

# 211 - 17 Avenue SE



Calgary, Alberta

*Built-Out Second Floor  
Office Space for Lease*

# THE DETAILS

|                     |                           |
|---------------------|---------------------------|
| <b>Area</b>         | 925 sf                    |
| <b>Rate</b>         | \$3,000.00/month<br>GROSS |
| <b>Term</b>         | 5-10 Years                |
| <b>Availability</b> | Immediate                 |
| <b>Parking</b>      | 2 Surface Stalls          |

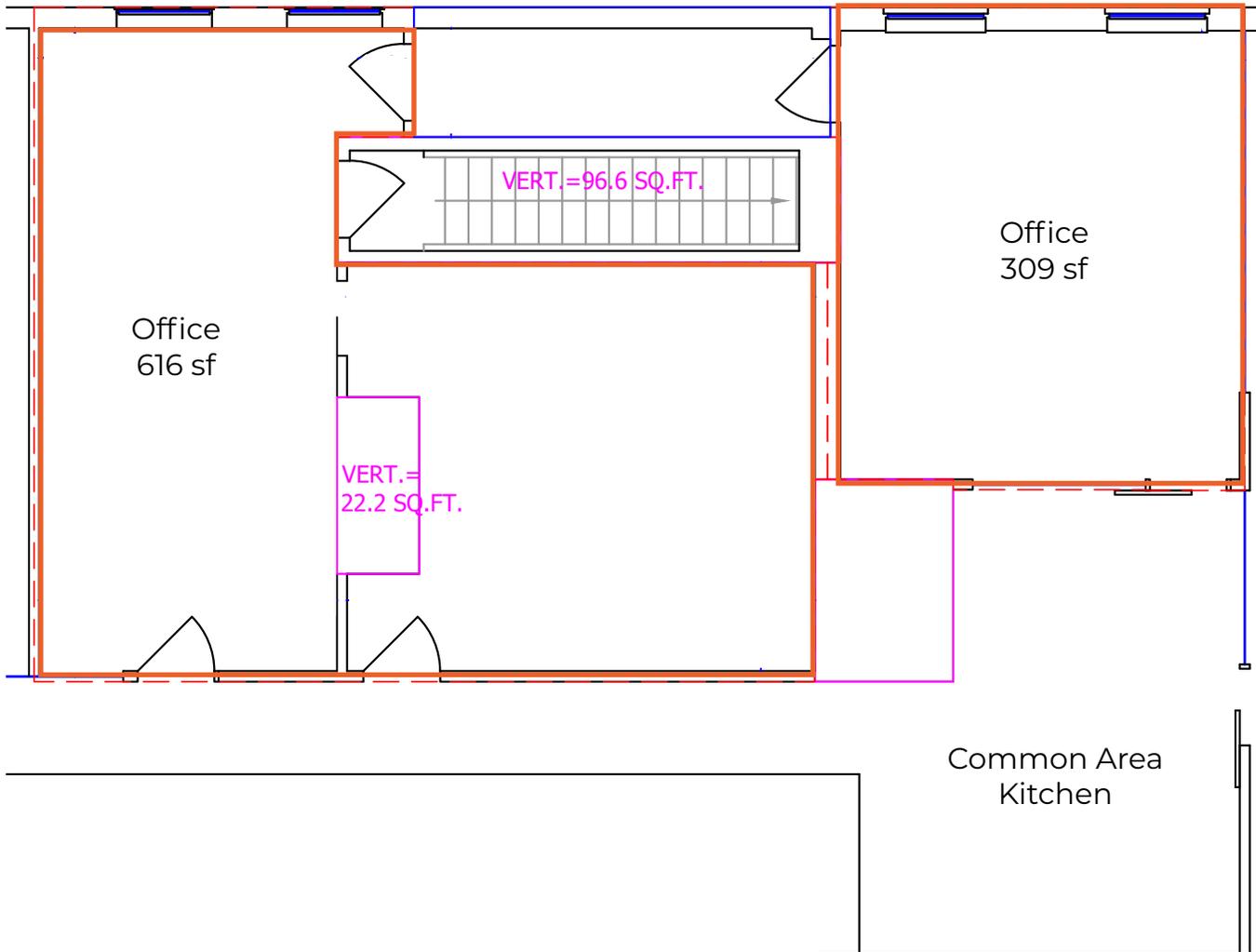
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## SNAPSHOT

