

FOR LEASE

# DEERFOOT 17

2710 - 17 AVENUE SE



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**KPLI**  
**GLOBAL**

# Deerfoot 17

2710 - 17 AVENUE SE

Availability

|                                   |
|-----------------------------------|
| Suite 480: 2,800 sf               |
| Suite 520: 4,284 sf               |
| Suite 550: 1,282 sf               |
| <b>Leased</b> Suite 151: 1,465 sf |
| <b>Leased</b> Suite 700: 2,093 sf |

Operating Costs

|                         |
|-------------------------|
| Op. Costs - \$14.78 psf |
| Tax - \$1.51 psf        |
| Total - \$16.29 psf     |

Parking 1 : 317 sf

Parking Cost

|                                 |
|---------------------------------|
| \$100/stall/month (surface)     |
| \$150/stall/month (underground) |

## Property Highlights

 Prominent location with excellent visibility from Deerfoot Trail and 17th Avenue SE

 Easy access and egress via Barlow Trail SE and Deerfoot Trail

 Short 8 minute drive from Downtown

 Spectacular views of the mountains and Calgary's Downtown skyline

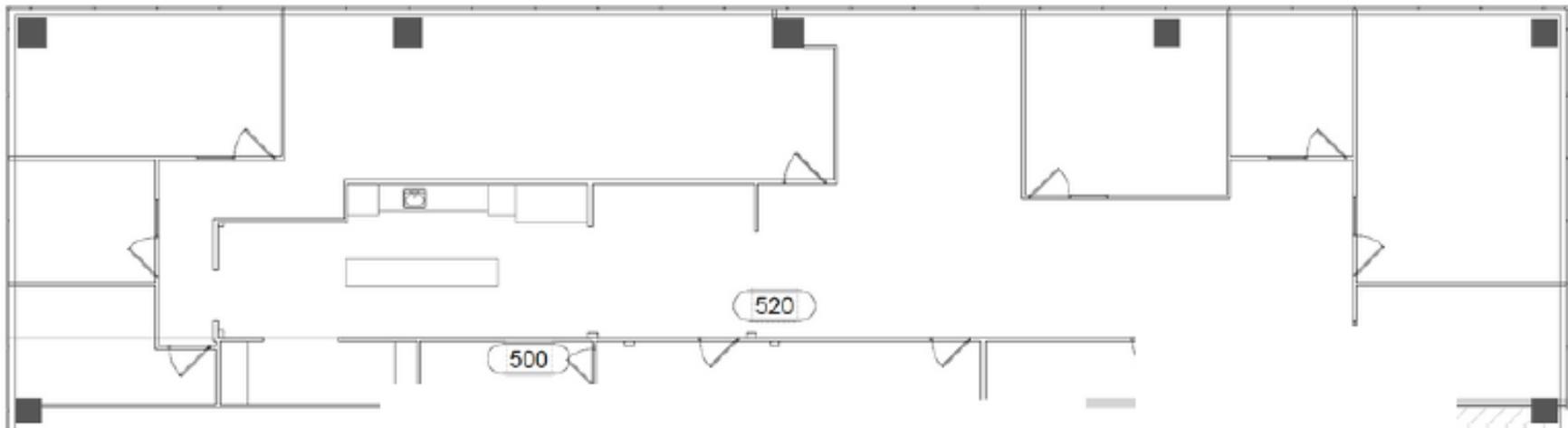
 Wide selection of restaurant and service amenities within close proximity, including: TD Bank, Scotiabank, Co-op, Rexall, Tim Hortons, Big Al's Bar & Grill, and A&W



# Suite 520

**4,284 SF**

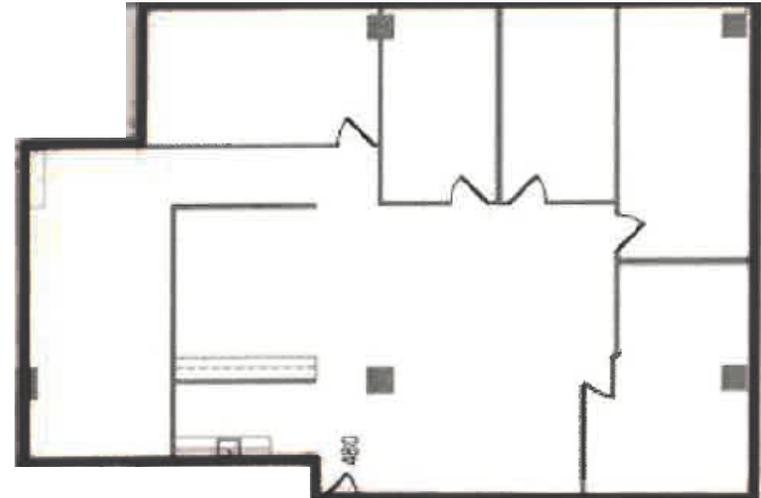
- 6 Offices
- Boardroom
- Reception
- Small open area
- Kitchen
- Storage room
- Deerfoot



# Suite 480

**2,800 SF**

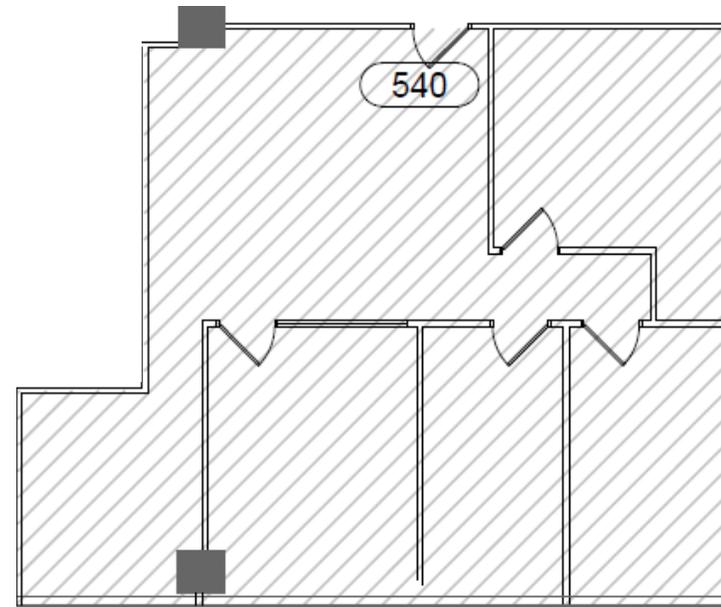
- 5 Offices
- Reception
- Kitchen
- Boardroom
- Open area



# Suite 550

**1,282 SF**

- 5 Offices
- Reception
- Open area



## Suite 151

1,465 SF

- Signage opportunity
- 5 Offices
- Washroom
- Kitchenette



# LEASED

## Suite 700

2,093 SF

- Reception area
- 2 Washrooms
- Open area



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