

FOR LEASE

DEERFOOT 17

2710 - 17 AVENUE SE



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KPLI
GLOBAL

Deerfoot 17

2710 - 17 AVENUE SE

Availability	Suite 540: 1,282 sf
	Suite 520: 4,284 sf
	Suite 630: 3,665 sf
	Suite 520: 1,234 sf (Sublease until November 2027)
Operating Costs	Op. Costs - \$14.61 psf
	Tax - \$2.10 psf
	Total - \$16.71 psf
Parking	1 : 317 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

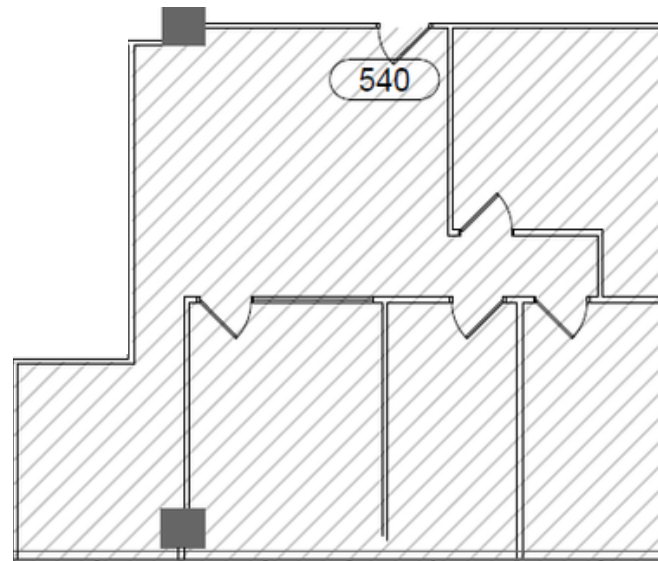
 Wide selection of restaurant and service amenities within close proximity, including: TD Bank, Scotiabank, Co-op, Rexall, Tim Hortons, Big Al's Bar & Grill, and A&W



