

Blackstone
Commercial Real Estate Services Inc.

For Lease

255 17 Avenue SW | Calgary, Alberta

Boutique Office Building on 17th Ave

Notre Dame Place

1 UNIT REMAINING

255 17 Avenue SW, Calgary AB

Shopping & Entertainment District

PROPERTY DETAILS

Available Unit	Suite 400: 2,493 SF
Lease Rate	Market
Op Costs	\$16.87 PSF (2025)
Availability	Immediately
District	Mission
Year Built	1980
Parking	1:700 underground \$200 per stall, per month

- **Amenity-Rich Location** – Surrounded by cafés, restaurants, fitness centres, and retail shops; perfect for both tenants and visitors
- **Connected to Major Growth** – Steps from the Rivers District Plan, BMO Centre expansion, Calgary's new Entertainment District, and future Events Centre
- **Unique Property Features** – Rooftop patios, ample underground parking, and competitive operating costs
- **High-Exposure Corridor** – Be part of the energy along 17th Avenue SE, near Stampede Park and Calgary's most exciting developments



Shane Olin *Managing Broker*

P 403.313.5305

E solin@blackstonecommercial.com

Olivia Bohdan *Associate*

P 403.629.0809

E obohdan@blackstonecommercial.com

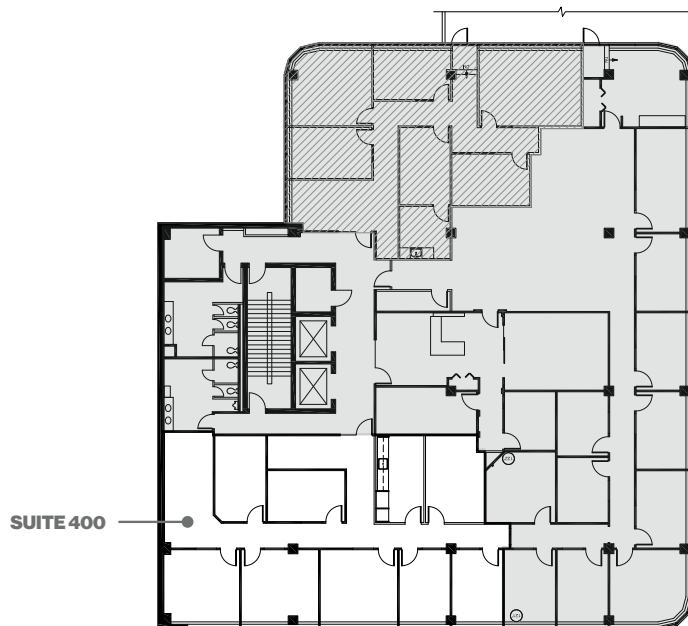
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

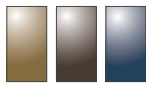
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SUITE 400: 2,493 SF



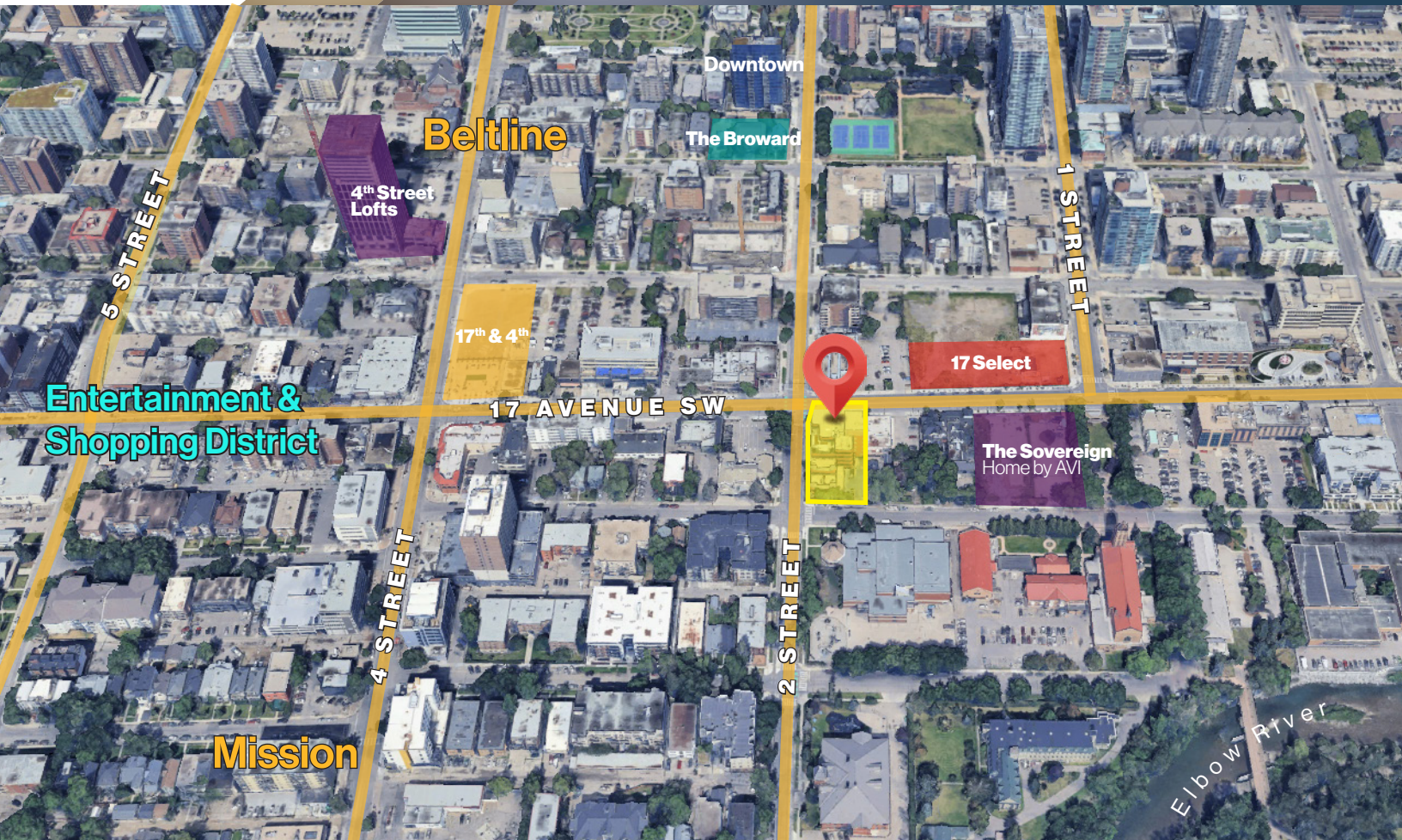


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NEIGHBORHOOD
Mission



POPULATION
114,697



MEDIAN AGE
37.8



HOUSEHOLD INCOME
\$77,315



TRAFFIC COUNT

17,000 VPD | 4 Street & 19 Ave SW
10,000 VPD | 17 Avenue & 2 Street SW



BlackstoneCommercial.com

For more information, please contact one of our associates.

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