

Blackstone
Commercial Real Estate Services Inc.

For Lease

601 17 Avenue SW, Calgary Alberta

Prime Retail/Office Opportunity

Shopping & Entertainment District



Mahmud Rahman VP /Associate

P 403.930.8651

E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate

P 403.930.8649

E rwiens@blackstonecommercial.com



Size Available

Second Floor:

Unit 200 - 1,450 SF

Unit 202 - 1,566 SF

Unit 205 - 1,042 SF

Unit 210 - 868 SF

Unit 216 - 2,777 SF* demising option available

Availability

Immediately

Net Rate

Contact Associate

Op Costs

\$25.61 PSF (Est. 2025)

Zoning

C-COR1

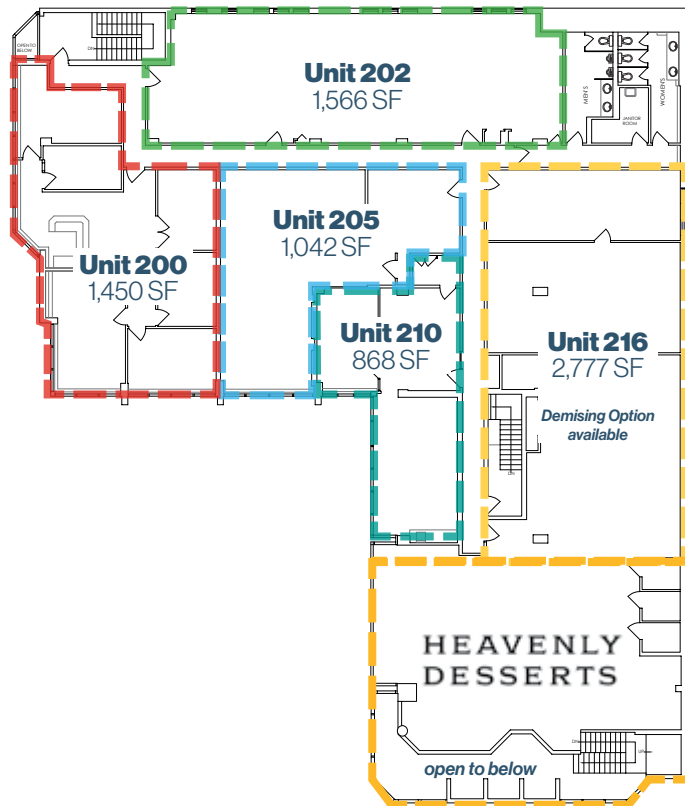
Parking

13 surface stalls + 22 secure underground - Available

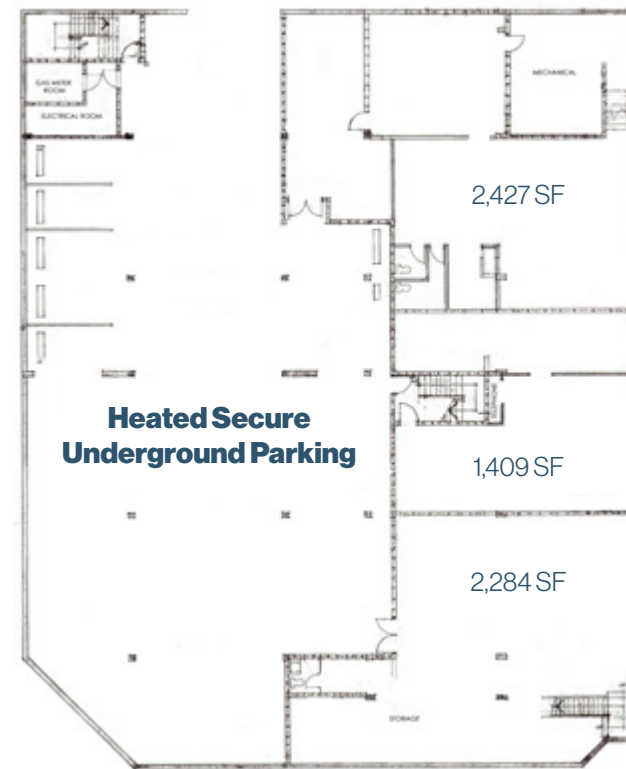
Highlights

- Prime location with high visibility at 17th Avenue and 5th Street SW.
- Situated in the vibrant heart of 17th Avenue's shopping and entertainment hub, steps from trendy cafés, pubs, restaurants, boutiques, and more.
- Convenient access to public transportation.
- Only one block from Western Canada High School.
- Located on one of Calgary's most pedestrian-friendly streets.
- Surrounded by high-density residential and highly sought-after inner-city communities.

