RIMROCK
· PROPERTY MANAGEMENT ·



New
Listing

524 17 Avenue SW
CALGARY

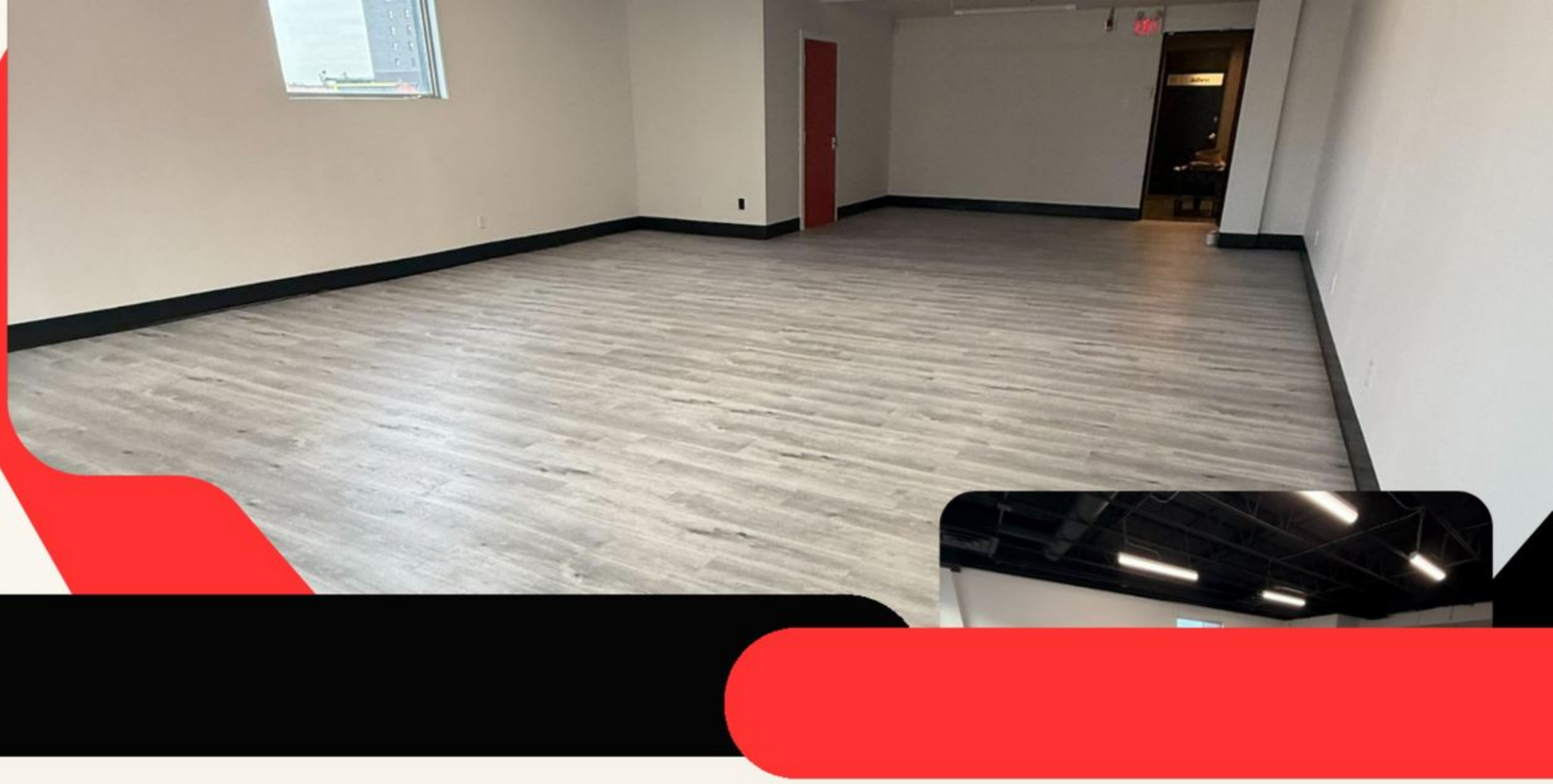
leasing@rimrock-pm.ca
403-910-5949

AURORA BUILDING

Suite 302

We present to you this vibrant and sought-after location with exceptional visibility, consistent pedestrian flow, and proximity to a dense mix of residential, retail, and dining destinations.





