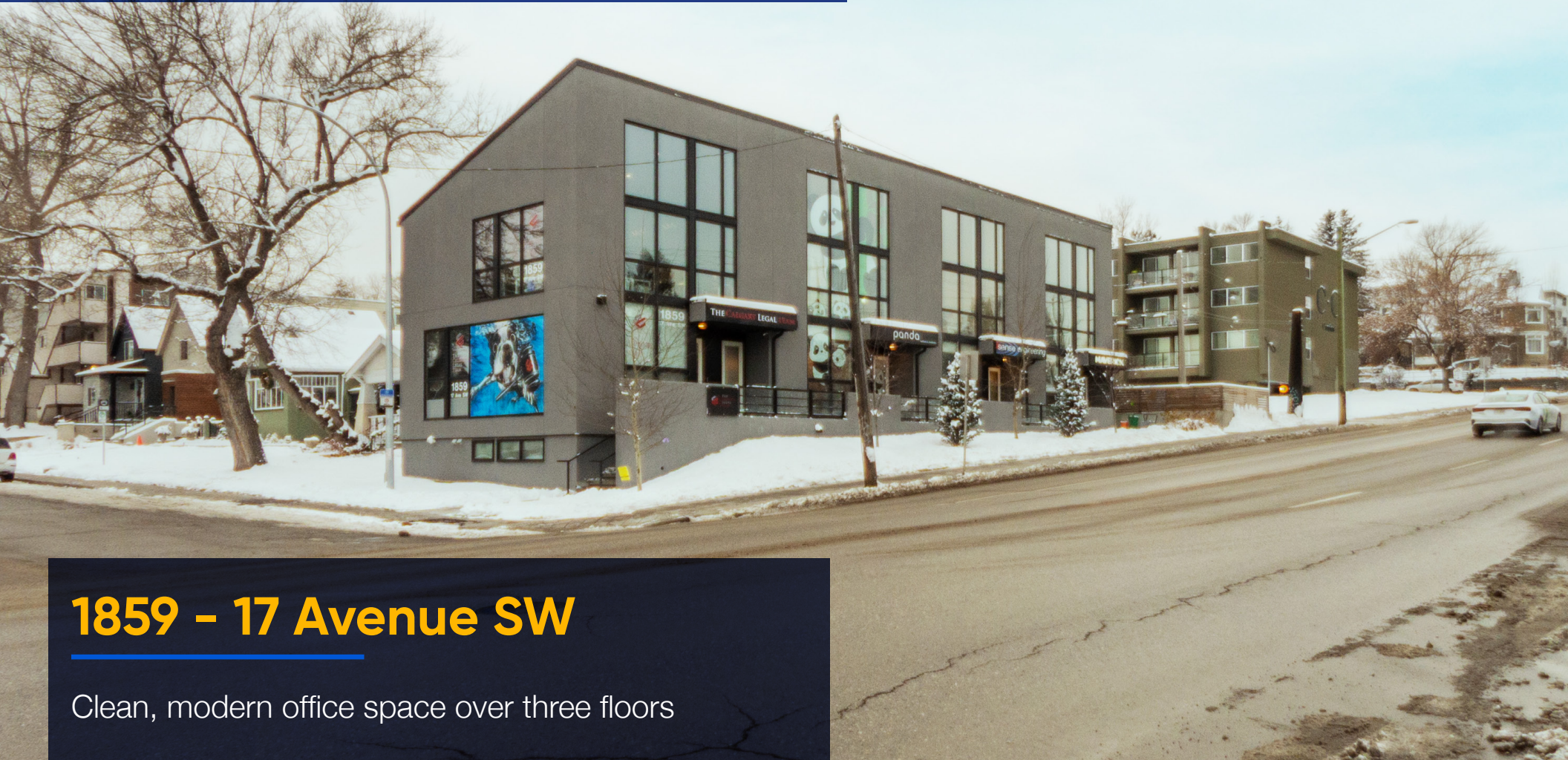


# FOR LEASE

MODERN, MOVE-IN READY OFFICE  
SPACE ON 17 AVENUE SW



## 1859 - 17 Avenue SW

Clean, modern office space over three floors

### Contact:

**Saige Clarke**  
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sclarke@cresa.com

**Kendra Pinder**  
403.680.8085  
kpinder@cresa.com

**cresa**



# 1859 - 17 AVENUE SW

## Property Profile

Premises:	1,746 sf
Available:	Immediately
Term:	Negotiable
Rental Rate:	Market gross rates
T.I.A.:	As-is
Parking:	1 reserved stall Street parking located in the immediate area

