

FOR LEASE

MARLBOROUGH PROFESSIONAL BUILDING

433 MARLBOROUGH WAY NE, CALGARY

Various office suite sizes available with turnkey landlord improvements, ample free parking.

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KPLI
GLOBAL



PROPERTY OVERVIEW

NET RENT	Market Rates
OPERATING COSTS (2026 ESTIMATE)	Op. Costs - \$15.85 psf Utilities - \$2.25 psf Tax - \$1.40 psf Total - \$19.50 psf
PARKING	2,512 Parking Stalls Scramble Parking
YEAR BUILT	1972

FLOORS	6
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AVAILABILITIES

THIRD FLOOR

Suite 310	2,891 sf
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SIXTH FLOOR

Suite 610	1,633 sf
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Suite 620	1,234 sf
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Suite 640	1,471 sf
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Suite 670	2,850 sf
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Suite 650	Leased 798 sf
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12 MINUTE DRIVE TO
Downtown

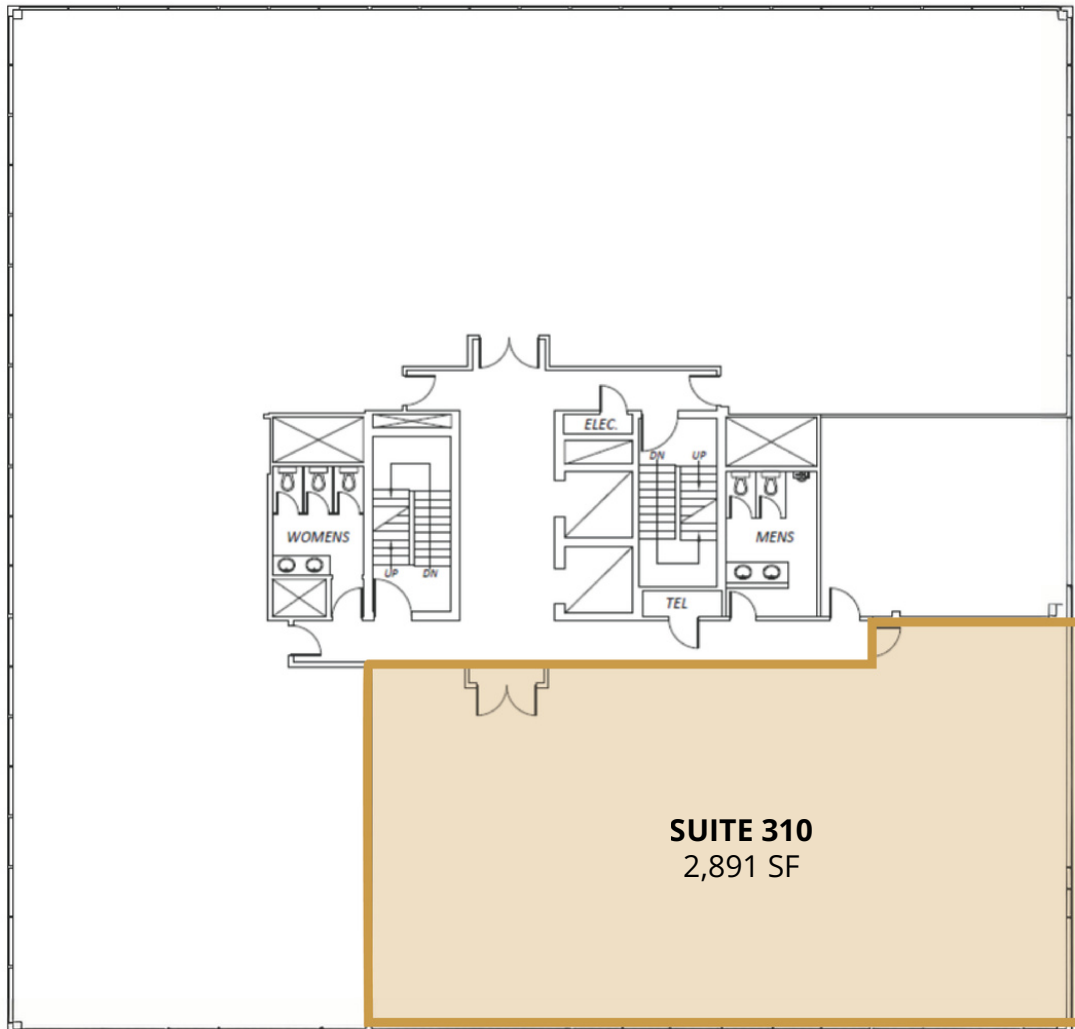
1 MINUTE DRIVE TO
Memorial Trail

21 MINUTE DRIVE TO
Calgary Airport

AVAILABILITY

THIRD FLOOR

SUITE 310: 2,891 SF



AVAILABILITY

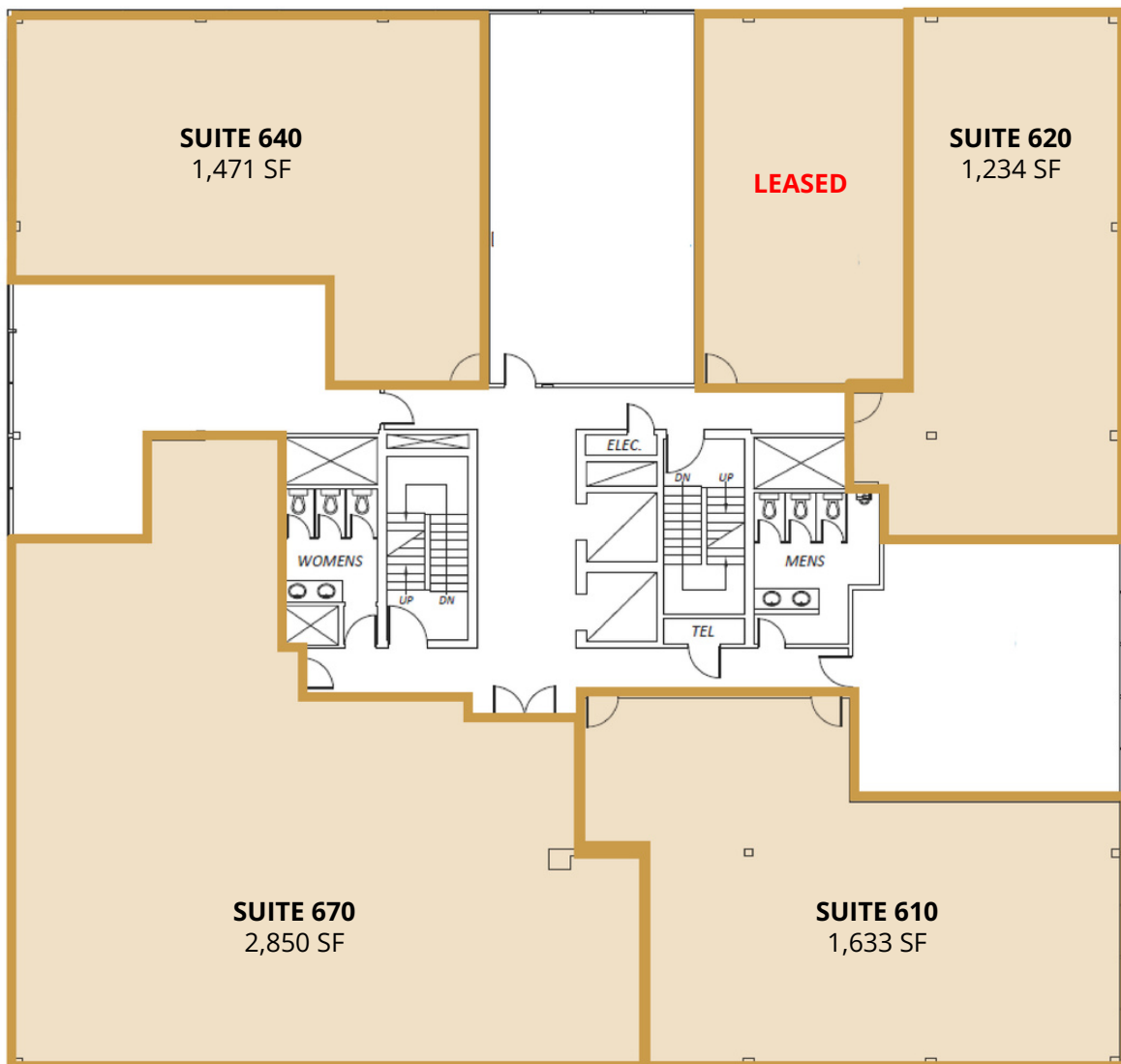
SIXTH FLOOR

SUITE 640: 1,471 SF

SUITE 620: 1,234 SF

SUITE 670: 2,850 SF

SUITE 610: 1,633 SF



PHOTOS

LANDLORD TURNKEY EXAMPLES





A large, modern, multi-story office building with a white facade and horizontal red bands. The building has many windows and is situated in an urban area with other buildings and a clear blue sky in the background.

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CONTACT FOR MORE INFORMATION



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