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• OFFICE DIVISION •

FOR LEASE

1439 – 17th Avenue S.E.

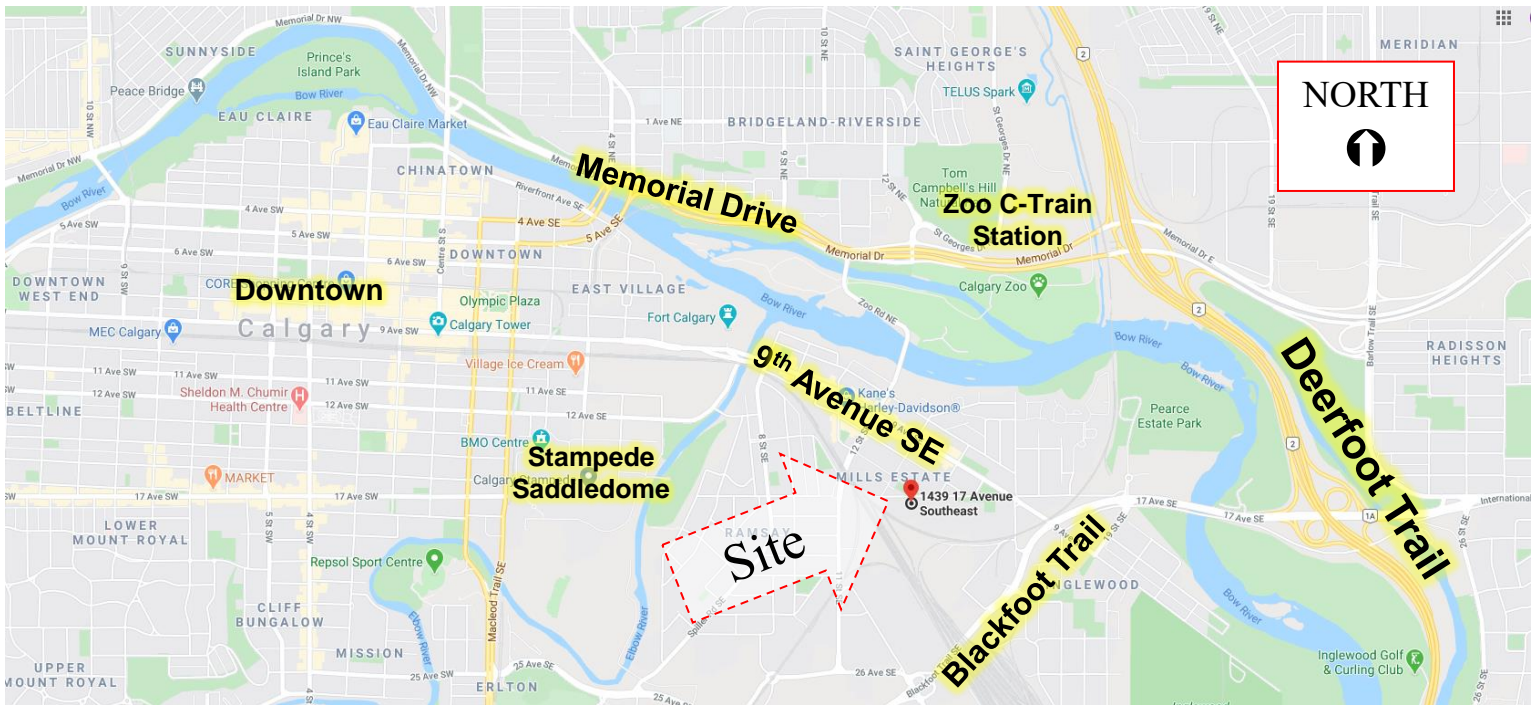


Multi-Tenant “Flex” Industrial / Office Property

- ❖ **1,911 sq. ft. + 4,001 sq. ft. (up to 5,912 sq. ft.) main floor office**
- ❖ Very centrally-located property in community of Inglewood
- ❖ Suitable for wide variety of uses including retail, professional, instructional & institutional uses under MU-1 (Mixed Use - 1) Zoning
 - ❖ Lots of windows for natural light
 - ❖ Kitchenette & private washrooms
 - ❖ Full-control HVAC
- ❖ Gross Rental Rates include utilities
 - ❖ Sprinkler System
 - ❖ Free parking

“Flex” Property Sale & Lease

1439 – 17th Avenue S.E.



- ❖ Situated adjacent to upwardly transitioning neighbourhood of **Inglewood** within walking distance of 9th Avenue SE retail district & short driving distance to Downtown Calgary as well as Memorial Drive and Blackfoot & Deerfoot Trails
- ❖ Walking distance / very short drive to Calgary Zoo / C-Train Station & Calgary Stampede Grounds / Scotiabank Saddledome

Office / Flex Suites
For Lease

Units 102 & 103

Up to 5,912 sq.ft.

GROSS (all-inclusive) Rent:
\$19.00 / sq. ft.

+ reasonable annual escalation



This package is intended for information purposes only. Recipients should not rely upon it for factual information. The information contained within this package is considered to be accurate but Calgary SMI Commercial Real Estate Limited does not warrant it to be so. Recipients should conduct their own investigations to determine the accuracy of information contained herein. All information is subject to change without notice.