



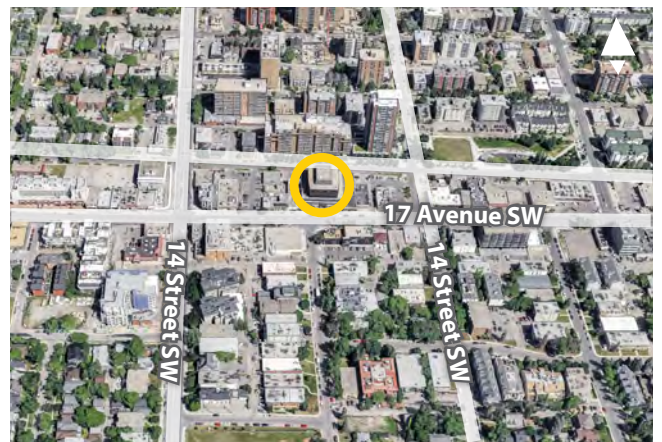
1,098 sf – 8,320 sf

4th Floor Space

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
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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:

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

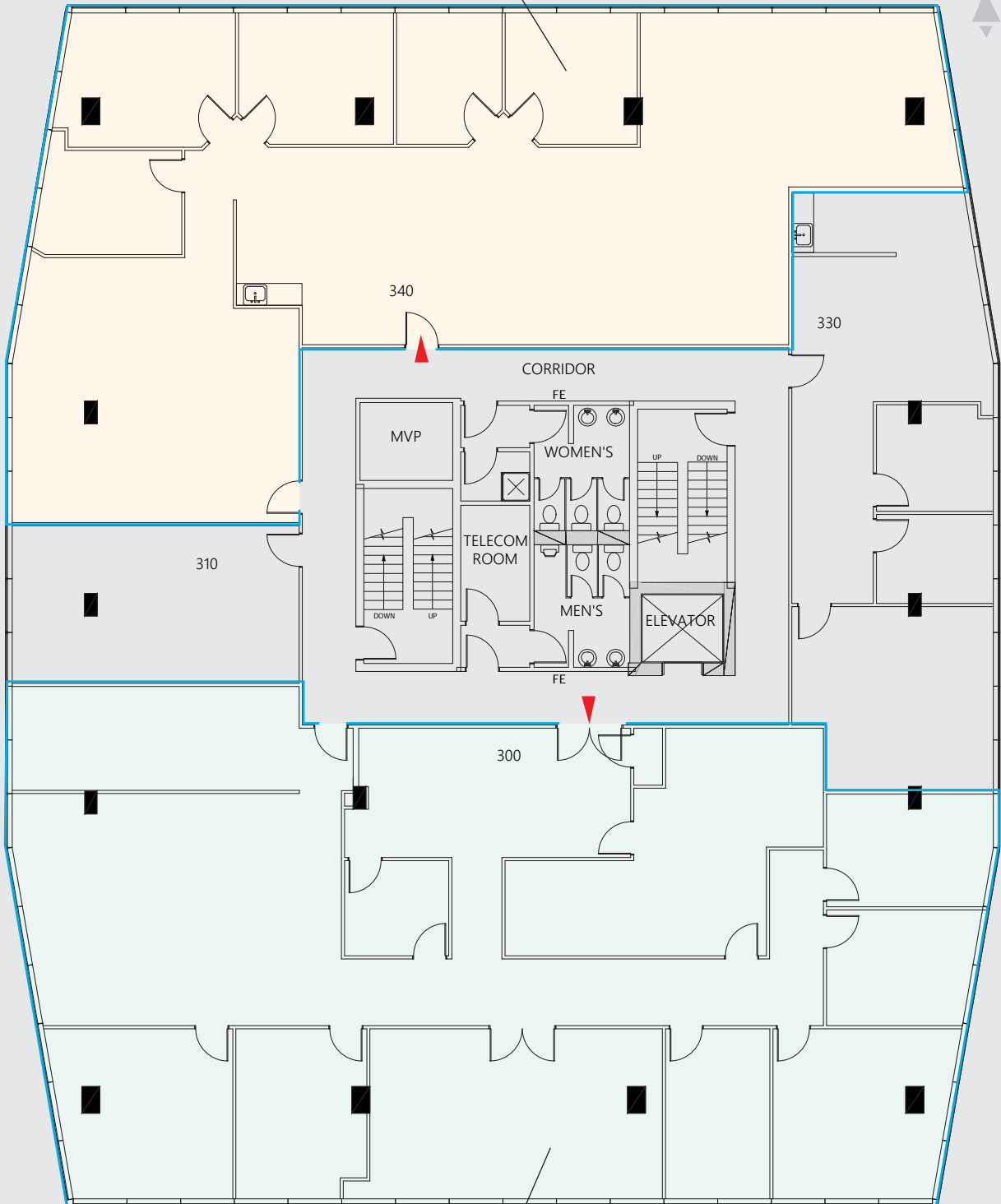
PARKING: 1 : 1200 sq. ft. at market rate

