

# Scout

Real Estate Ltd

122 17 AVE SE

HIGH END OFFICE / RETAIL

1,803 SF - SUITE 124  
734 SF - SUITE 124A  
1,724 SF - SUITE 104



## FEATURES

- Outstanding exposure on 17th Avenue
- Quality leaseholds
- Ample surface parking + double heated garage (Suite 124)
- Zoned CC-X - City Centre Mixed Use District
- Walking distance to Stampede LRT
- Suites 124 and 124A are contiguous for a total of 2,537 SF
- Suite 104 is on the second floor, accessible via stairs

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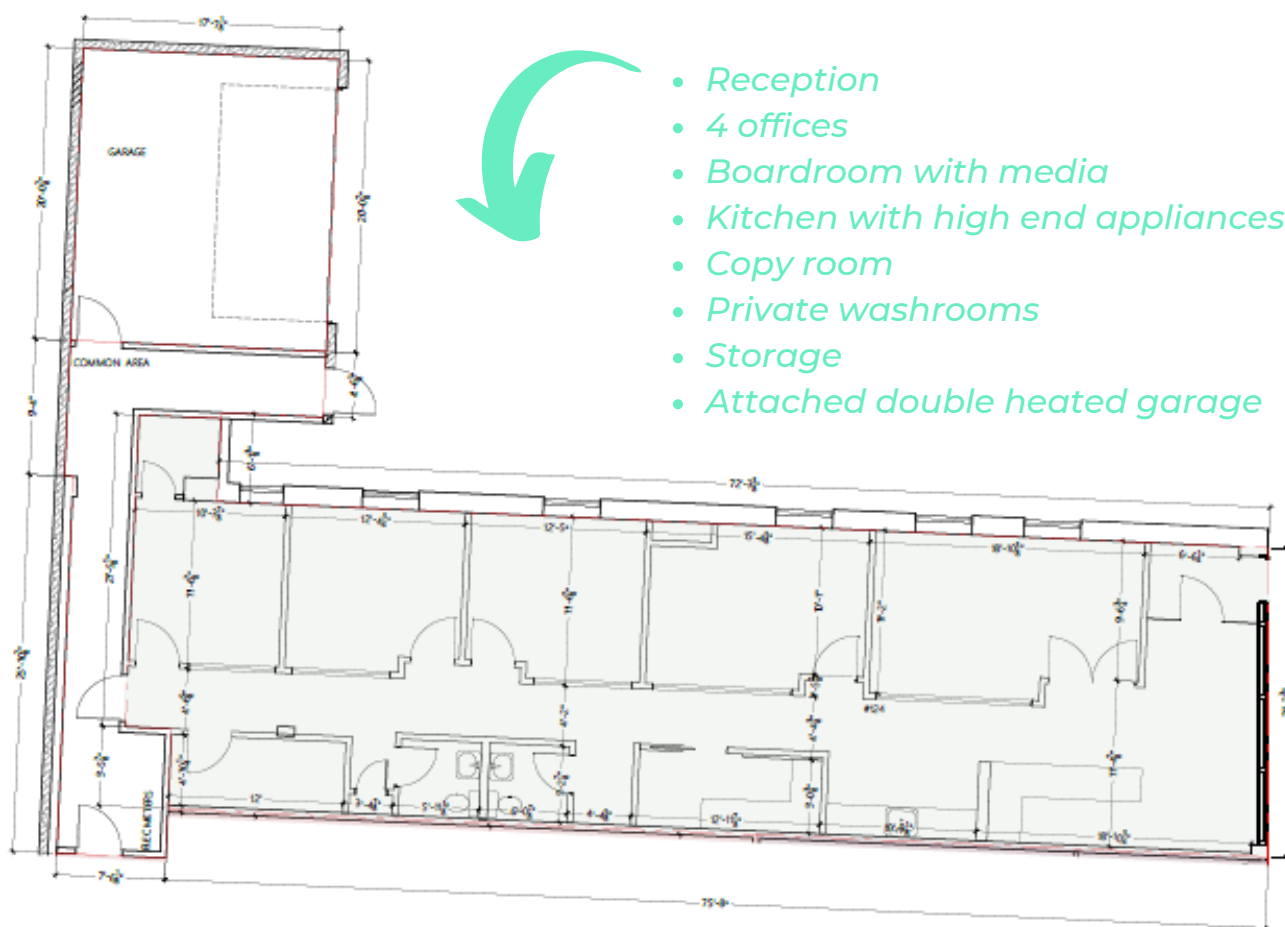
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## OFFICE LEASE OPPORTUNITY SUITE 124 - 1,803 SF