## Property Information

Bright, modern office space over three floors

Premises are in excellent, move-in condition

Upper level features 18 ft vaulted ceilings

Secure, separate entrance directly from street

Furniture is negotiable

Within walking distance to several amenities on 17th Avenue

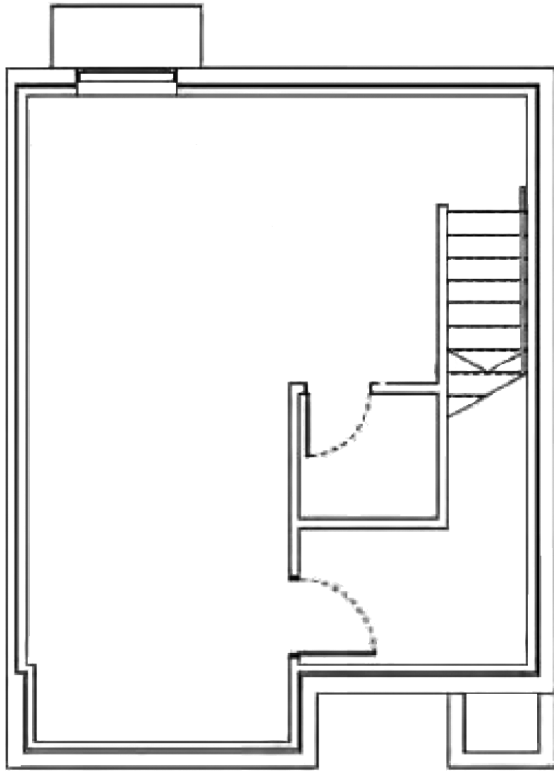
Easy access to Crowchild Trail, 17th Avenue SW and 14th Street

Short drive to the downtown core and Beltline District



## Lower Level 573 sf

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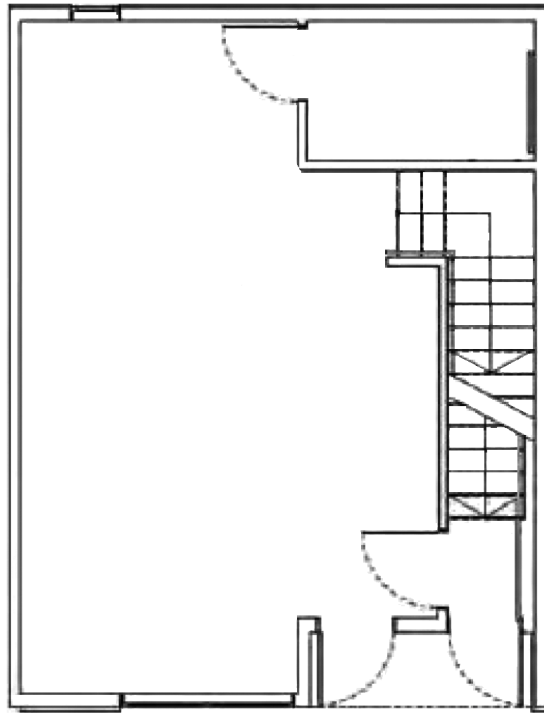
Well-appointed meeting room

Open work area

Kitchenette

## Main Level 573 sf

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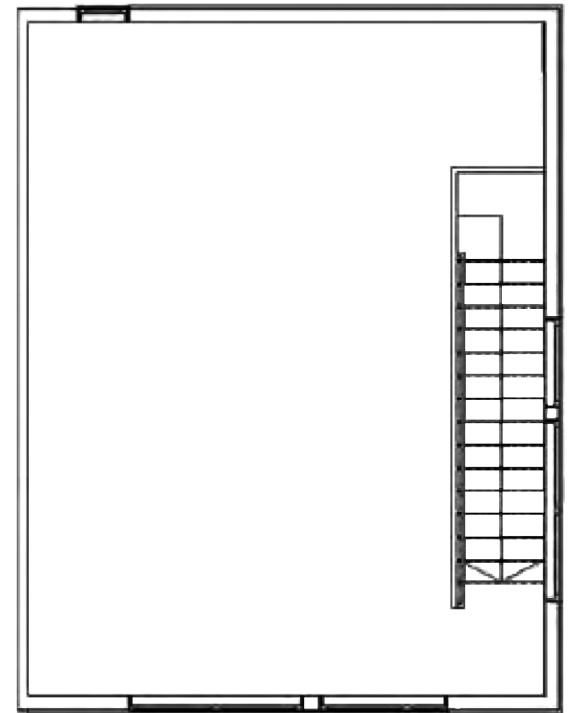