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

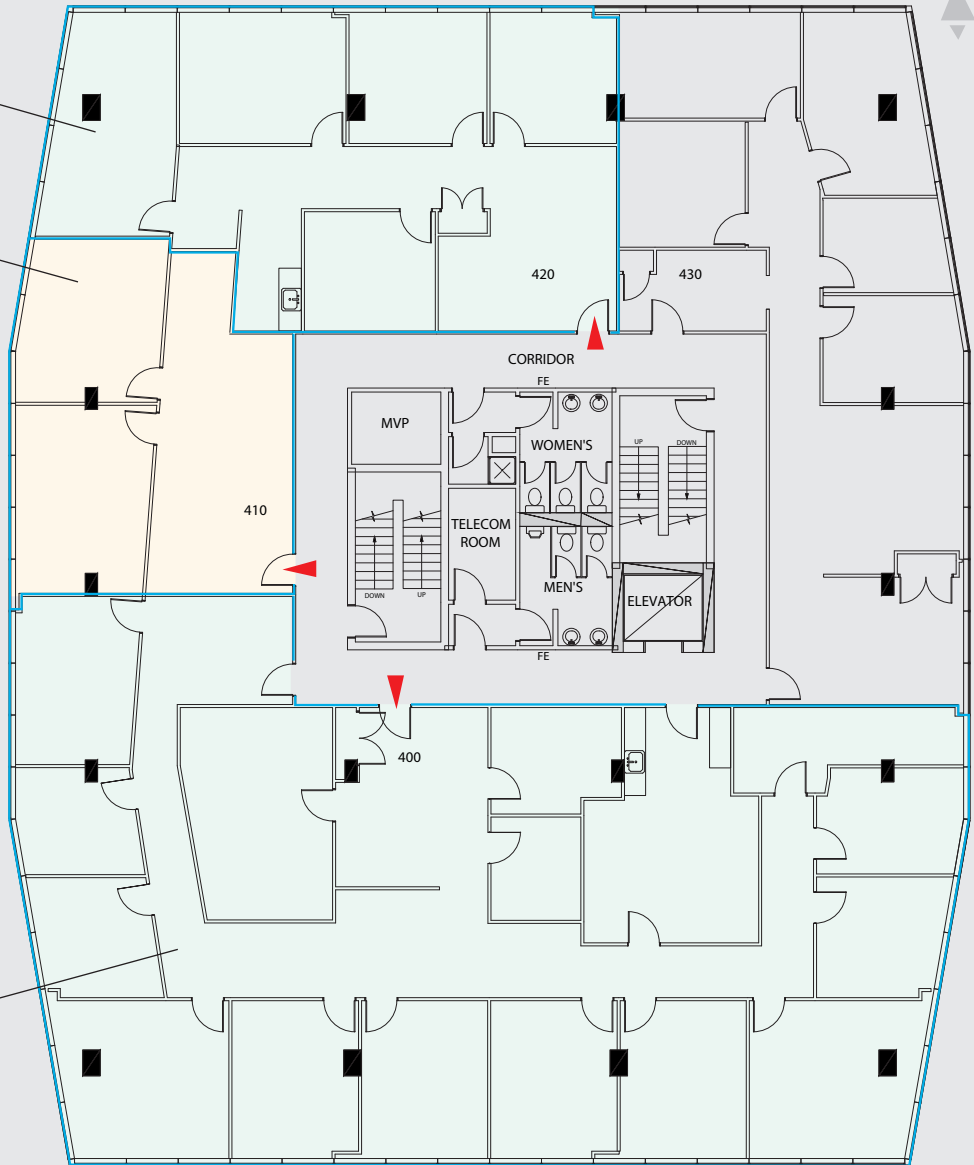
SUITE 410
1,098 SF



Suite 410

SUITE 400
5,258 SF

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



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