

FOR LEASE

# 1109 17 AVENUE SW

VARIOUS OFFICE SPACES AVAILABLE IN BELTLINE, RANGING FROM 745 SF TO 4,000 SF, WITH EXCELLENT SIGNAGE AND AMPLE PARKING.



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**KPLI**  
GLOBAL



# PROPERTY OVERVIEW

## OVERVIEW

<b>NET RENT</b>	Market Rates
<b>OPERATING COSTS (2026 ESTIMATE)</b>	Op. Costs - \$15.33 Taxes - \$3.67 Total - \$19.00
<b>TERM</b>	1-5 Years
<b>PARKING</b>	23 Underground Stalls 10 Surface Visitor Stalls
<b>YEAR BUILT</b>	1981
<b>FLOORS</b>	4
<b>SIGNAGE</b>	Pylon Signage on 17 <sup>th</sup> Avenue

## AVAILABILITES

SECOND FLOOR	
Suite 201	745 sf
Suite 202	1,139 sf
THIRD FLOOR	
Suite 302	1,394 sf
Suite 306	1,405 sf
Suite 303	3,307 sf
PENTHOUSE	
Suite 400	4,295 sf

# PROPERTY HIGHLIGHTS

## SUITE SIZES

Various options available from 660 SF to 4,000 SF