SUITE 302 | LEASING DETAILS

RENTABLE AREA

1,097 sq. ft.

ASKING RENT

$12.00 PSF

per sq. ft. per year

OPERATING COSTS

$19.68 PSF

per sq. ft. per year

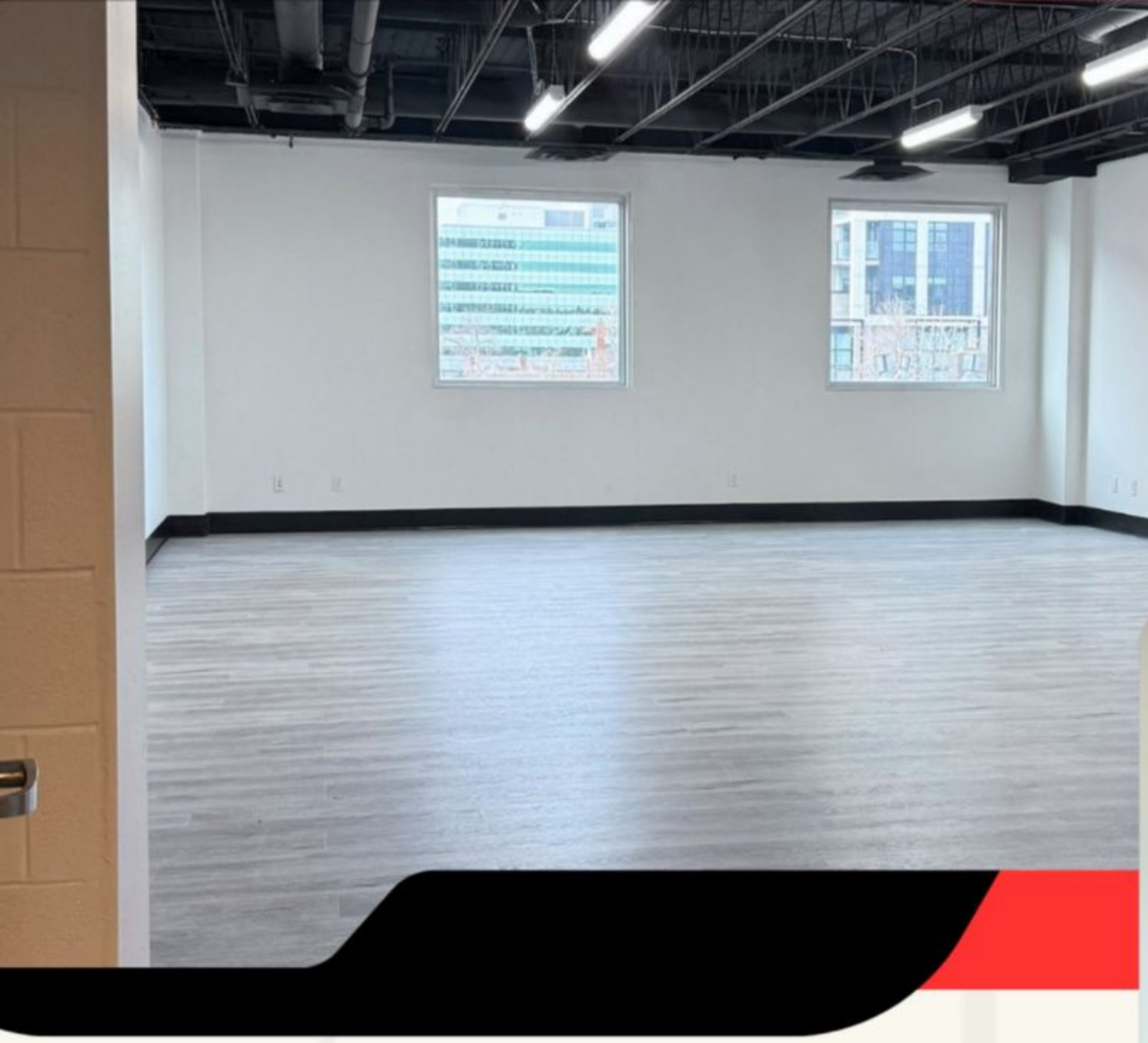
SUITE HIGHLIGHTS

- Back-corner unit with dual exposure
- Windows on two sides provide excellent natural light
- Flexible open-concept floor plan
- Approximately 16-foot blacked-out ceilings
- Contemporary grey luxury vinyl plank flooring
- Integrated storage with a bold orange door accent