Suite 540

1,282 SF

- 5 Offices
- Reception
- Open area



Suite 630

3,665 SF

- 8 Offices
- Reception
- Kitchen
- Boardroom
- Open area

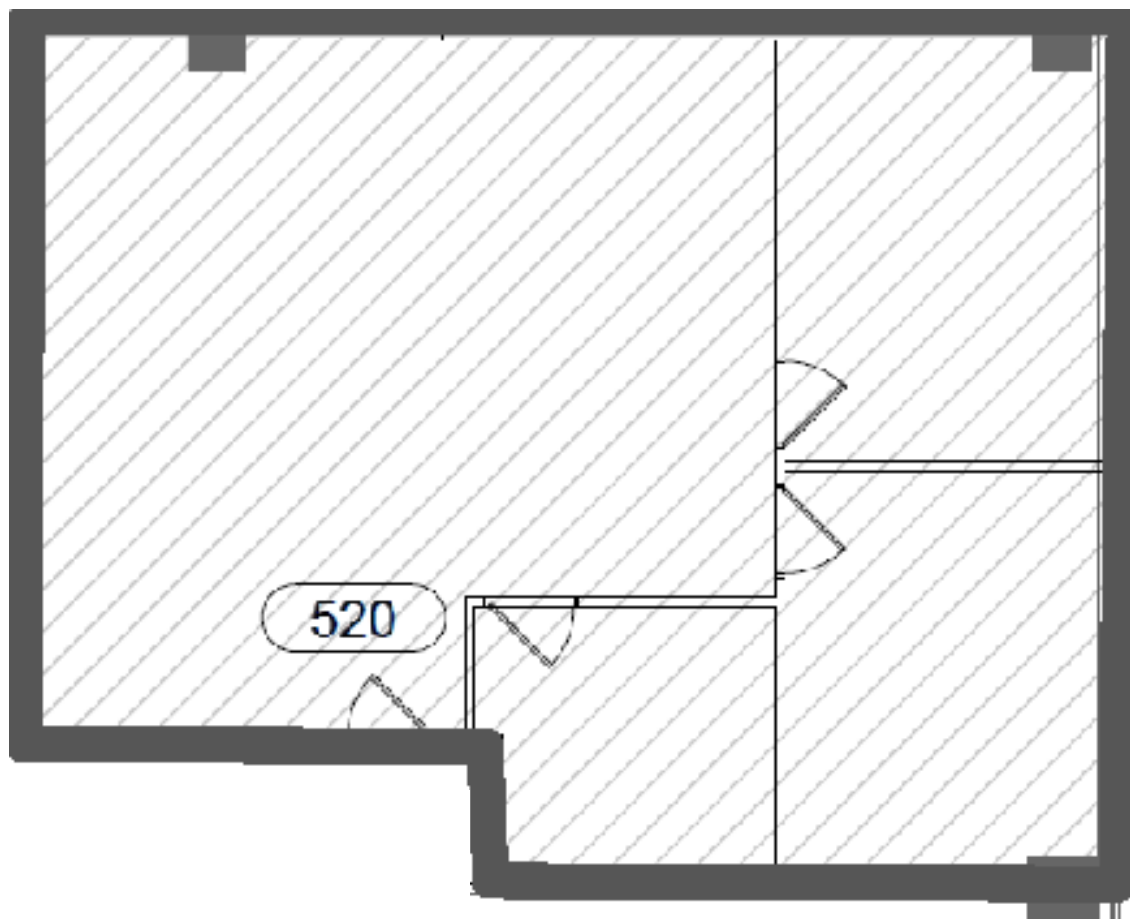


Suite 520

1,234 SF

**SUBLEASE UNTIL
NOVEMBER 2027**

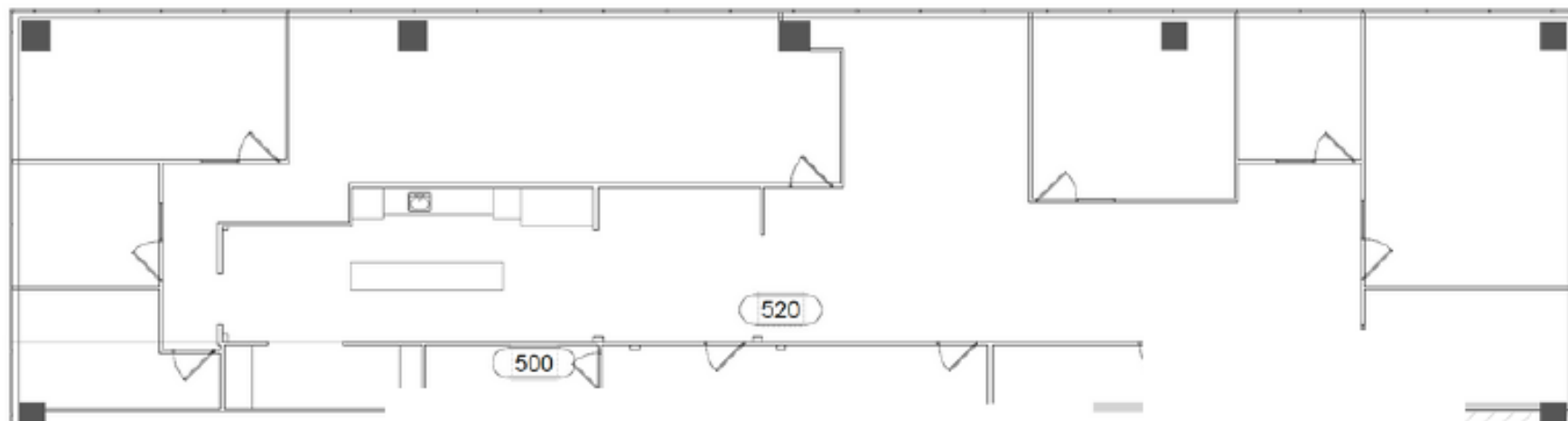
- 3 Offices
- Open area



Suite 520

4,284 SF

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



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