## PARKING

Ample options including underground, surface, and street



## LOCATION

Prime setting in the heart of Beltline on 17th Avenue



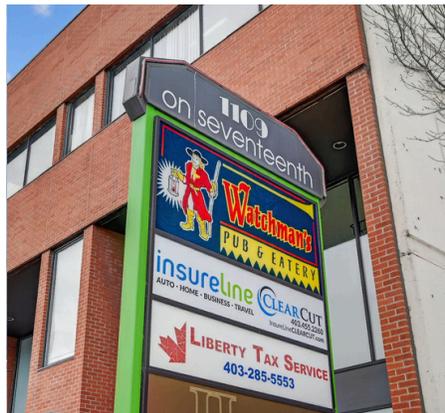
## MOVE IN READY

Move-in ready spaces



## SIGNAGE

High-visibility pylon signage available



## AMENITIES

Surrounded by numerous nearby amenities



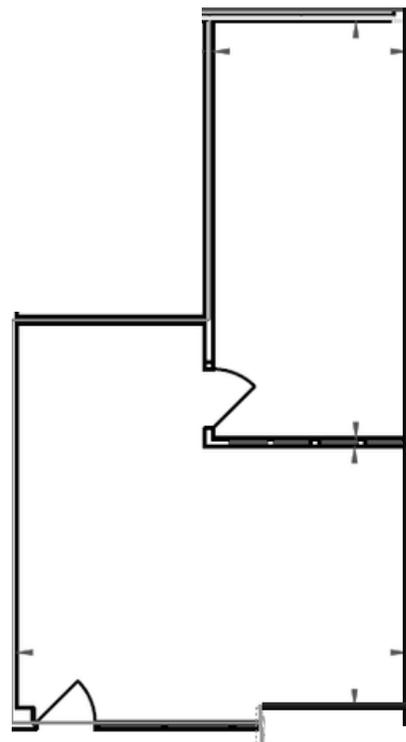


# SECOND FLOOR

## SUITE 201

**745 SF**

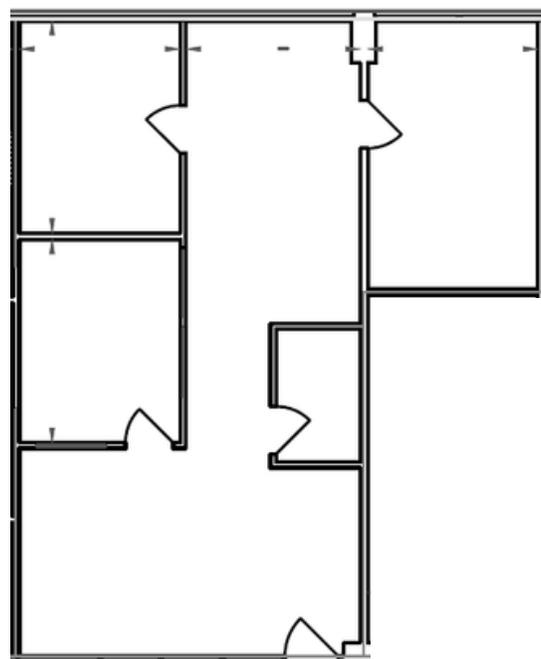
- Reception area
- 1 Office
- Open area



## SUITE 202

**1,139 SF**

- 3 Offices
- Storage room
- Reception area

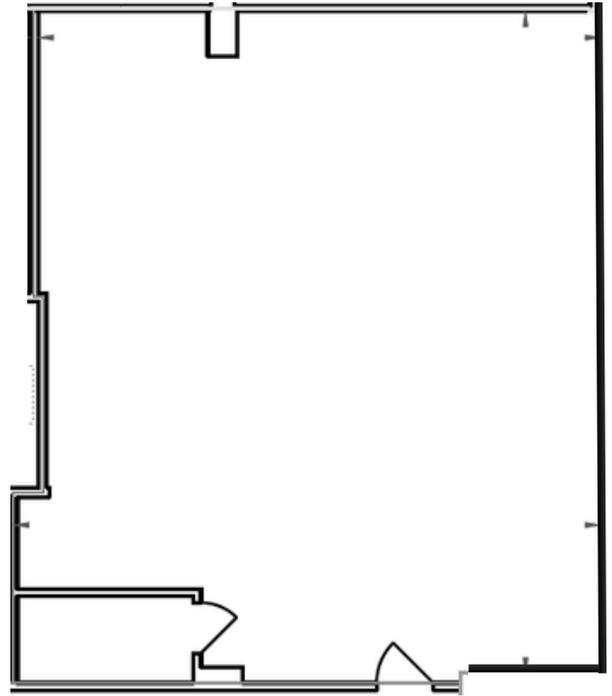


# THIRD FLOOR

## SUITE 302

1,394 SF

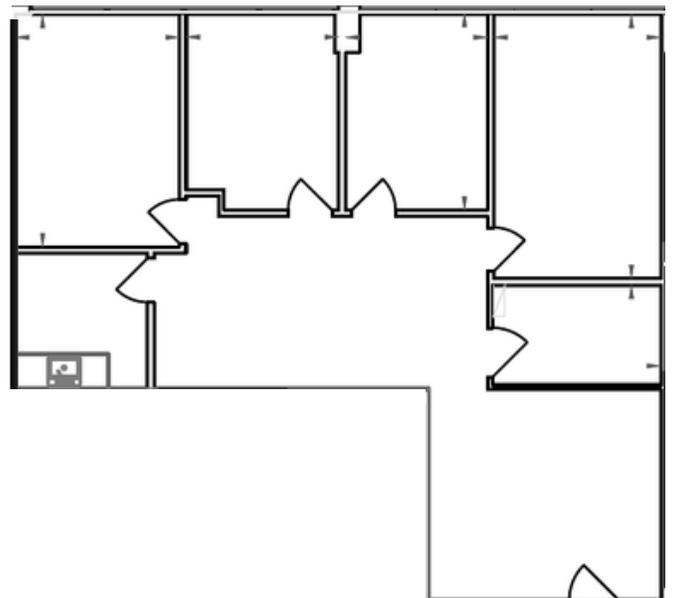
- Reception area
- Server room
- Open area