Second Floor



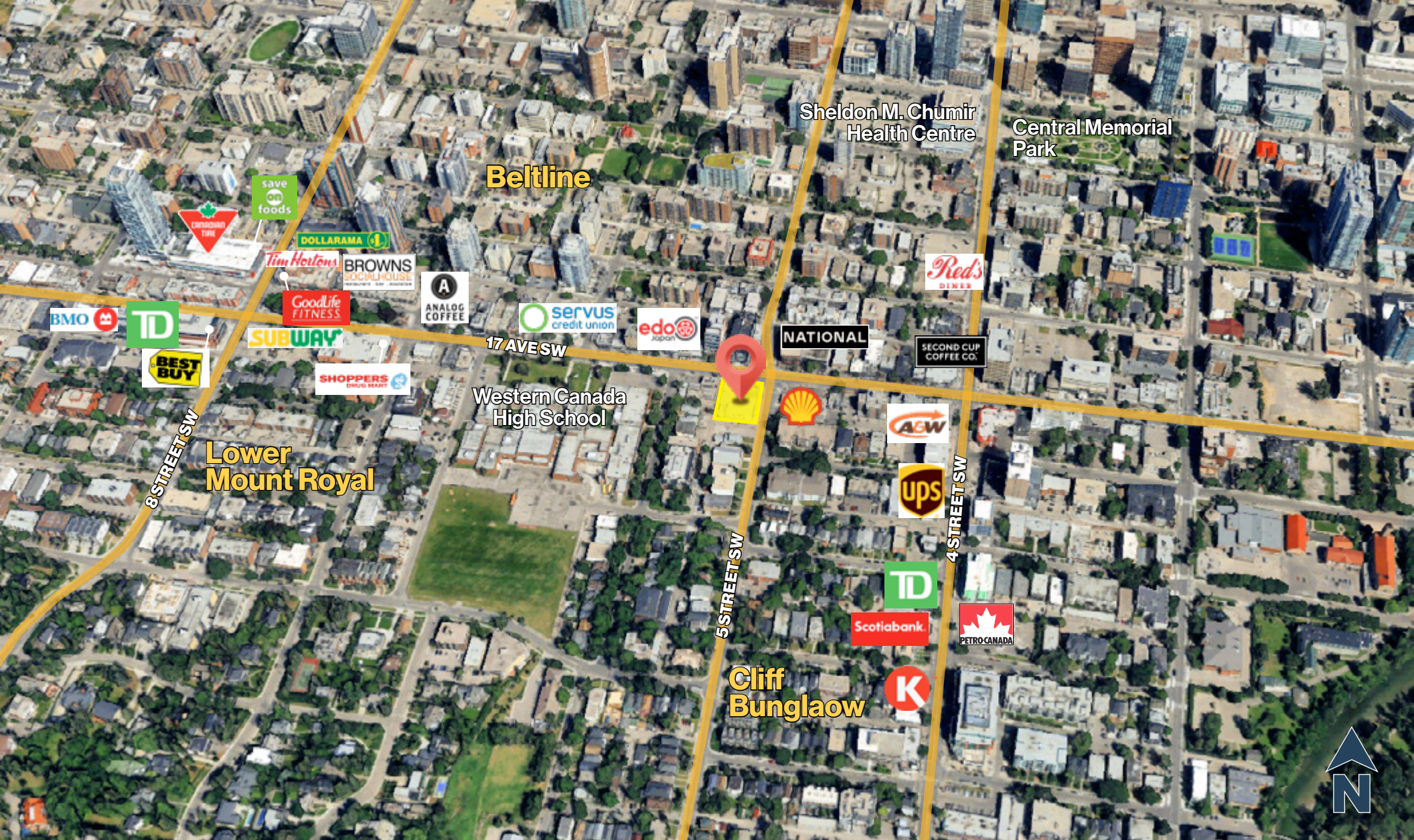
Basement





Mahmud Rahman *VP /Associate*
 P 403.930.8651
 E mrahman@blackstonecommercial.com

Randy Wiens *Senior Associate*
 P 403.930.8649
 E rwiens@blackstonecommercial.com



NEIGHBORHOOD
Cliff Bunglaow



POPULATION
3KM
117,654



MEDIAN AGE
38



HOUSEHOLD INCOME
\$143,000



TRAFFIC COUNT
9,000 VPD | 5 Street & 17 Avenue SW
17,000 VPD | 17 Avenue SW

Mahmud Rahman VP /Associate

P 403.930.8651

E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate

P 403.930.8649

E rwiens@blackstonecommercial.com

Thank you for your Interest



BlackstoneCommercial.com

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2025, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



Mahmud Rahman *VP /Associate*

P 403.930.8651

E mrahman@blackstonecommercial.com



Randy Wiens *Senior Associate*

P 403.930.8649

E rwiens@blackstonecommercial.com

For more information, please contact one of our Associates.