

FOR LEASE

1135 17 AVENUE SW

CALGARY, ALBERTA



FULL-FLOOR OFFICE SPACE IN THE HEART OF 17TH AVENUE

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KPLI
GLOBAL

PROPERTY DETAILS

Availability	Suite 300: 3,800 sf
Operating Costs	Op. Costs - \$16.48 sf Tax - \$2.39 psf Total - \$18.87 psf
Parking	28 Surface Stalls (1 Stall per 663 SF)
Parking cost	\$150 per stall

- Situated in the heart of Calgary's most vibrant retail and entertainment corridor
- Highly walkable with excellent transit access, nearby parking options, and quick connectivity to the downtown core.
- Enjoy exclusive use of an entire floor, ideal for businesses seeking privacy, control, and a strong brand presence without shared common areas.



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FLOORPLAN


Suite 300
3,800 SF

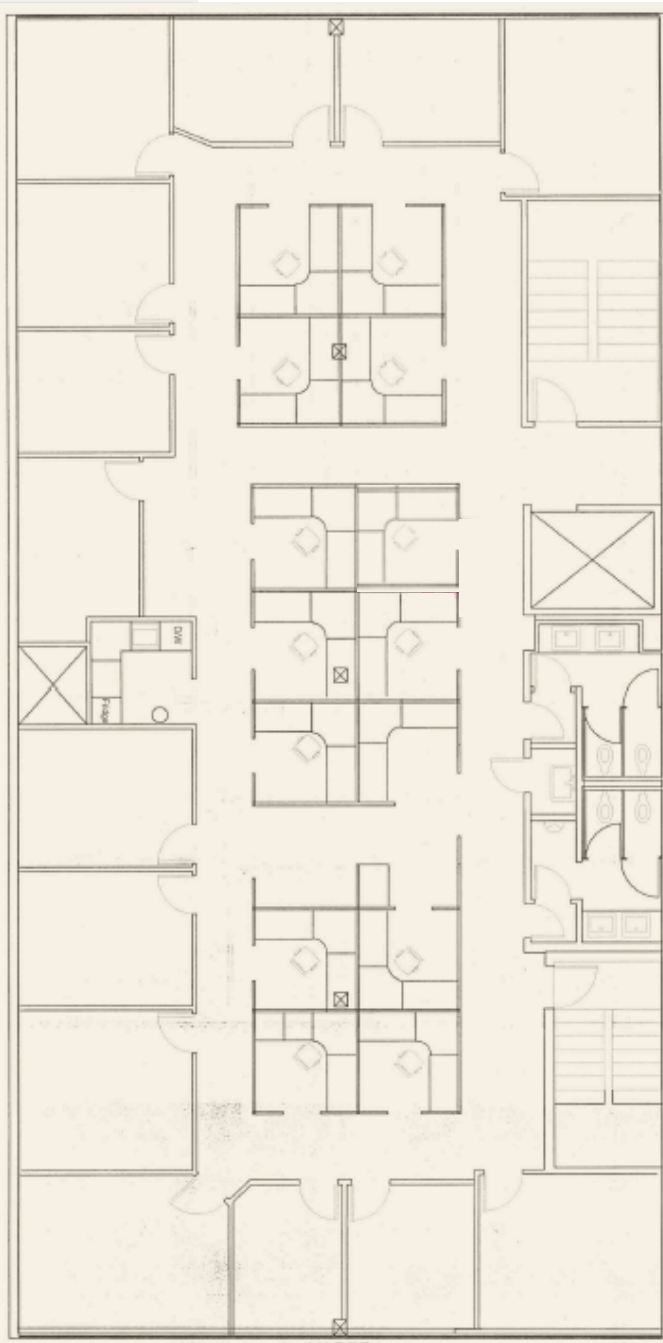
 RECEPTION

 13 OFFICES

 BOARDROOM

 OPEN AREA

 WASHROOMS





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CONTACT US FOR MORE INFORMATION



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