## SUITE 306

1,405 SF

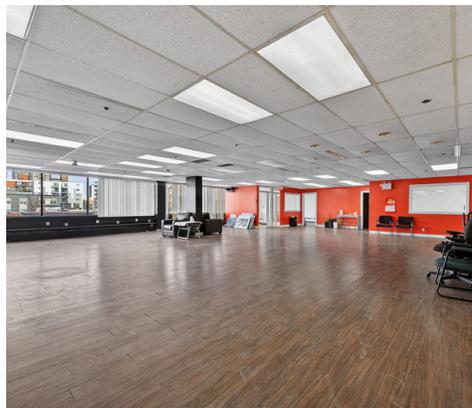
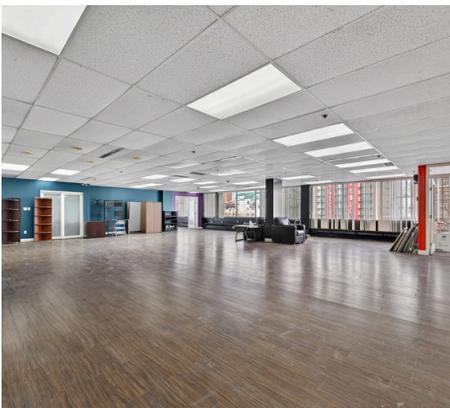
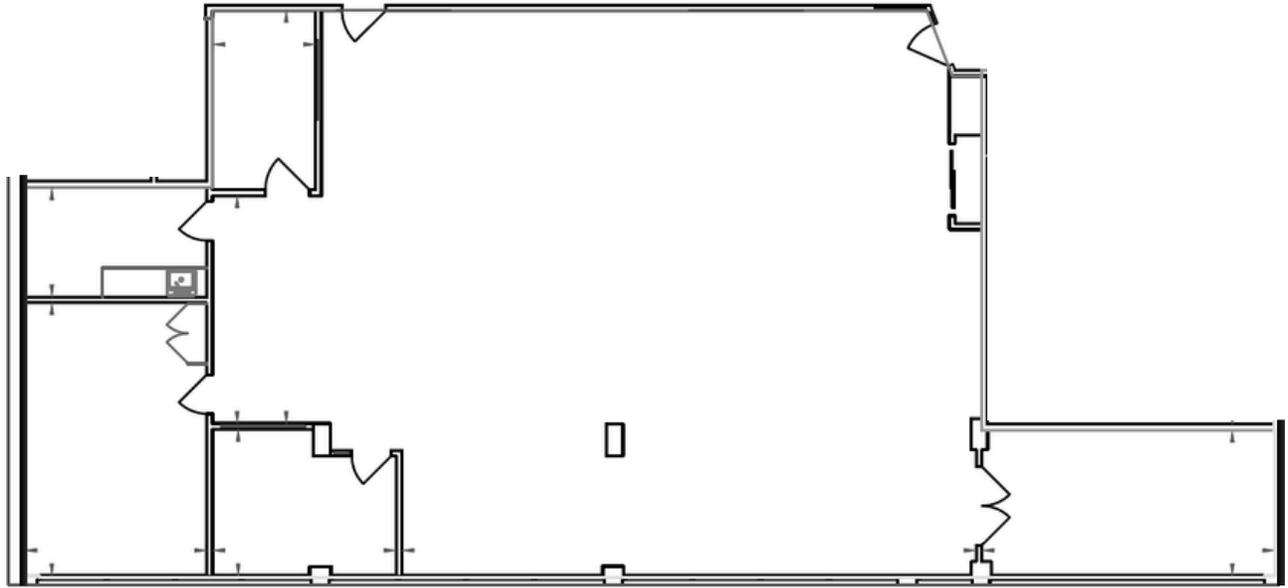
- Reception area
- 4 Offices
- Storage
- Kitchen