- Access to shared kitchen amenities and common area washrooms
- Functional layout including two spacious private offices and a boardroom or flexible collaboration space
- Secure, controlled entrance enhancing privacy and professionalism
- Close proximity to a wide range of dining, retail, and daily service amenities
- Excellent accessibility via major transportation routes and strong connectivity to the downtown core



# FLOOR PLAN



7 MIN

Drive to Downtown Core



94

Walk Score



95

Bike Score

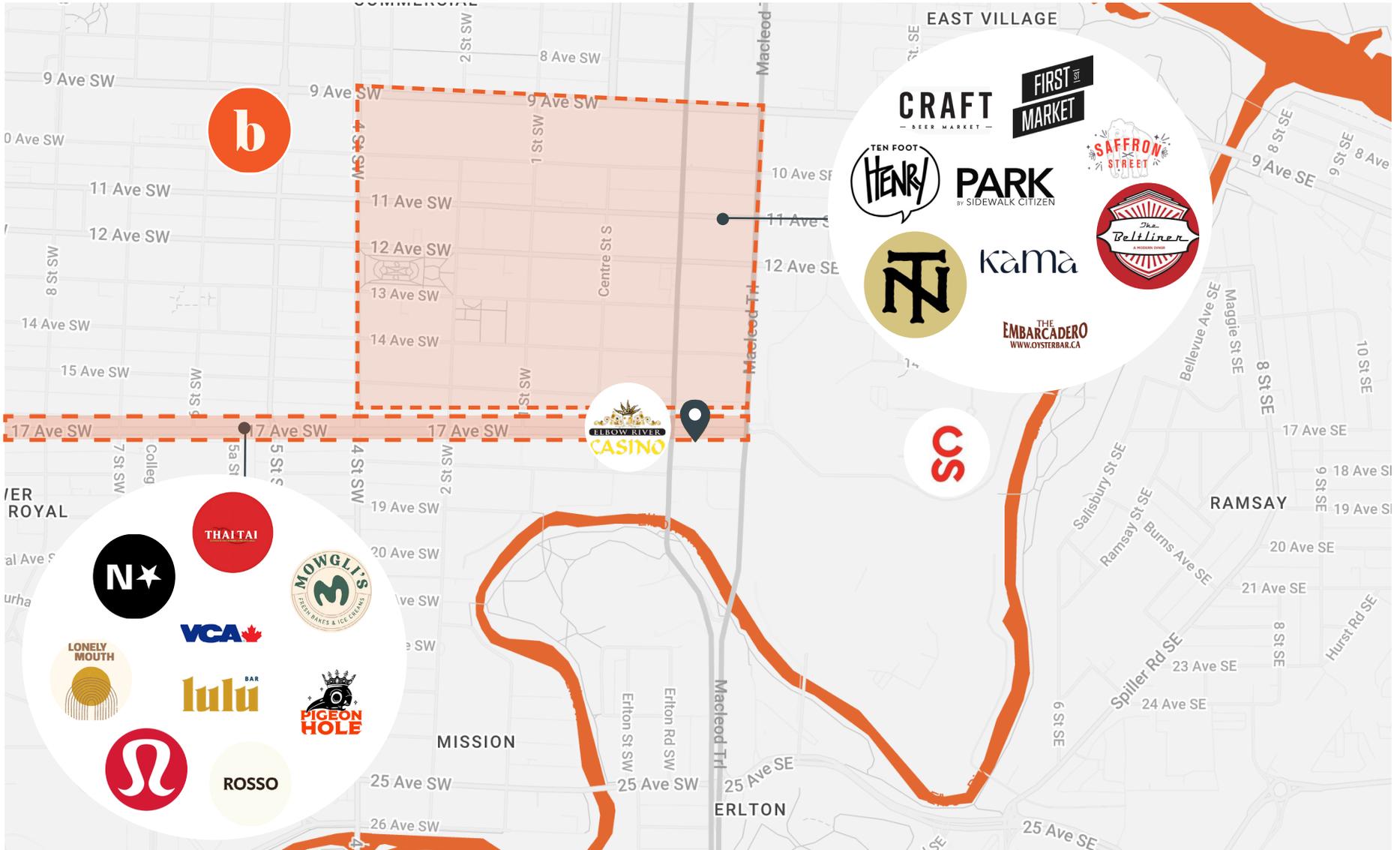


77

Transit Score



# PERKS



# OPEN TO WHAT'S NEXT.

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