



**Demographics** (within 3 km)



NEIGHBORHOOD  
Mission



POPULATION  
114,697



MEDIAN AGE  
37.8



HOUSEHOLD INCOME  
\$77,315

**Building Details**



PARKING  
Underground



YEAR BUILT  
1980



TRAFFIC COUNT

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

**Notre Dame Place**

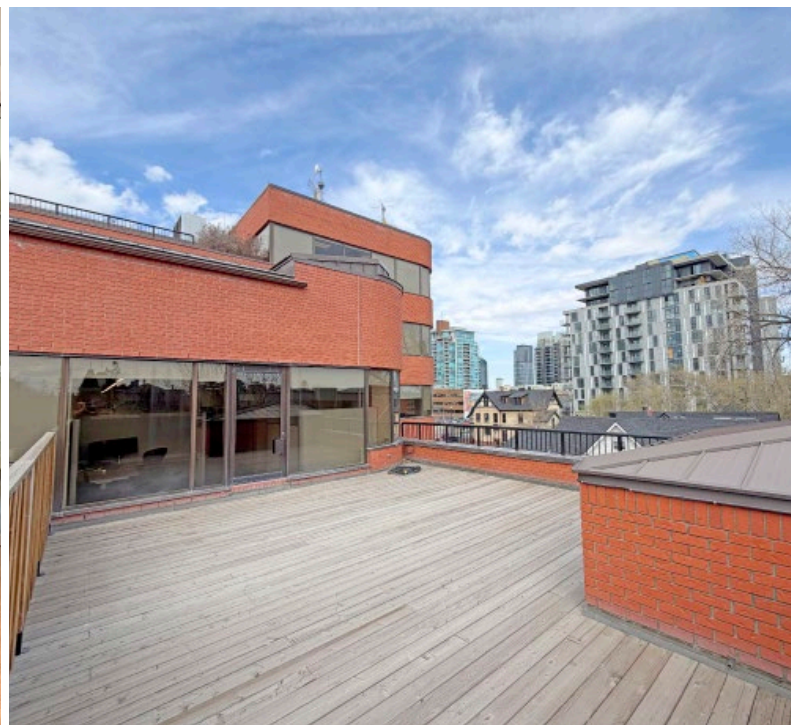
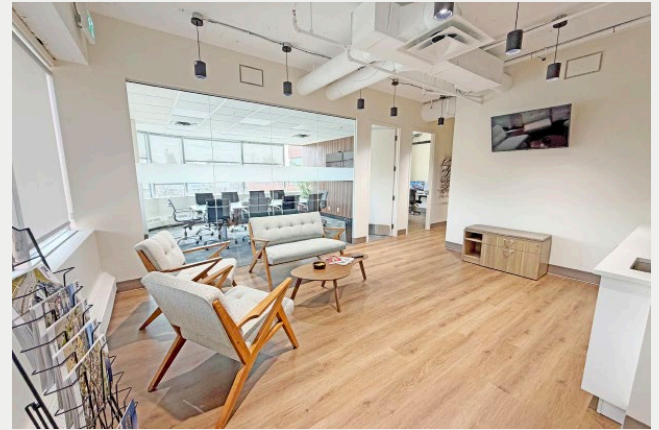
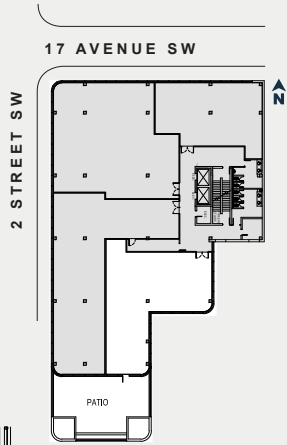
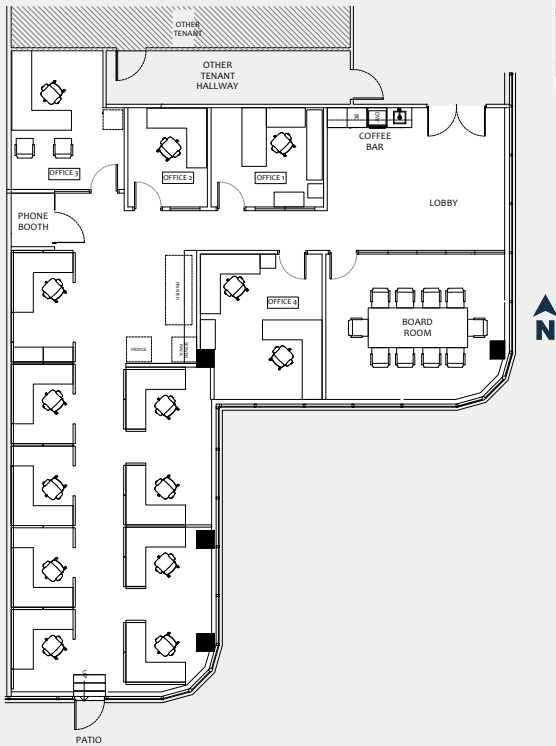
**PROPERTY DETAILS**

