

FOR LEASE

DEERFOOT 17

2710 - 17 AVENUE SE



Alexi Olcheski
President & CEO
403 971 5167
alexi.olcheski@kpliglobal.com

Estelle Tran
Managing Director
403 993 2898
estelle.tran@kpliglobal.com

Anastasiya Gryshchenko
Vice President
825 994 2314
anastasiya.gry@kpliglobal.com

KPLI
GLOBAL

Deerfoot 17

2710 - 17 AVENUE SE

Availability	Suite 151: 1,465 sf
	Suite 480: 2,800 sf
	Suite 520: 4,284 sf
	Suite 550: 1,282 sf
	Suite 700: 2,093 sf

Operating Costs	Op. Costs - \$14.60 psf
	Tax - \$2.11 psf
	Total - \$16.71 psf

Parking Ratio	1 : 250 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

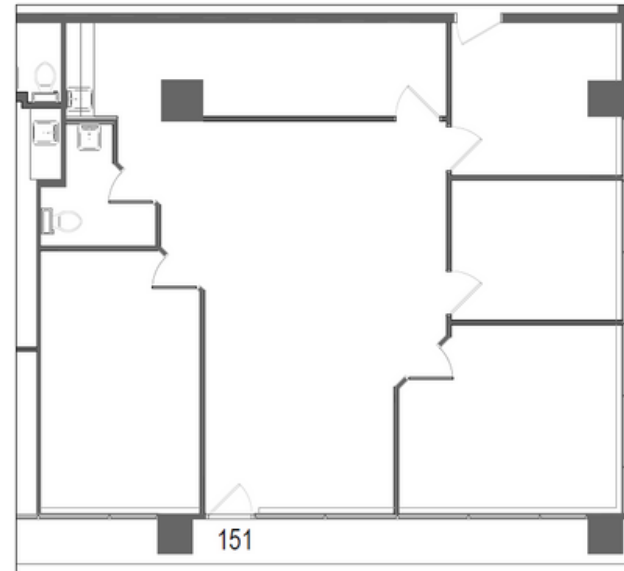
 Wide selection of restaurant and service amenities within close proximity, including: TD Bank, Scotiabank, Co-op, Rexall, Tim Hortons, Big Al's Bar & Grill, and A&W



Suite 151

1,465 SF

- Signage opportunity
- 5 Offices
- Washroom
- Kitchenette



Suite 480

2,800 SF

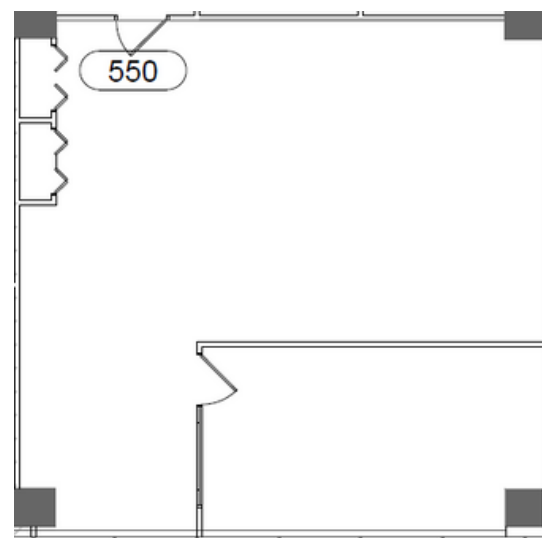
- 5 Offices
- Reception
- Kitchen
- Open area



Suite 550

1,282 SF

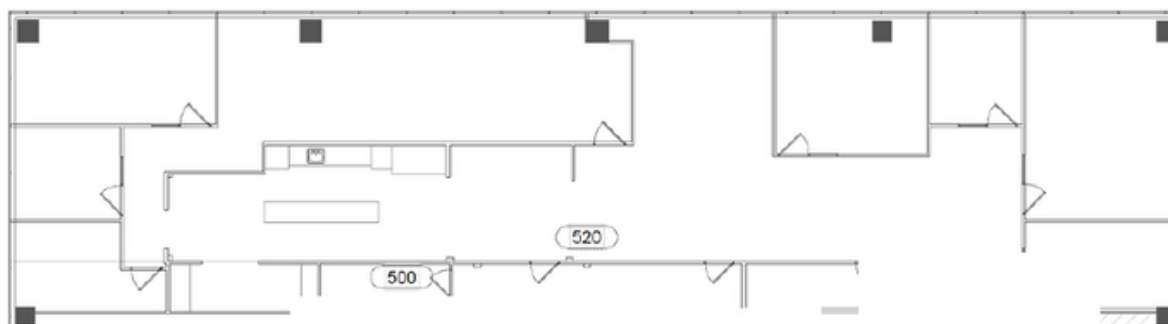
- Open area
- Closet
- Boardroom



Suite 520

4,284 SF

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



Suite 700

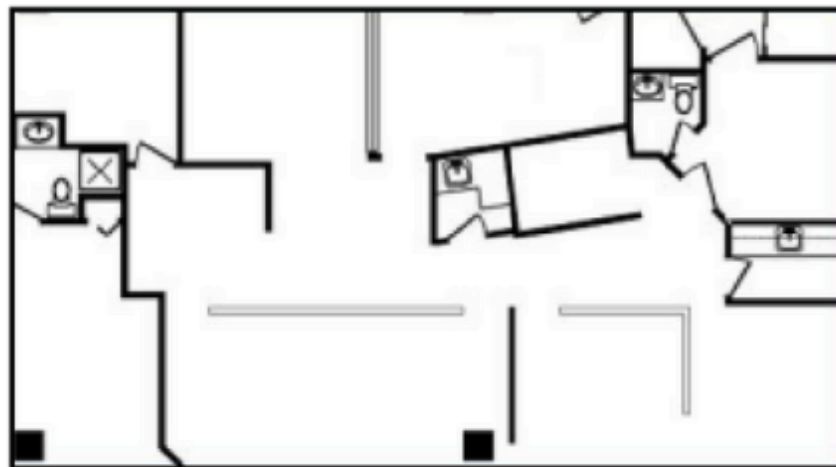
2,093 SF

 3 Offices

 Reception area

 2 Washrooms

 Open area



Deerfoot 17

2710 - 17 AVENUE SE



Alexi Olcheski

President & CEO

403 971 5167

alexi.olcheski@kpliglobal.com

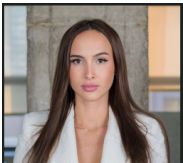


Estelle Tran

Managing Director

403 993 2898

stelle.tran@kpliglobal.com



Anastasiya Gryshchenko

Vice President

403 888 1748

anastasiya.gry@kpliglobal.com

KPLIGLOBAL.COM

© 2025 KPLI Global Corp. All rights reserved.

