

## 122 17 AVE SE

SECOND FLOOR OFFICE



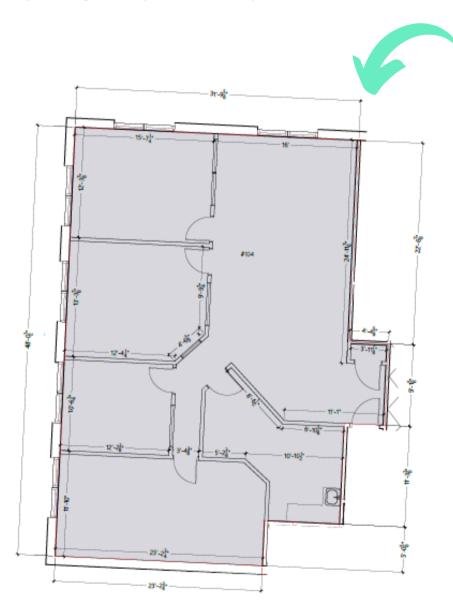
#### **FEATURES**

- Outstanding exposure on 17th Avenue
- Quality leaseholds
- · Ample surface parking
- Zoned CC-X City Centre Mixed Use District
- Walking distance to Stampede LRT
- Suite 104 is on the second floor, accessible via stairs

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

# OFFICE OPPORTUNITY SUITE 104 - 1,724 SF (SECOND FLOOR)

- Available immediately
- Updates to paint/carpet underway
- · Surface parking available for staff and visitors, ample street parking readily available
- Flexible term
- Market net rent
- Operating Costs (2021 Estimate): \$14.54 PSF



- Reception
- 3offices
- Meeting room
- Kitchen
- Open area

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

#### 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



Lori Suba (\*Primary - Offce) President & Broker (403) 850-4248 Isuba@scoutrealestate.ca Laurae Spindler Vice President & Associate (403)471-4871 Ispindler@scoutrealestate.ca Eve Renaud Retail Advisor & Associate (403)612-0143 erenaud@scoutrealestate.ca