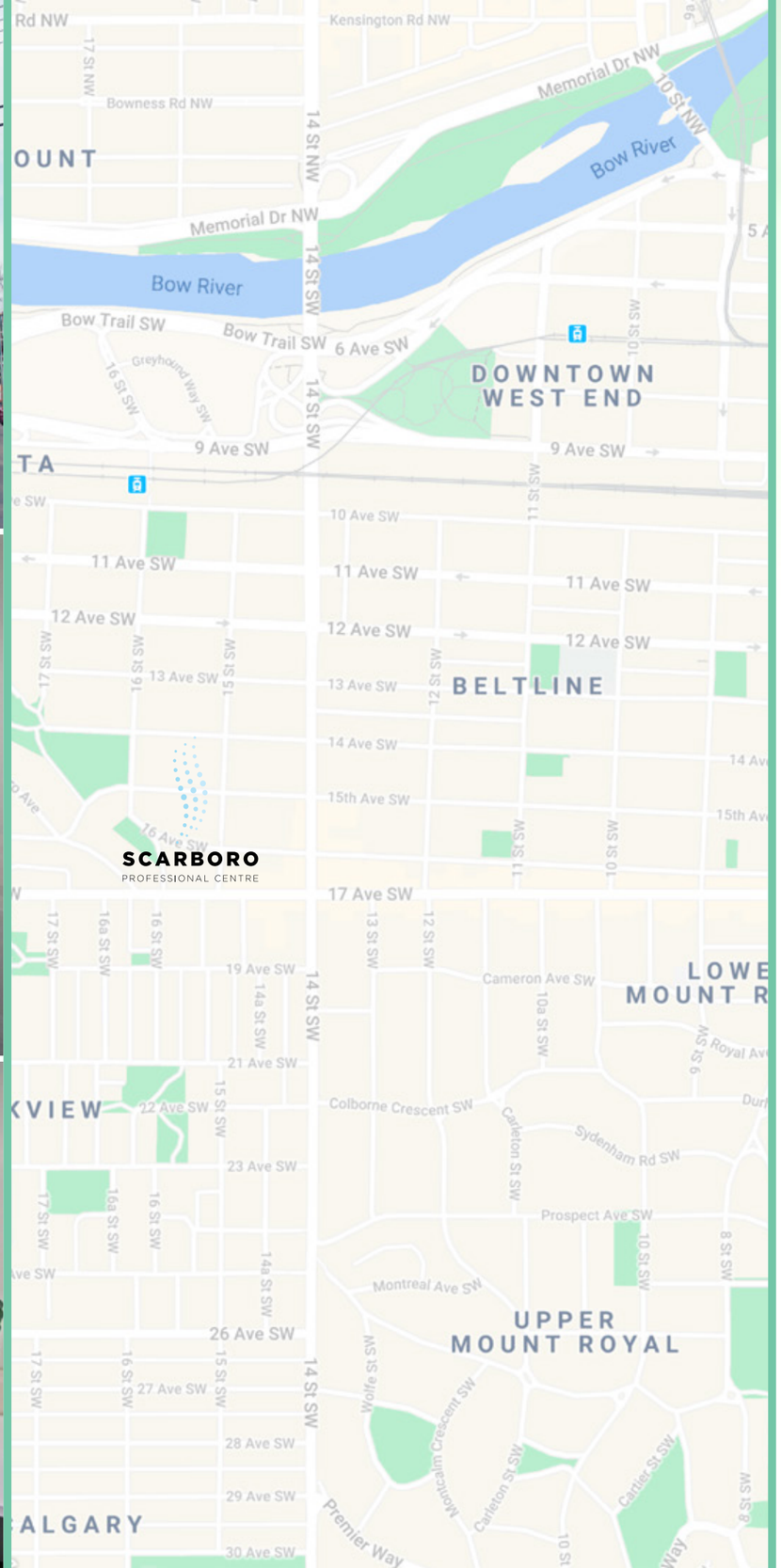
SCARBORO

PROFESSIONAL CENTRE

1608 17th Ave SW, Calgary, AB

JLL

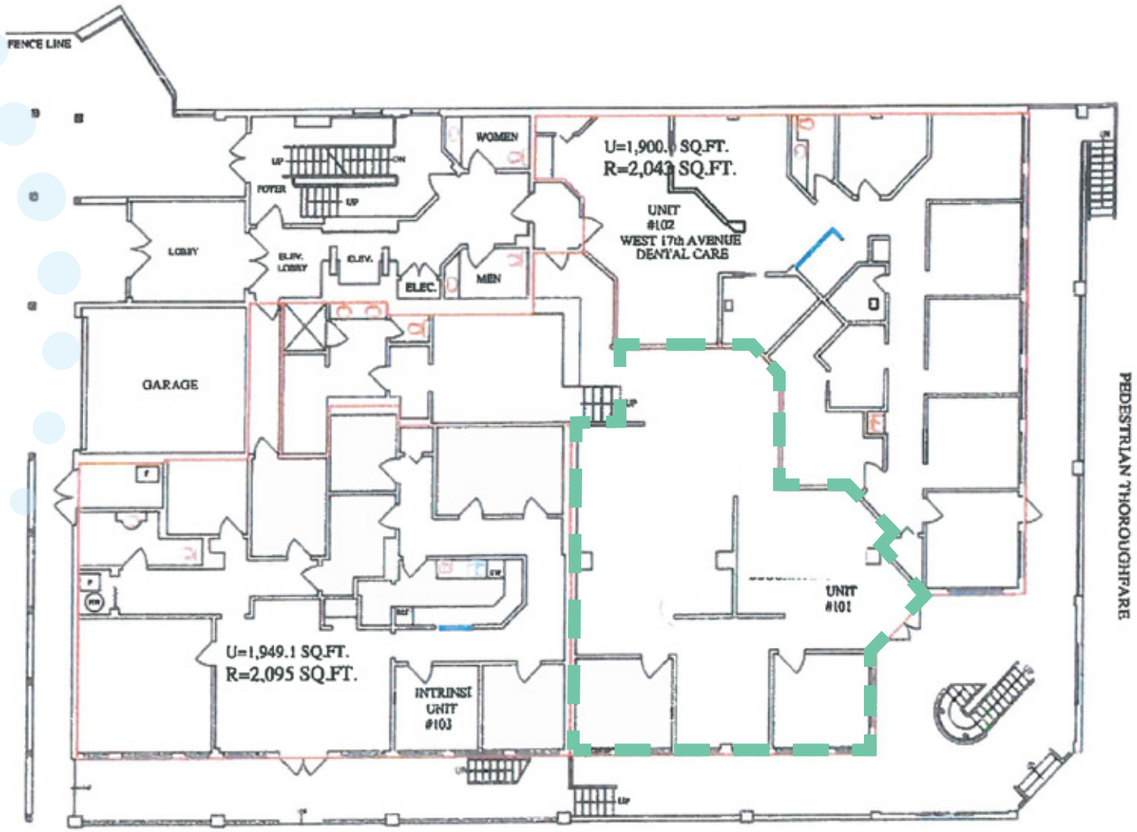


Medical Office Space for Lease on 17th Avenue SW

Available Space:	Suite 204 - 1,661 s.f. Suite 211 - 708 s.f. Suite 210 - 1,179 s.f. Suite 101 - 1,566 s.f. (Main Floor)
Availability:	Immediately
Net Rate:	Market Rates
Operating Costs:	$14.98 p.s.f. (Est.2019) *In-Suite Janitorial is Not Included*
TI Allowance:	Negotiable
Parking:	21 Underground Stalls $150.00 per stall, per month 1:978 s.f.

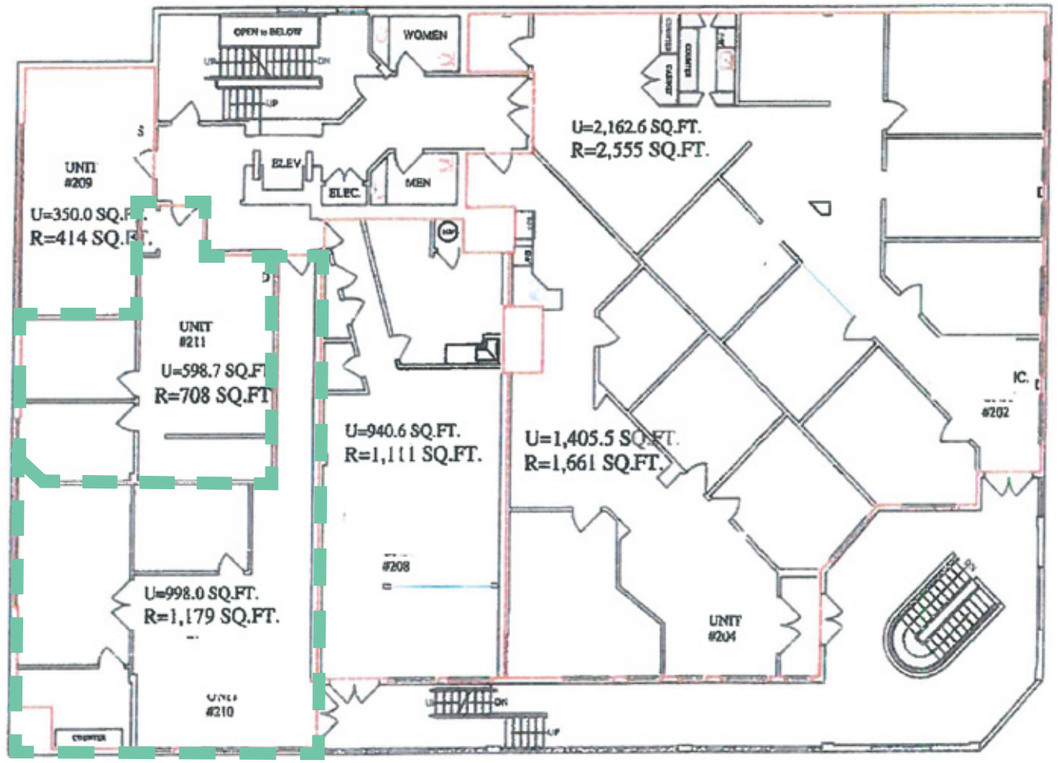
- Building is ideal for medical tenants and the anchor tenant is a neurology clinic
- Current medical tenants include: physiotherapy, osteopathy, psychology, a dental clinic and neurologist
- Large surface parking lot available for patients and underground parking for tenants
- Property is under new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

Main Floor



- **Suite 101 - 1,566 s.f.**

Second Floor



- **Suite 211 - 708 s.f.**
- **Suite 210 - 1,179 s.f.**

NOTES

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FOR MORE INFORMATION, PLEASE CONTACT:

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