

1,098 sf – 8,320 sf

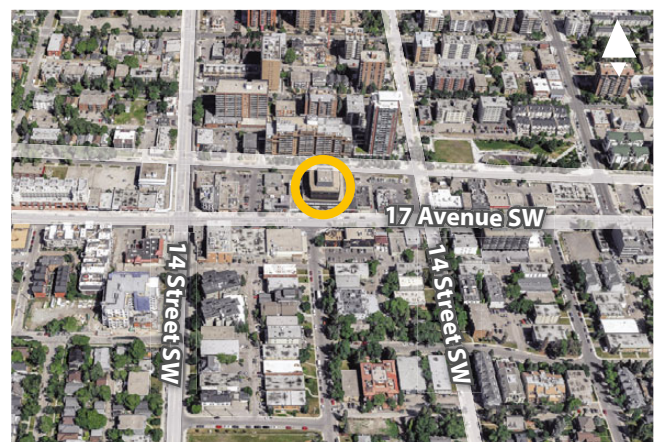
4th Floor Space



## BELTLINE OFFICE SPACE FOR LEASE

**First Seventeen Place**  
1324 17th Avenue SW, Calgary

» Numerous retail and restaurant amenities in the area.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Murray Ion**, VICE PRESIDENT, PARTNER

c: 403-797-3103

d: 403-294-7179

mion@barclaystreet.com



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS





- » Numerous retail and restaurant amenities in the area.
- » New improvements to suites 400 and 420.
- » A new state-of-the-art Akuvox Smart Intercom System has been installed in the building, providing tenants with first-class security.



## LEASE INFORMATION

MUNICIPAL ADDRESS:  
1324 17th Avenue SW, Calgary

AVAILABLE FOR LEASE:

1,964 sq. ft. – Suite 400  
5,258 sq. ft. – Suite 408  
1,098 sq. ft. – Suite 420

8,320 sq. ft.

~~10,796 sq. ft. – Suite 208~~ — LEASED

AVAILABILITY: Immediate

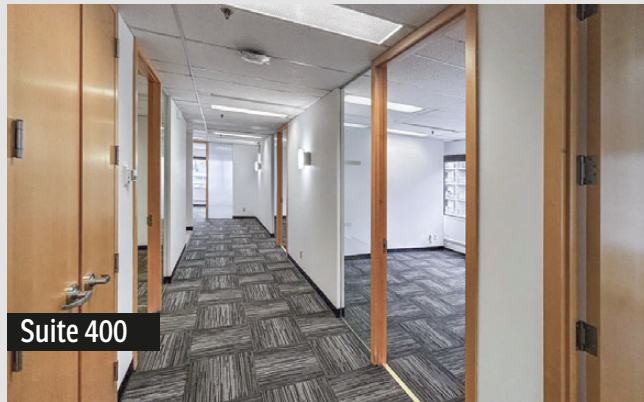
PARKING: 1 : 1200 sq. ft. at market rate

OP. COSTS AND TAXES:  
\$15.58 per sq. ft. (est.).