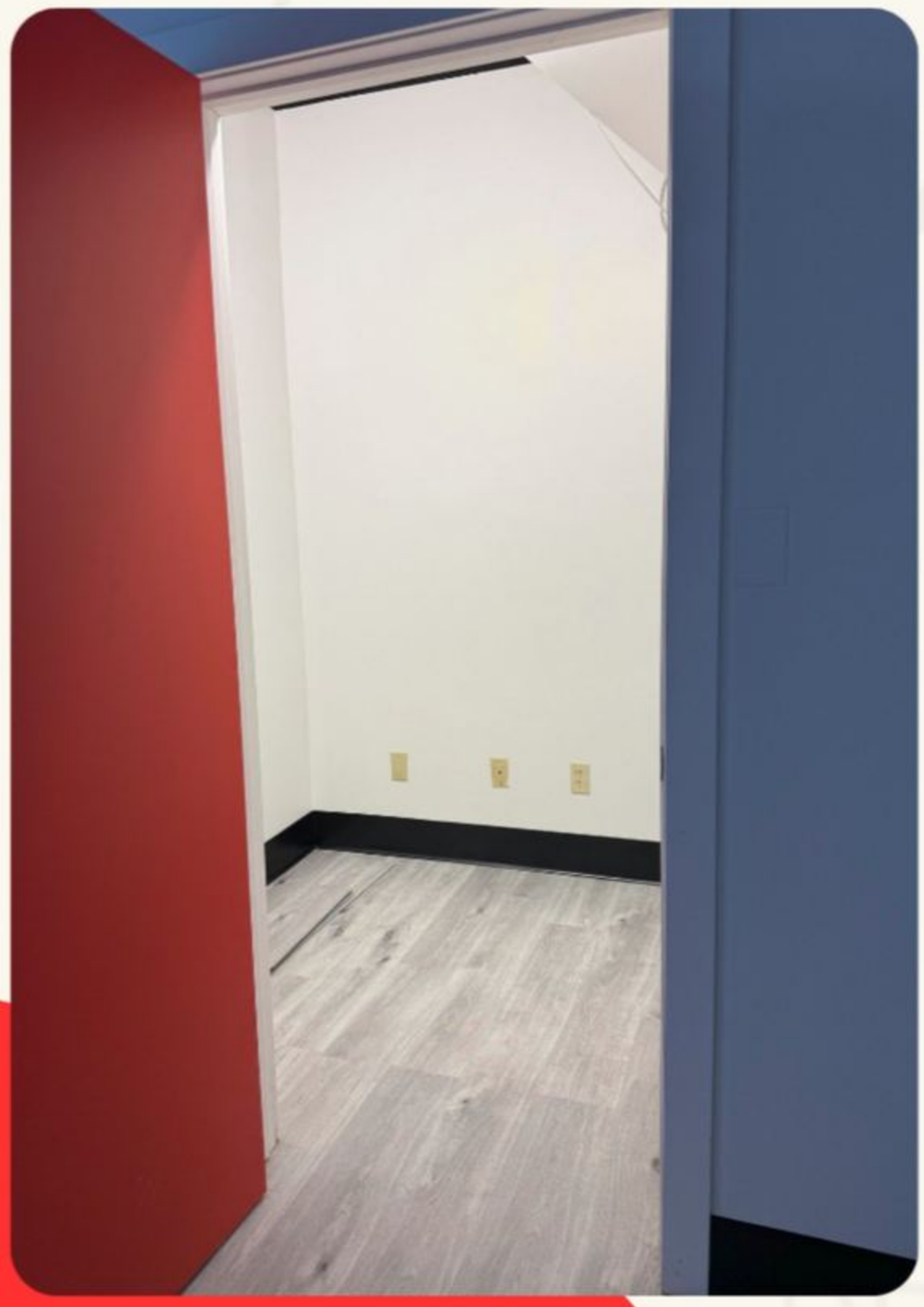
BOOK A VIEWING

leasing@rimrock-pm.ca | 403-910-5949

rimrockpropertymanagement.ca







Finishes

- White walls for a clean, gallery-style backdrop
- Luxury LVP flooring in a contemporary mason grey tone
- Oversized black cove base for a sleek, durable perimeter finish

RIMROCK • PROPERTY MANAGEMENT