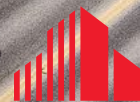


OFFICE/MEDICAL
SPACE FOR
LEASE

1608
17th Ave SW

SCARBORO
PROFESSIONAL
CENTRE



CUSHMAN &
WAKEFIELD



1608

17th Ave SW

Property Details

Available Space:

Suite 103: 2,268 sf

Suite 202: 2,593 sf

~~Suite 208: 1,111 sf~~ **LEASED**

~~Suite 210: 1,179 sf~~ **LEASED**

Suite 211: 708 sf

Main Floor Lease Rate:

\$35.00 psf

Second Floor Lease Rate:

\$16.00 psf

Operating Costs:

\$19.00 psf (est. 2025)

Availability:

Immediately

Parking:

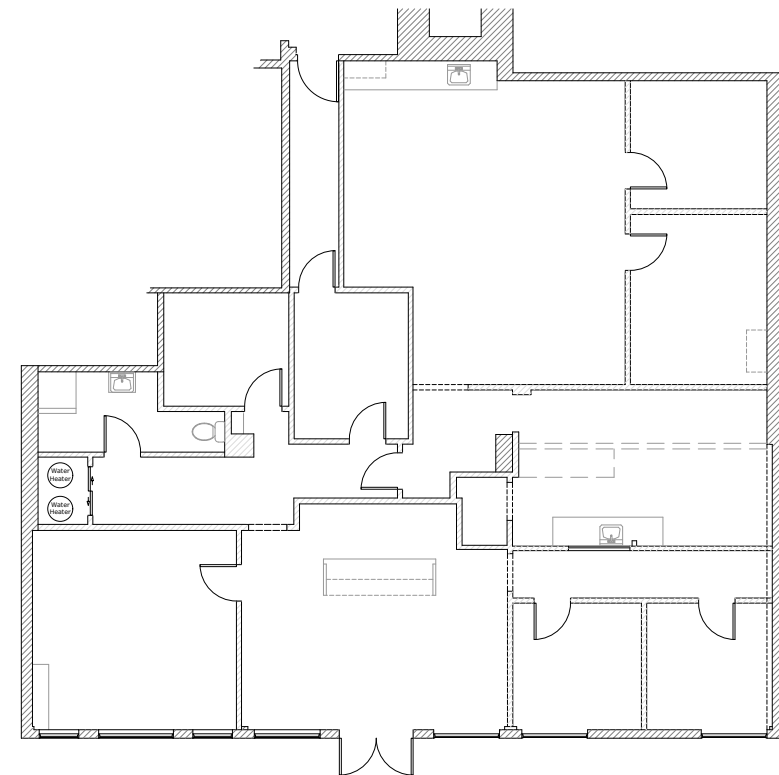
1:978 sf (underground), \$175/stall/month
Large visitor parking lot

Tenant Renovation Allowance: Negotiable

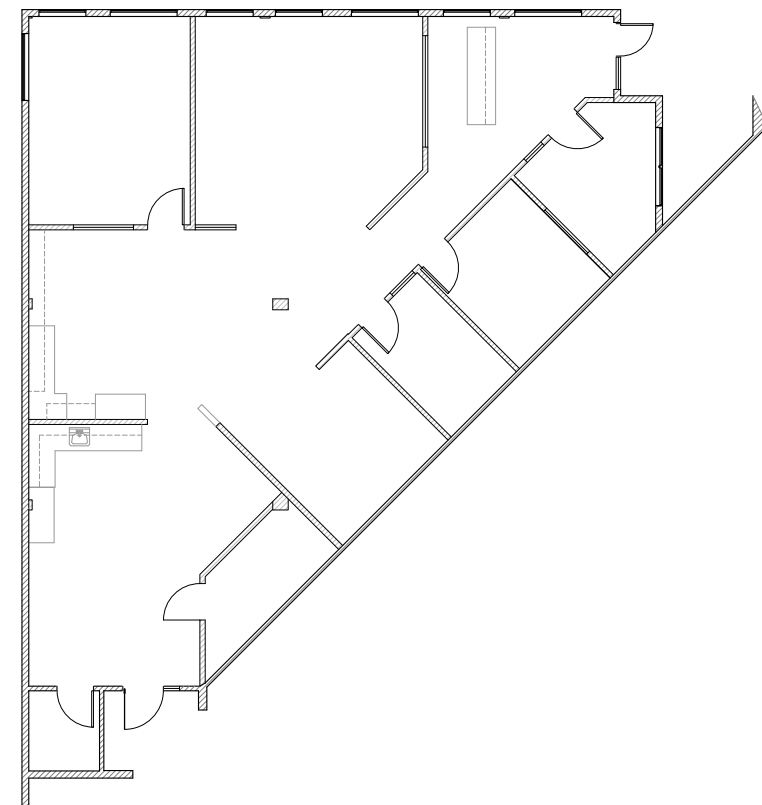
Property Highlights

- Current medical tenants include: neurology, dermatology, psychology, and a dental clinic
- Large surface parking lot available for patients and underground parking for tenants
- Property is under new ownership, with common area improvements being planned
- High exposure building signage is available for tenants