<b>Available Unit</b>	Suite 301: 2,710± SF Suite 400: 2,159± SF
<b>Lease Rate</b>	\$20.00 PSF Net
<b>Op Costs</b>	\$16.90 PSF (Est. 2026)
<b>Availability</b>	Immediate
<b>District</b>	Mission
<b>Year Built</b>	1980
<b>Parking</b>	Underground, \$200 per stall, per month Ratio: 2 stalls per 1,000 SF

- **Brand-New Build-to-Suit Opportunity** – Offered at \$20.00 Net, the Landlord will deliver a fully built, brand-new show suite customized to the incoming tenant’s layout, finishes, and operational needs
- **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

**3rd**  
FLOOR

- 2,710 SF
- 4 Offices plus Open Concept Stations
- Boardroom + Kitchenette
- South-Facing with Private Patio

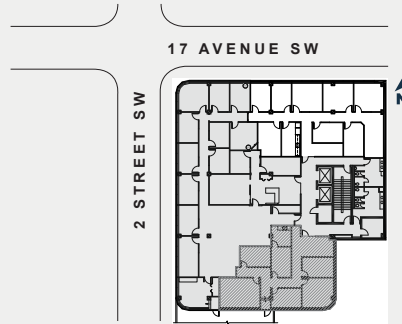


For Lease

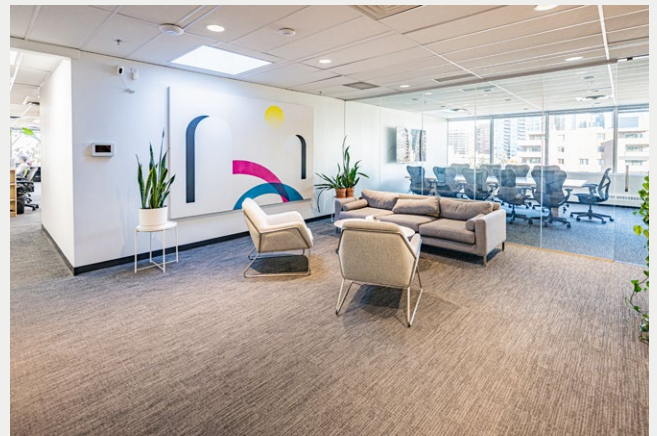
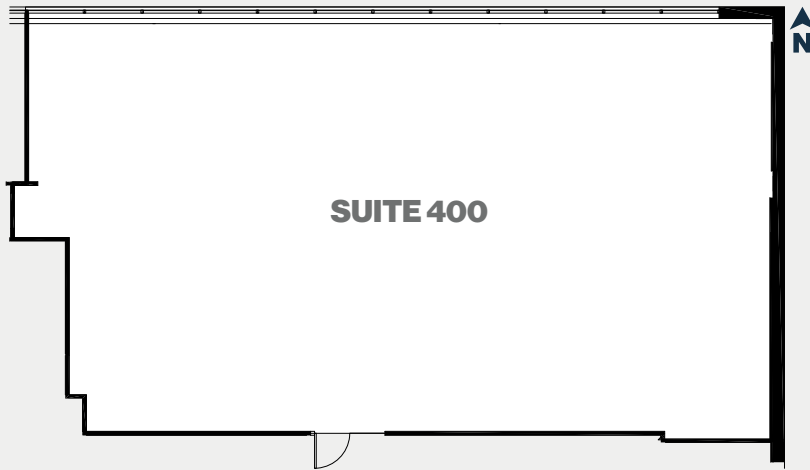
255 17 Avenue SW | Calgary, AB

**4th**  
FLOOR

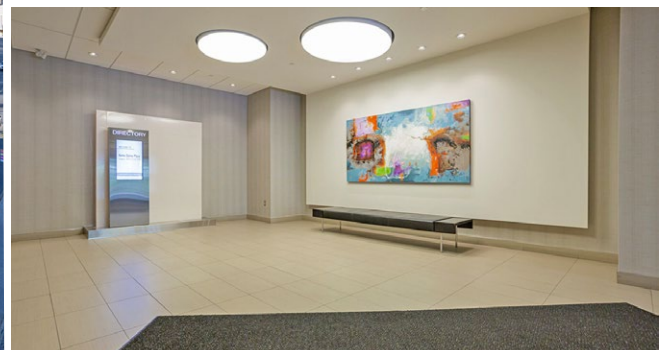
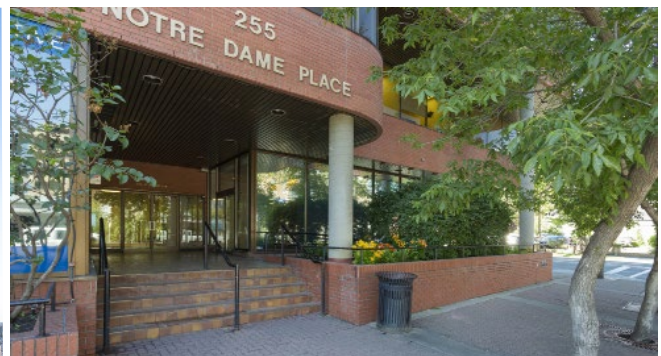
- 2,159 SF
- 7 Offices plus Kitchen & Reception
- Will Build-to-Suit
- North-Facing

