



For Lease | Calgary, AB

1401 17th Avenue SE
39,139 SF freestanding building on
1.31 acres in the heart of Inglewood.

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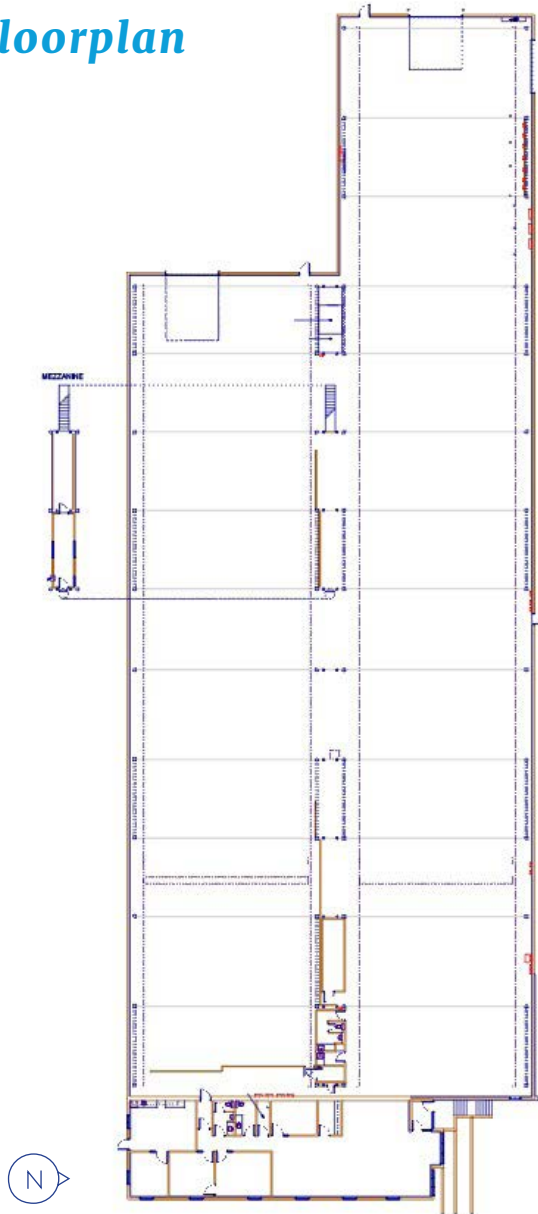
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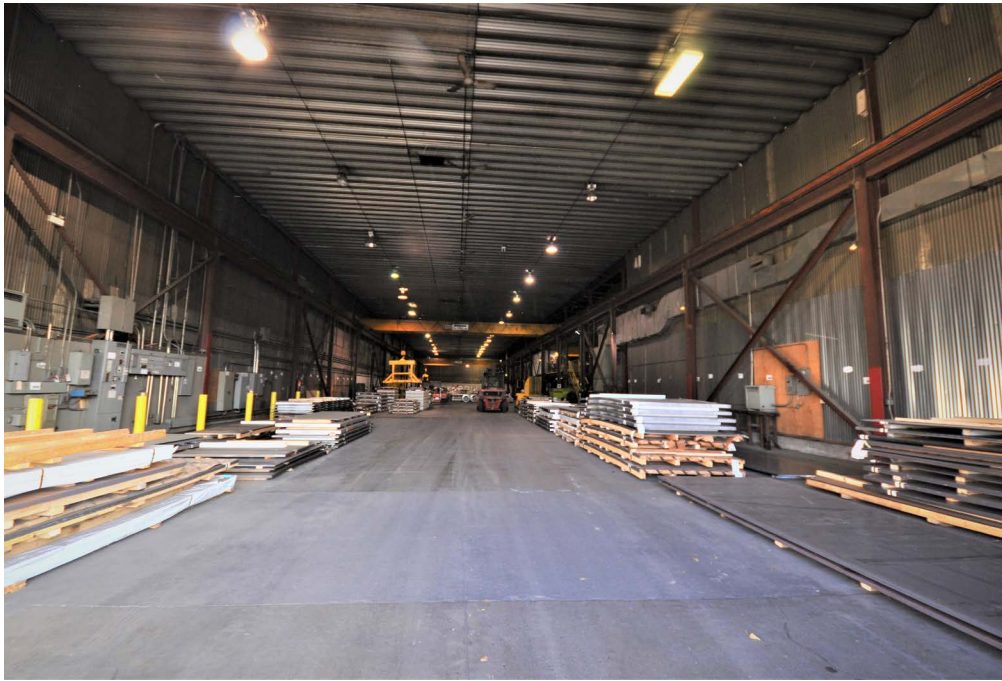
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Property Overview

Floorplan



District	Alyth - Inglewood
Zoning	I-E Industrial Edge
Office Area	± 2,890 SF
Bonus Mezzanine Space*	± 336 SF
Shop Area	± 35,912 SF
Total	39,139 SF
Site Size	±1.31 Acres
Ceiling Height	30' Clear
Loading	2 (16' x 14') Drive-In Doors 1 (14' x 14') Drive-In Door
Crane	2 x 20 Ton 1 x 10 Ton 1 x 15 Ton
Hook Height	±20'
Power	800 Amps (TBV)
Op Costs (2023)	\$3.83 PSF
Lease Rate	Market
Available	Immediately
Comments	<ul style="list-style-type: none">• 5 private offices and large open office area, large kitchen, and reception• Bright and clean office space• Value priced manufacturing/shop space• Available for short lease terms only• Close to all major amenities along 9th Avenue in Inglewood, including coffee shops, restaurants and shopping





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