Well-appointed meeting room

Open area for three workstations

## Upper Level 800 sf

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1 private office

Open area with four workstations

Copy and filing area

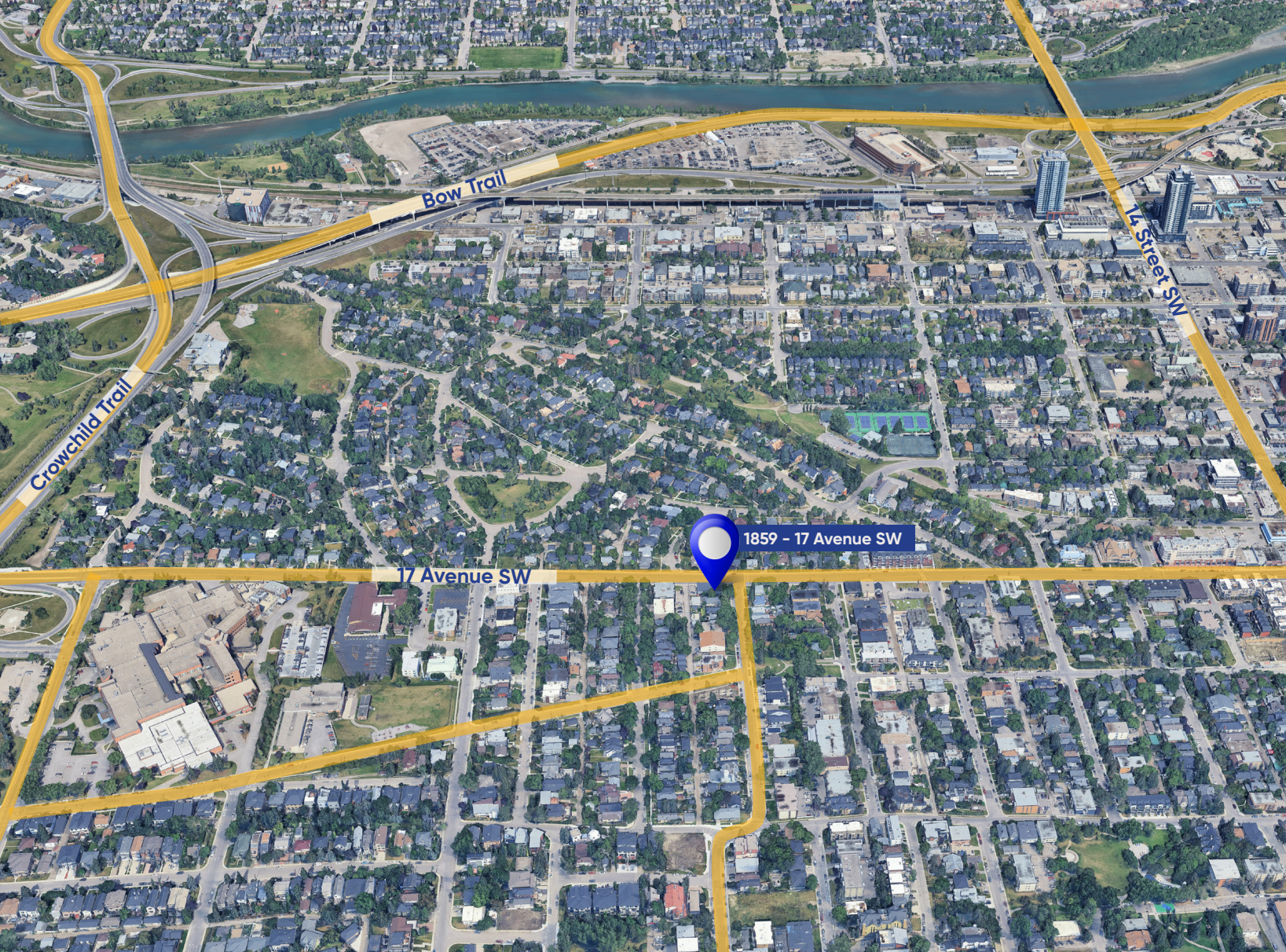




1859 - 17 Avenue SW







## Drive times to major arteries in the area

2 minute drive-time to Crowchild Trail and Richmond Road.

5 minute drive-time to Bow Trail.

20 minute drive-time to the downtown core and Beltline District.

Several amenities located along 17th Avenue within a 5 minute drive.

## Contact

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