

1,098 sf – 8,320 sf

Multiple suites



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

Hunter Snyder, ASSISTANT (UNLICENSED)

c: 587-227-2118

d: 403-294-7205

hsnyder@barclaystreet.com



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:

4,927 sq. ft. – Suite 300	
3,660 sq. ft. – Suite 320	
5,258 sq. ft. – Suite 400	8,320 sq. ft.
1,098 sq. ft. – Suite 410	
1,964 sq. ft. – Suite 420	

~~10,796 sq. ft. – Suite 208~~ **— LEASED**

AVAILABILITY: Immediate

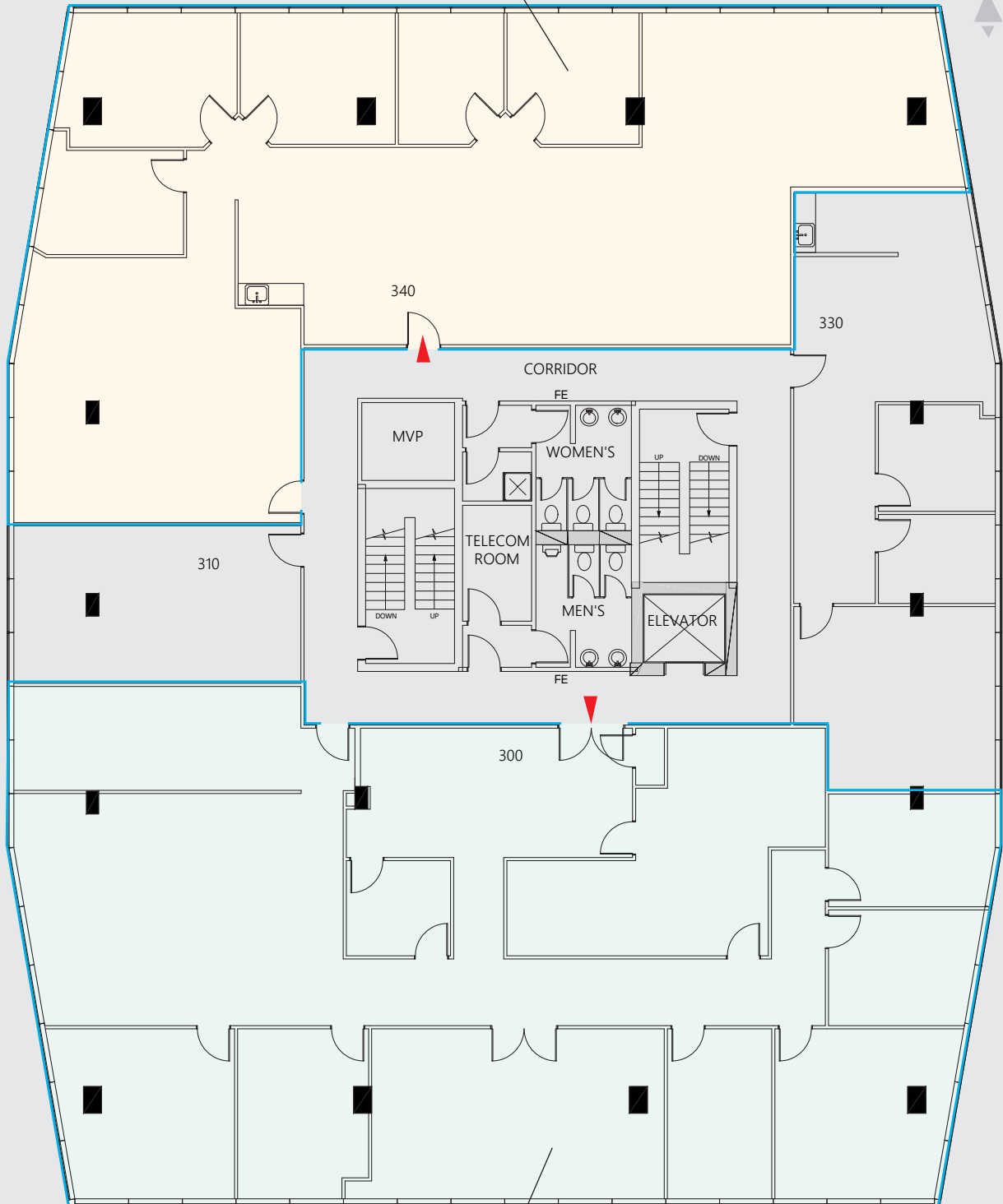
PARKING: 1 : 1200 sq. ft. at market rate

