

# 3301 17th Avenue SE

 Calgary, Alberta

*Turnkey Medical Space on  
17th Avenue For Lease!*



# SNAPSHOT

- Move-in ready configuration significantly reducing tenant improvement costs and downtime with a highly efficient layout designed to support seamless patient, client, and staff flow
  - Well suited for medical, allied health, wellness, aesthetics, counselling, and professional service users
- Opportunity to establish within a high-visibility and accessible commercial corridor
- Built-out improvements include 6 private offices, reception area, dedicated waiting room, treatment room, 3 examination rooms, meeting/consultation room, kitchen and staff break area, 2 wash-rooms, and copy/storage room.

## THE DETAILS

Area	3,200 sf
Rate	Market
Additional Rent	CAM: \$5.66 psf TAX: \$6.12 psf <small>Excludes Management Fee</small>
Term	5-10 Years
Availability	Immediate

Prime Retail  
Opportunity



Abundant  
Surface Parking



Secure Entrance  
& Vestibule



Numerous  
Amenities in the  
Area



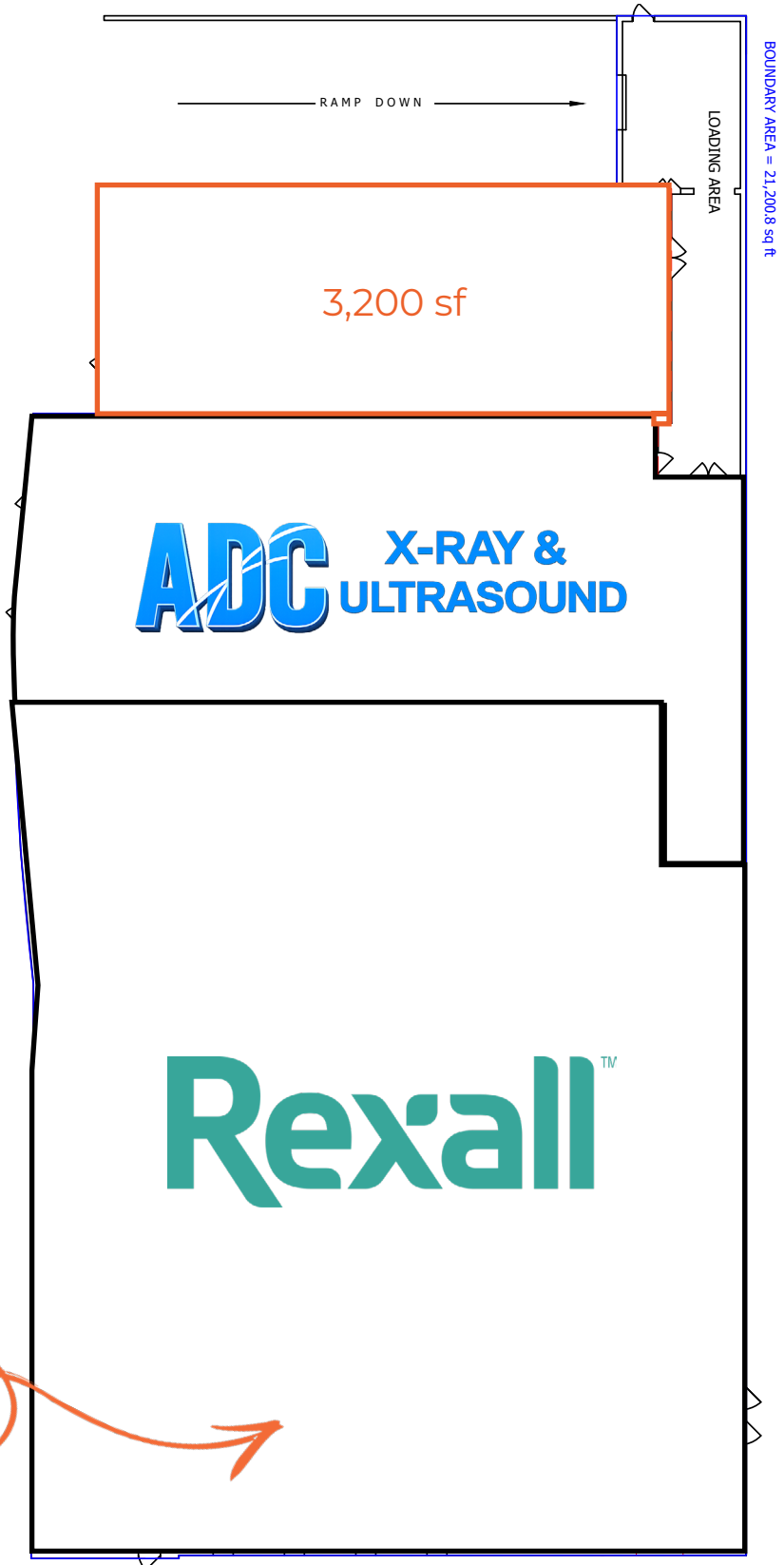
# VISUALS



# SITE PLAN

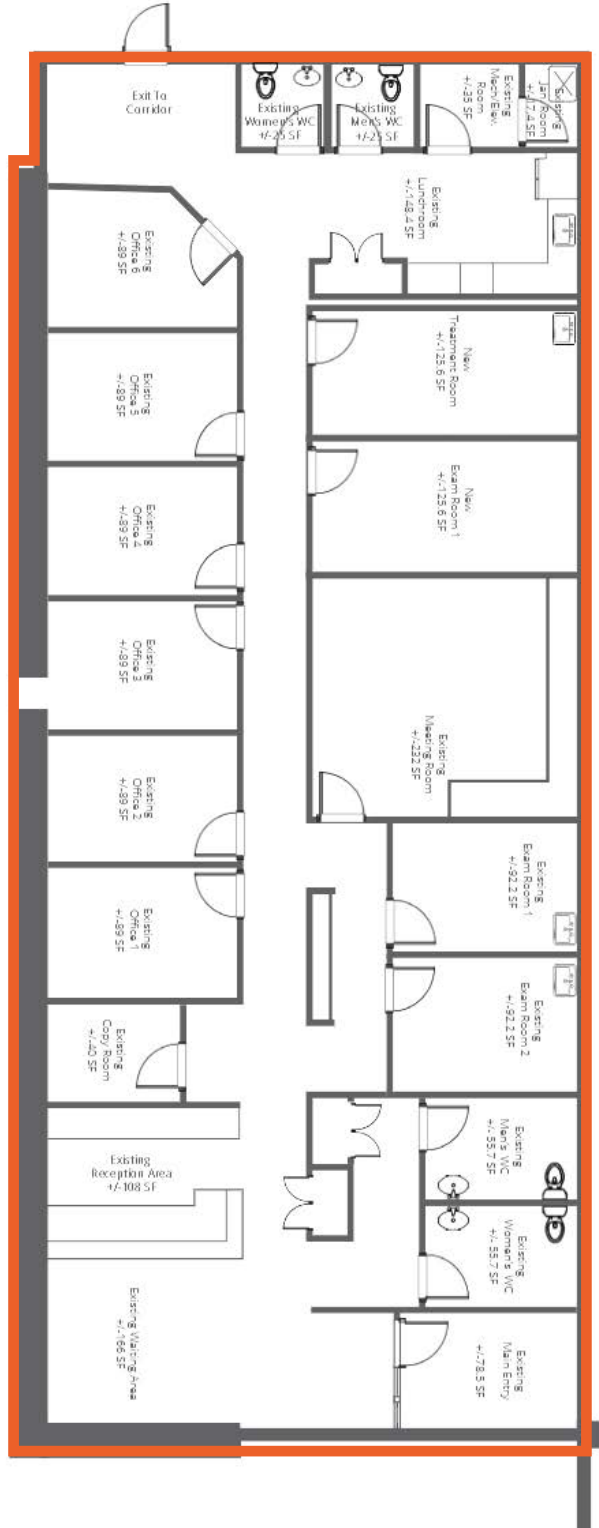


- Leased
- Available
- Under Offer

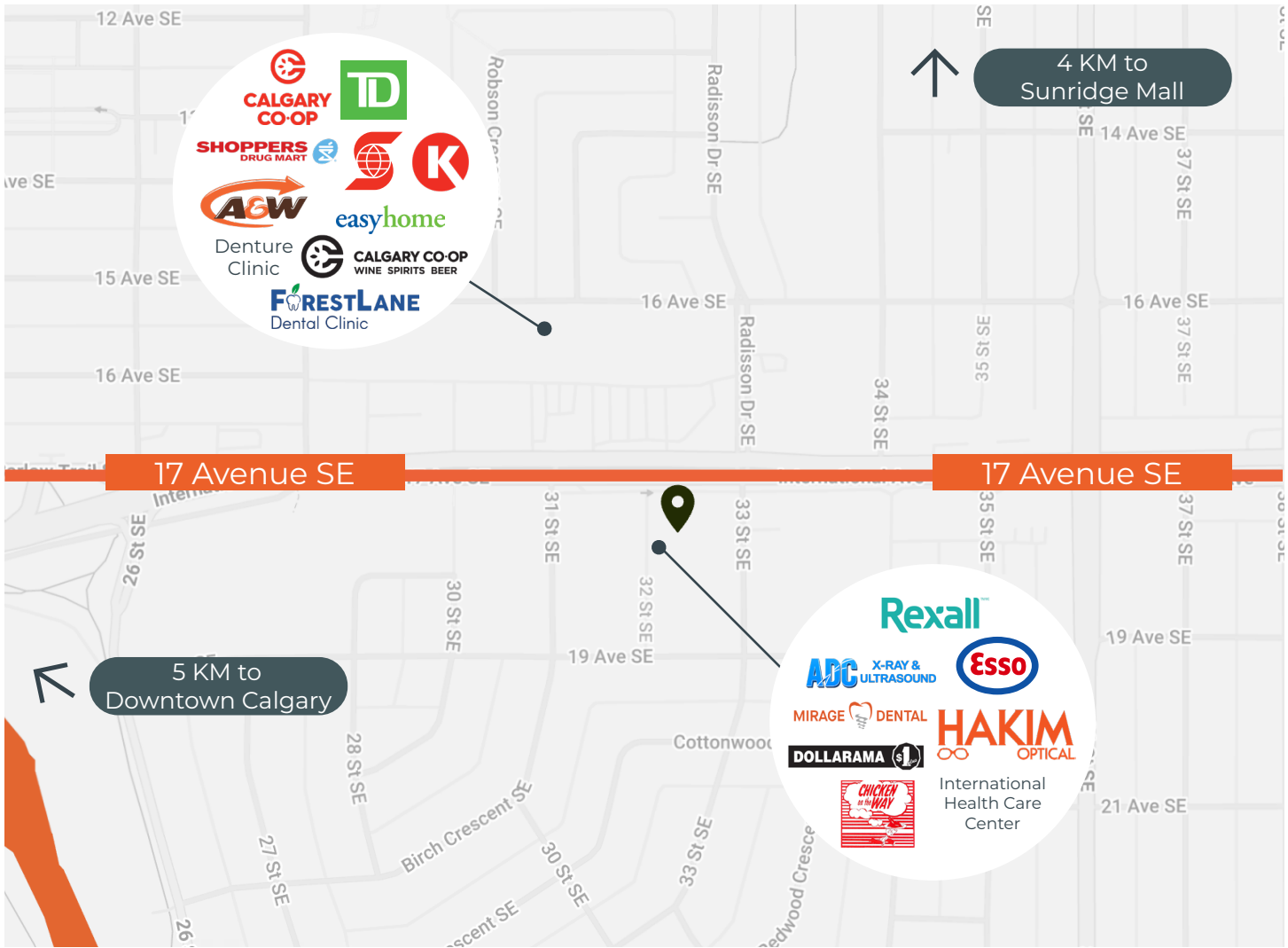


3,600 SF  
OCCUPIED BY  
A GP!

# FLOOR PLAN



# PERKS



89  
Walk Score



74  
Bike Score



58  
Transit Score



# OPEN TO WHAT'S NEXT.

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