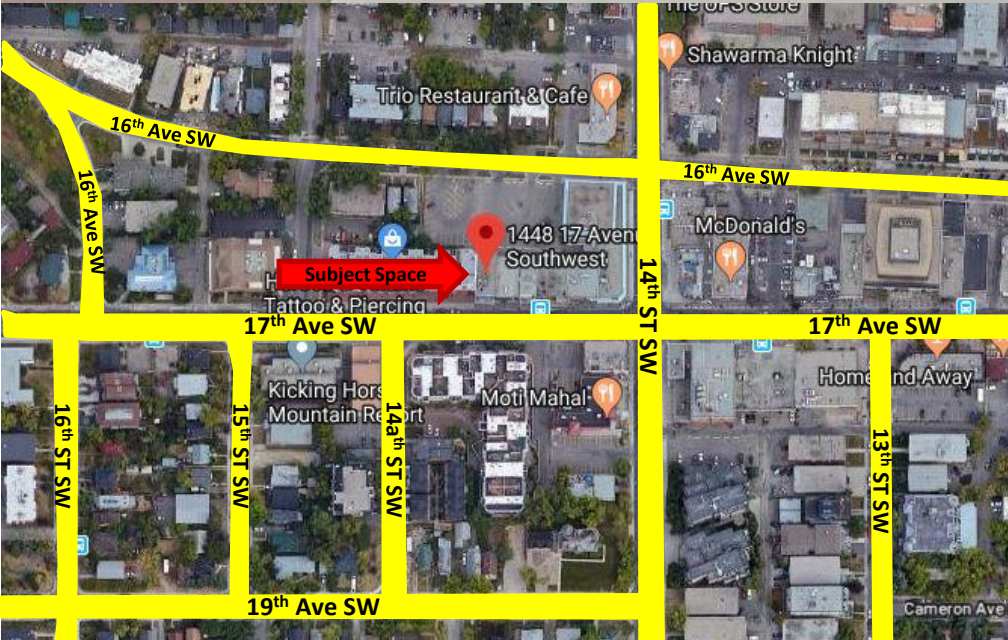


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BELTLINE

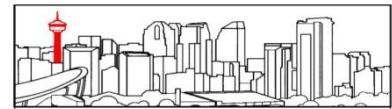
1448 17th Ave SW, CALGARY, AB T2T 0C8



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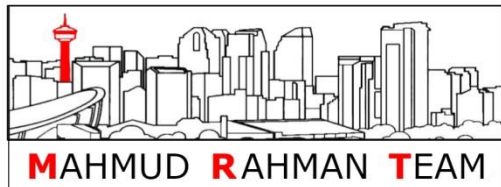
BUILDING INFORMATION

GLA: 4,409 SF
Stories: 2
Parking: Common parking stalls at rear
Building Ht: 19'
Frontage: 36' on 17 Ave SW

LEASE INFORMATION

Available: 2,204
Op Cost: \$13.00 PSF (Est)
Net Rate: Market

Lower Level



Demographics

	1 km	3 km
Population	23,666	125,143
Households	13,943	66,085
Median Age	33.30	34.50
Median HH Income	\$68,356	\$83,745
Daytime Employees	6,278	163,923
Population Growth '18 to '23	↑ 14.6%	↑ 15.5%
Household Growth '18 to '23	↑ 15.9%	↑ 16.4%

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Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
17	-	19,000	2016	0.02 km
14 Street South-west	16 Avenue South-...	23,000	2014	0.09 km
14	16 SW	19,000	2016	0.09 km
14 Street South-west	19 Avenue South-...	16,000	2014	0.15 km
14	19 SW	16,000	2016	0.15 km

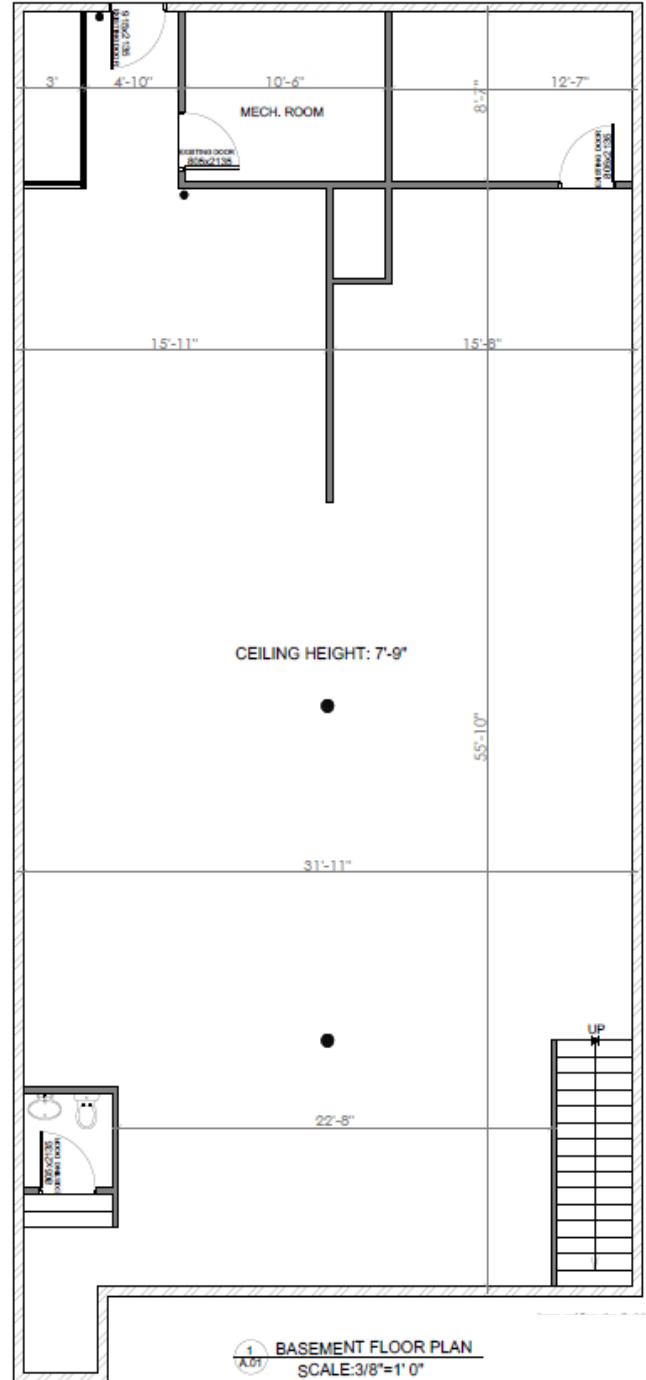
Made with TrafficMetrix® Products

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