Floor Plans

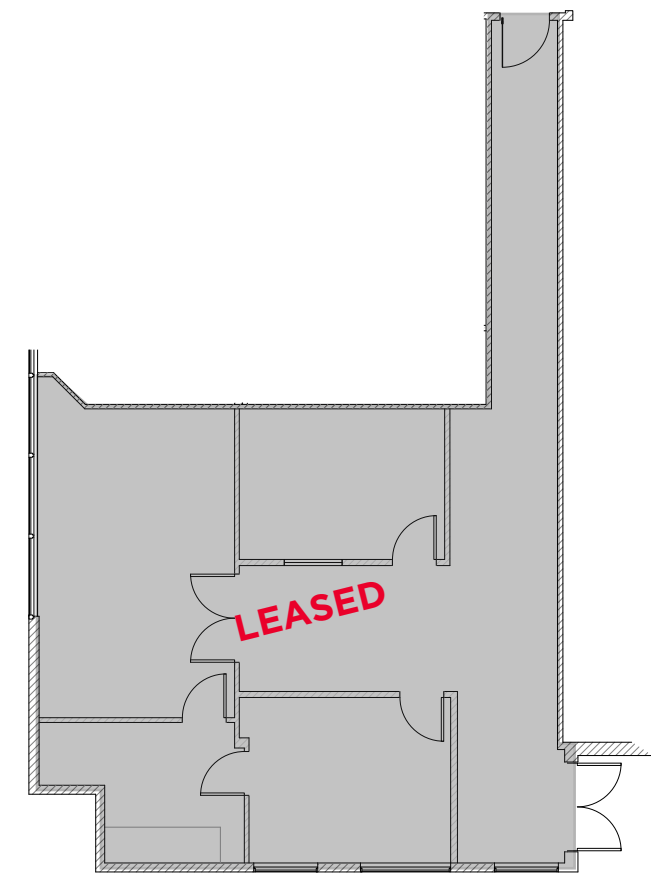


Suite 103: 2,268 sf

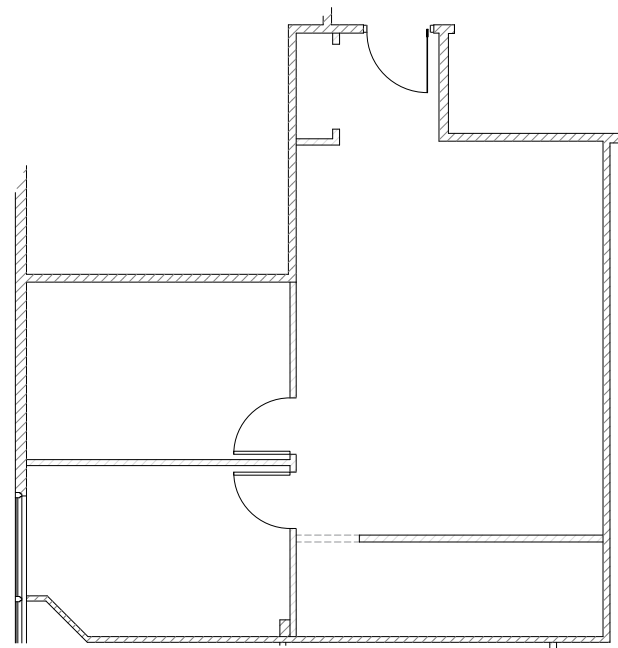


Suite 202: 2,593 sf

Floor Plans



Suite 210: ~~1,179 sf~~ **LEASED**



Suite 211: 708 sf



1608

17th Ave SW



- | | | | | | | | |
|---|--|--|--|----|--|--|--|
| 1 | | | | 7 | | | |
| 2 | | | | 8 | | | |
| 3 | | | | 9 | | | |
| 4 | | | | 10 | | | |
| 5 | | | | 11 | | | |
| 6 | | | | | | | |
| | | | | | | | |

1608

17th Ave SW

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