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## 400, 1109 17 AVENUE SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
34207

**MLS ID:**  
A2290121

**\$12**



 **ESTELLE TRAN**  
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 400, 1109 17 Avenue SW, Calgary , Alberta T2T 0B4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 58	<b>Lease Amount</b> 12.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Beltline	<b>Year Built</b> 1981
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 4295.00	<b>Building Area (Sq. M.)</b> 399.02	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Floor Plans, Title	

4,295 SF of move-in ready penthouse office space available on the fourth floor. Suite 400 includes a large open area, 4 private offices, a kitchen, storage, washrooms with shower, and 2 private balconies with views of Mount Royal. Located in the Beltline on 17th Avenue with pylon signage available, underground and surface parking on site, and immediate access to surrounding amenities. Operating Costs: \$19.00 PSF (2026 estimate)

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