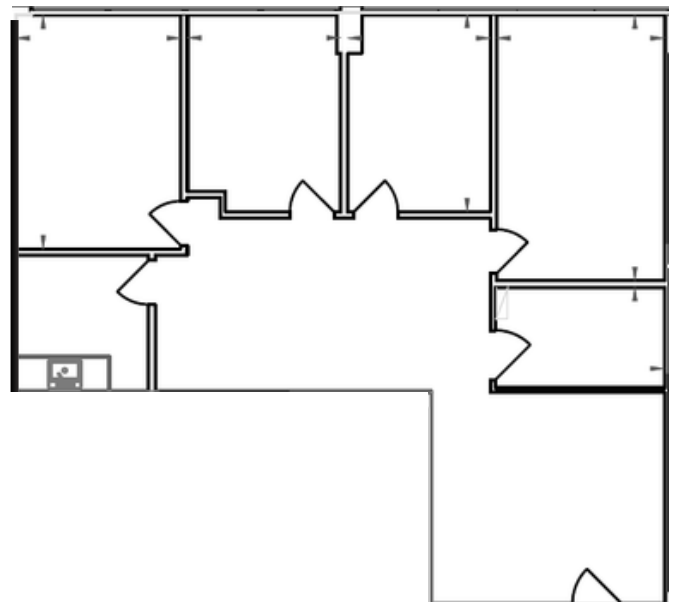
- Reception area
- Server room
- Open area



SUITE 306

1,405 SF

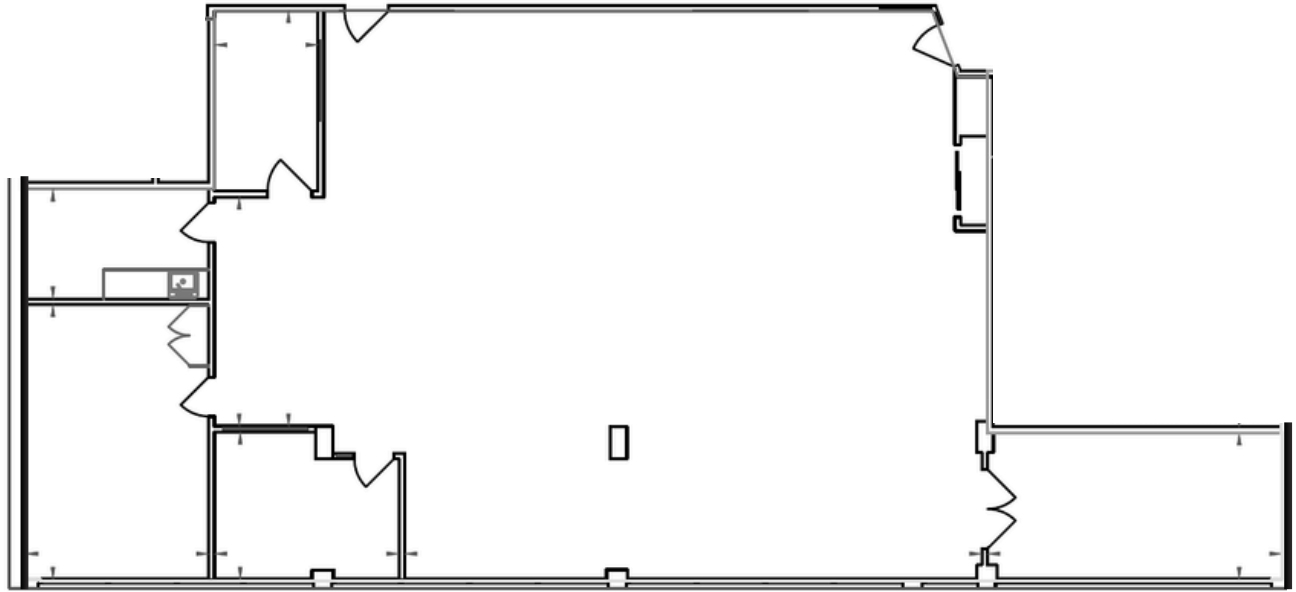
- Reception area
- 4 Offices
- Storage
- Kitchen



THIRD FLOOR

SUITE 303 3,307 SF

- Open area
- Kitchen
- 2 Offices
- Boardroom

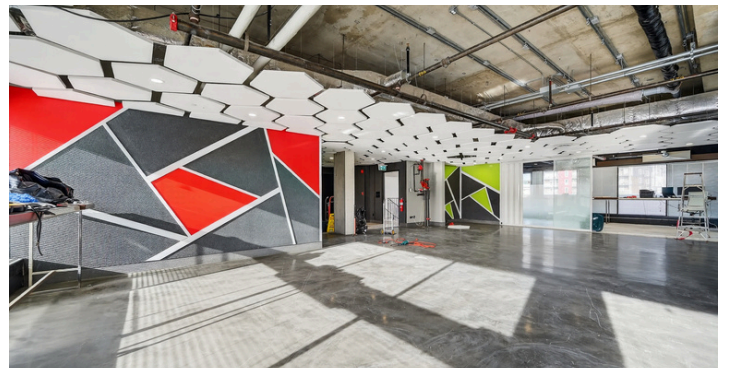
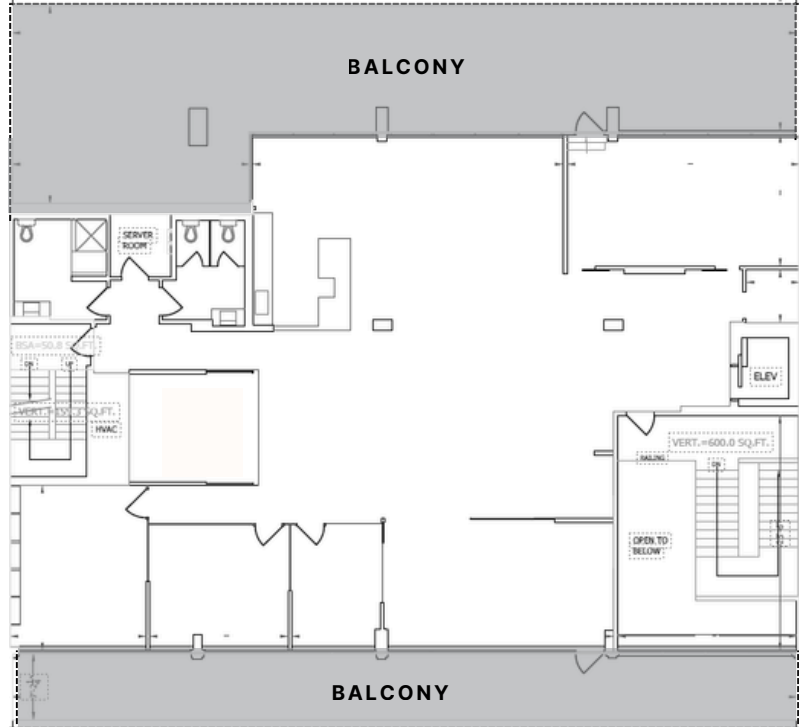


PENTHOUSE

SUITE 400

4,295 SF

- Open area
- 4 Offices
- Kitchen
- Storage
- Washrooms/Shower
- 2 Balconies





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CONTACT US FOR MORE INFORMATION



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