- Available immediately
- High-end finishes
- Space designed by Paul Lavoie with unique aggregate pebble flooring throughout
- Custom furniture can remain for tenant's use
- Private attached heated double garage + additional surface parking
- Flexible term
- Market net rent
- Operating costs (2021 Estimate): \$14.54 PSF
- Excellent exposure with exterior sign box available



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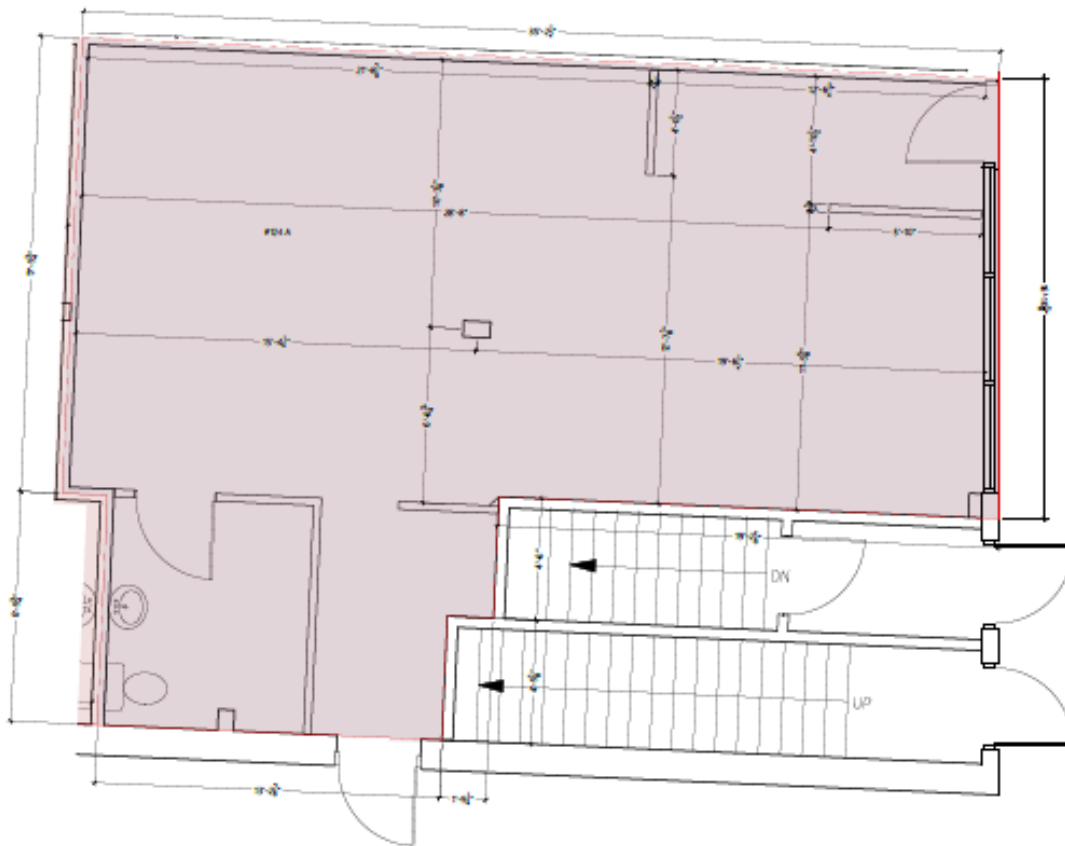




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## RETAIL OPPORTUNITY SUITE 124A - 734 SF

- Available immediately
- Bright, modern retail space with exposure to trendy 17th Avenue
- Exposed ceiling and plank LVT flooring throughout
- Surface parking available for staff and visitors, ample street parking readily available
- Flexible term
- Market net rent
- Operating Costs (2021): \$14.54 PSF
- Exterior sign box available



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## SUITE 124A - 734 SF PHOTOS



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## SITE MAP



## NEIGHBOURING RETAILERS & AMENITIES

- ROSSO COFFEE ROASTERS
- EMBARCADERO WINE & OYSTER BAR
- RITAGE RESTAURANT
- SHOPPERS DRUG MART
- NY FRIES STAMPEDE CALGARY
- OPA! OF GREECE STAMPEDE CALGARY
- REPSOL CENTRE
- BMO CENTRE
- STAMPEDE LRT STATION

## DEMOGRAPHICS WITHIN 3 KM

- 110,342 POPULATION
- \$141,206 AVERAGE HOUSEHOLD INCOME
- 62,787 HOUSEHOLDS
- MEDIAN AGE - 36.7



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