# THIRD FLOOR

## SUITE 303 3,307 SF

- Open area
- Kitchen
- 2 Offices
- Boardroom

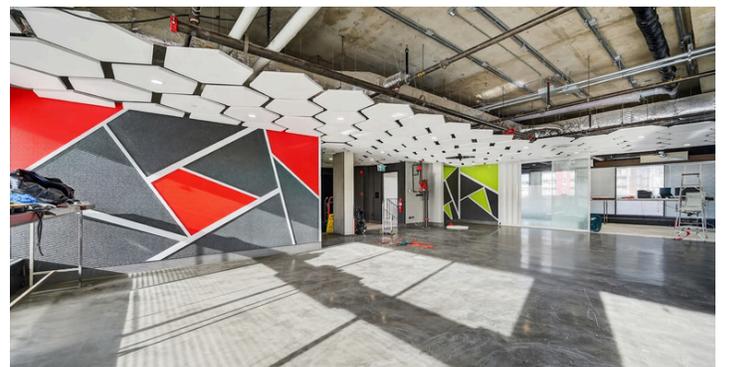
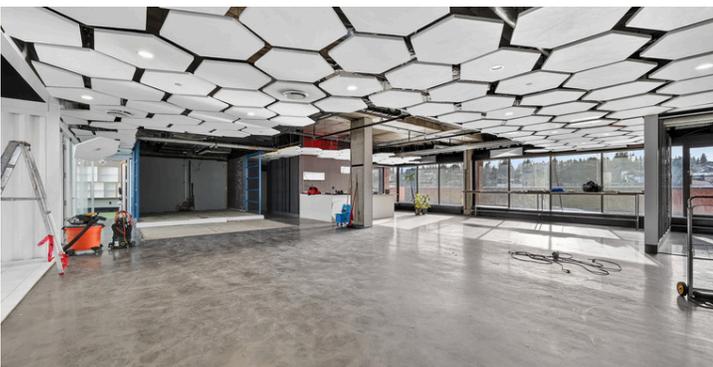
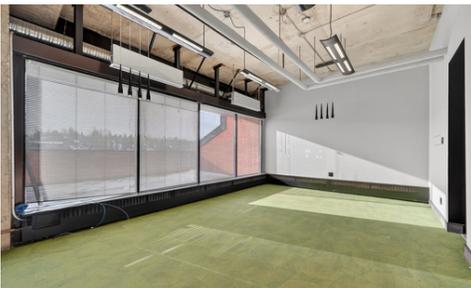
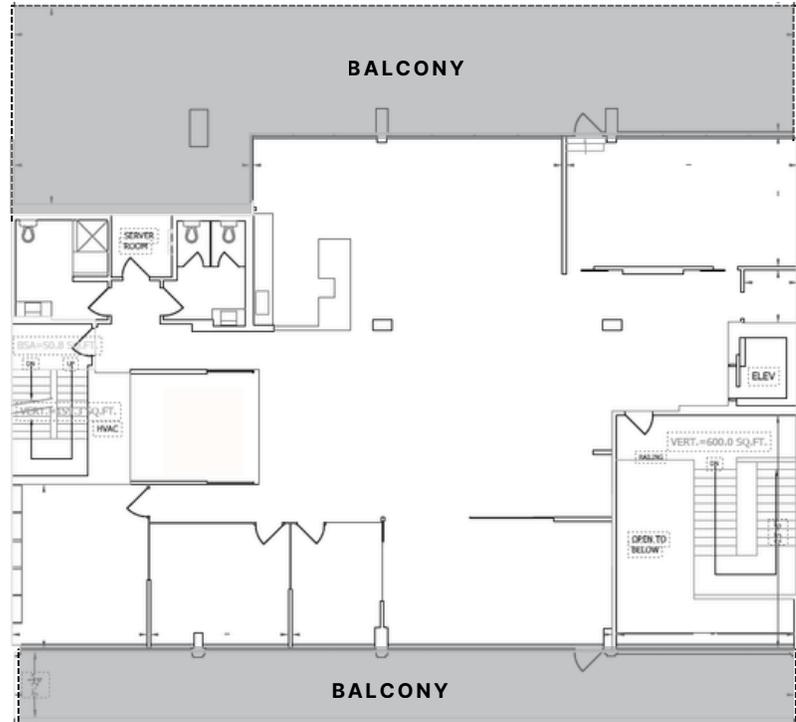


# PENTHOUSE

## SUITE 400

4,295 SF

- Open area
- 4 Offices
- Kitchen
- Storage
- Washrooms/Shower
- 2 Balconies



BALCONY



MOUNT ROYAL VIEWS



CONTACT US FOR MORE INFORMATION



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