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

LEASE RATE: Market

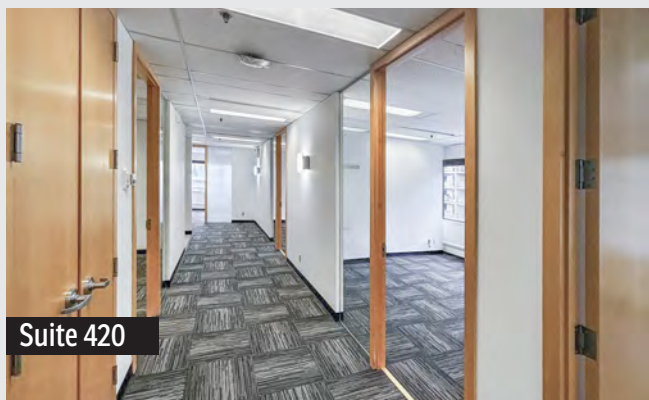


SUITE 320
3,660 SF



SUITE 300
4,927 SF

4 FLOOR



Suite 420

SUITE 420
1,964 SF

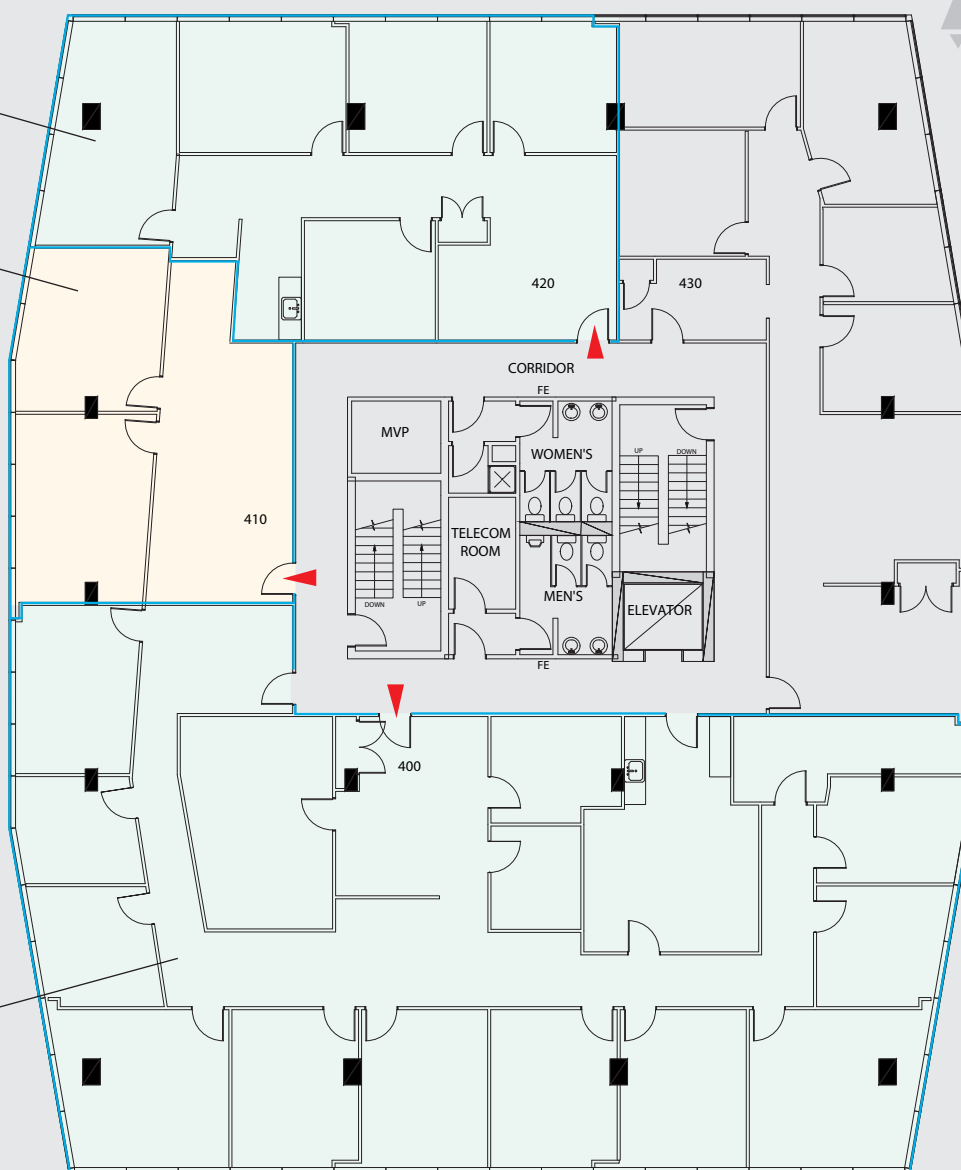
SUITE 410
1,098 SF



Suite 410

SUITE 400
5,258 SF

4TH FLOOR CONTIGUOUS
SUITE 400 + SUITE 410 + SUITE 420
UP TO **8,320** SQ.FT.



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 This offering may be altered or withdrawn at any time without notice.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 © 2026 Barclay Street Real Estate Ltd. All rights reserved.