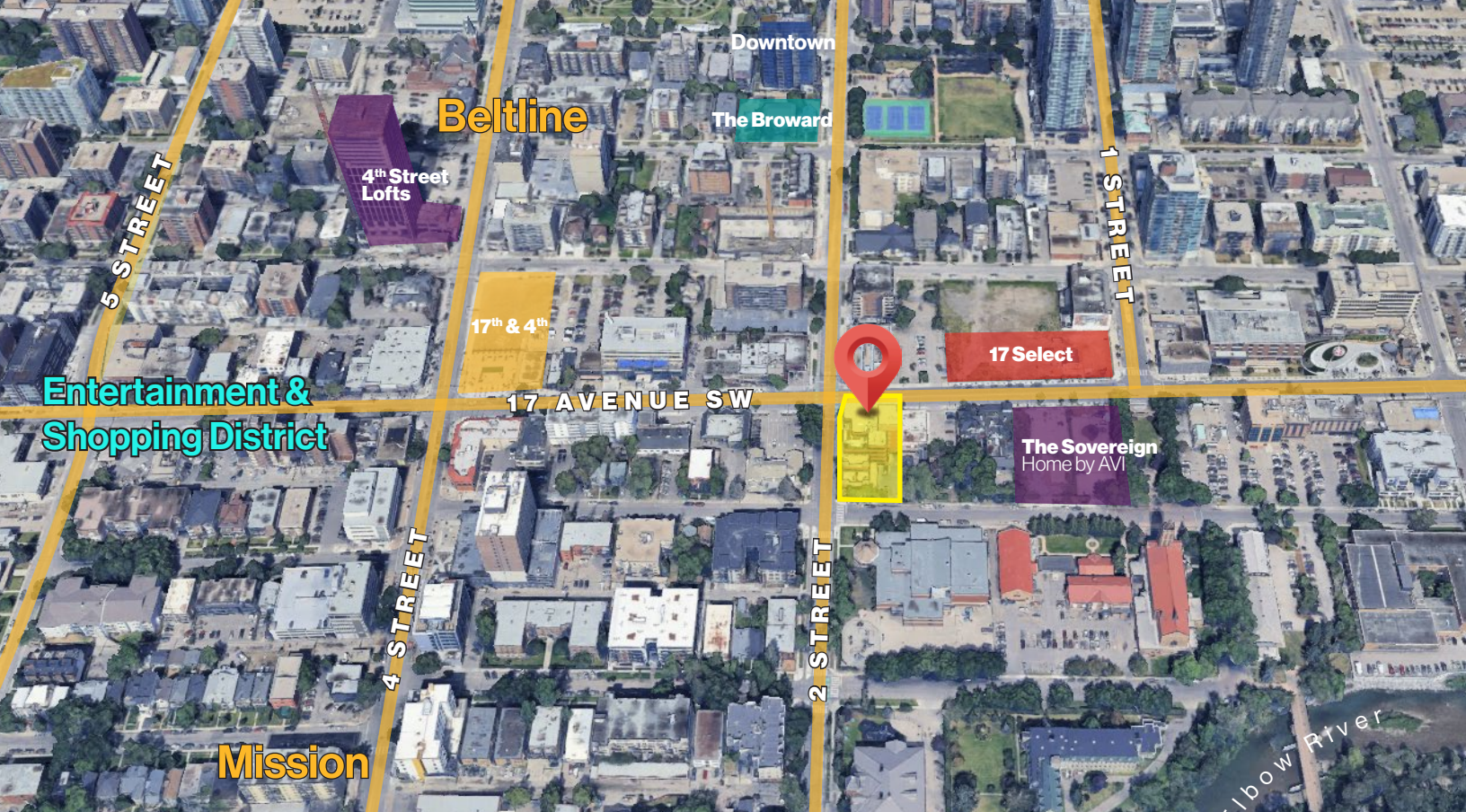


**BUILD-TO-SUIT SPACE**



**View**





# Thank you for your interest!

For More Info.



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