LEASE RATE: Market







Suite 400



SUITE 400  
**1,964** SF

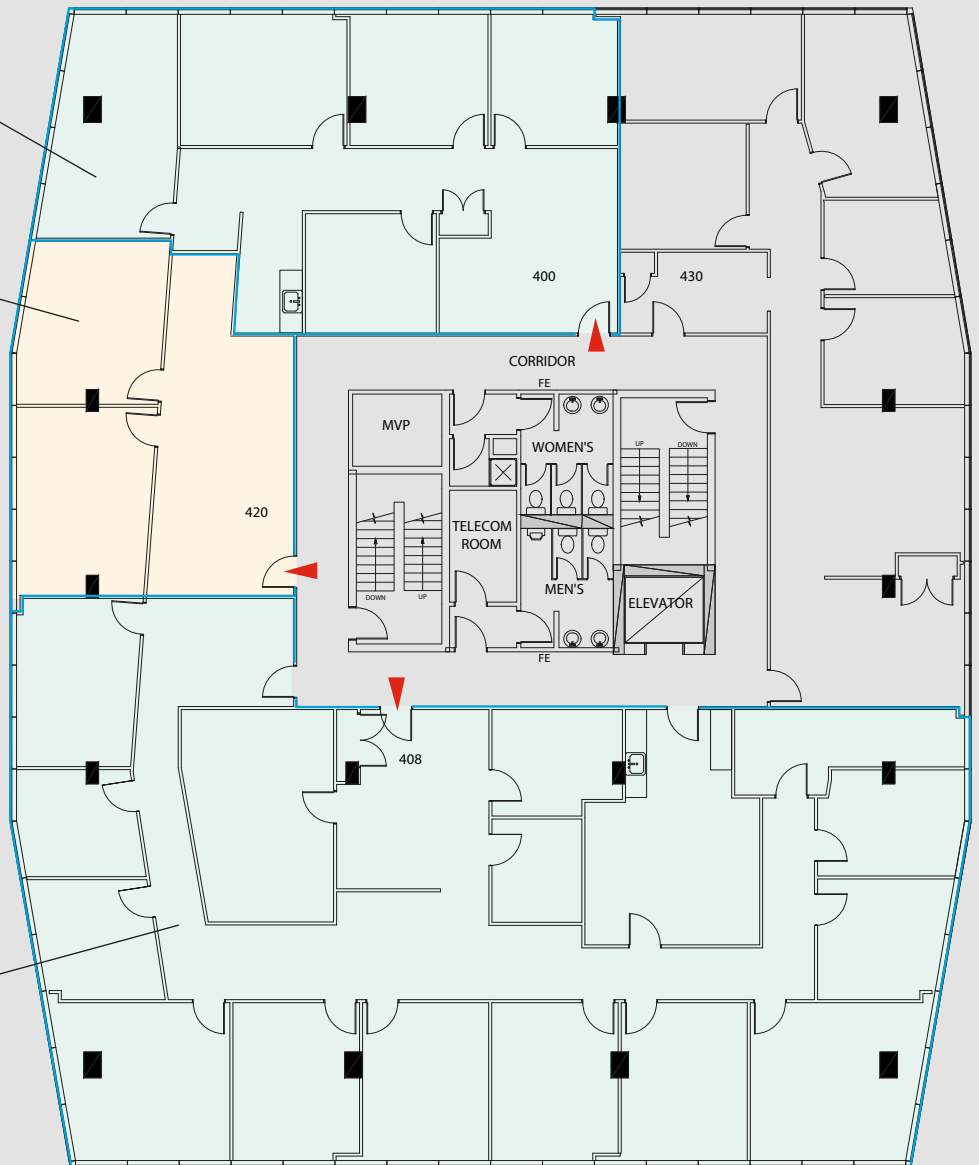
SUITE 420  
**1,098** SF

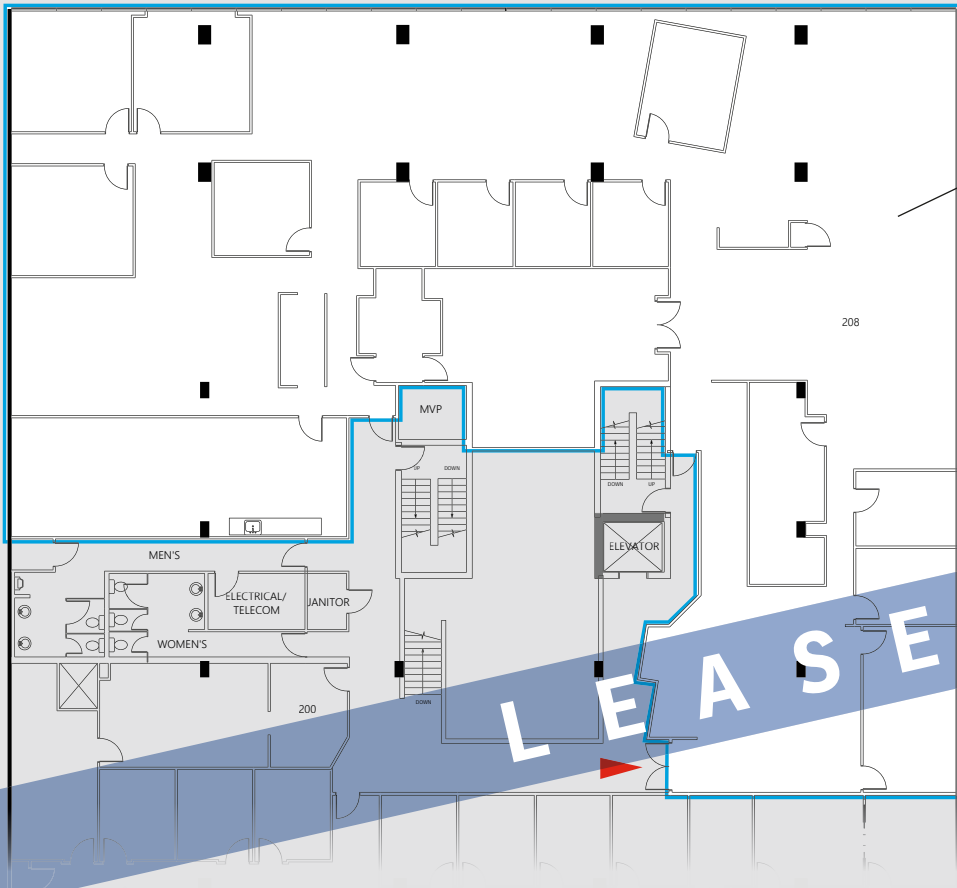


Suite 420

SUITE 408  
**5,258** SF

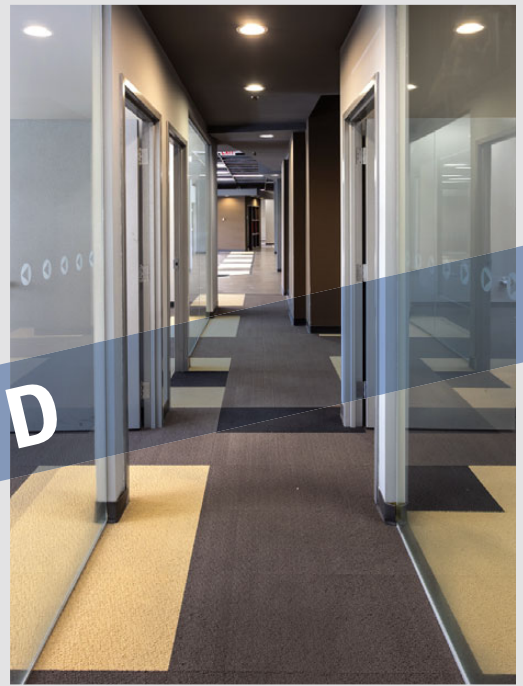
**4TH FLOOR CONTIGUOUS**  
SUITE 400 + SUITE 420 + SUITE 408  
UP TO **8,320** SQ.FT.





SUITE 208  
**10,796** SF

*Space to be demo'd to allow for blank canvas to build out to tenant's requirements.*



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2025 Barclay Street Real Estate Ltd. All rights reserved.