

**REDUCED RATES**

**MAIN FLOOR OFFICE IN NORTHEAST CALGARY**

**// ± 2,200 SF**



**FOR LEASE**

**4321 23B Street NE, Suite 1  
Calgary, AB**

**Manny Verdugo, SIOR** Vice President | Associate  
403.383.7142 | mverdugo@cdnglobal.com

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# PROPERTY DETAILS



## PROPERTY OVERVIEW

<b>District:</b>	North Airways Industrial
<b>Zoning:</b>	I-B (Industrial Business)
<b>Size:</b>	± 2,200 SF
<b>Parking:</b>	2 reserved parking stalls
<b>Lease Rate:</b>	<b>Reduced Rates:</b> \$12.00 PSF <b>\$10.50 PSF + Steps</b>
<b>Op's Costs (Est. 2025):</b>	\$10.58 PSF *Utilities included
<b>Availability:</b>	Immediate

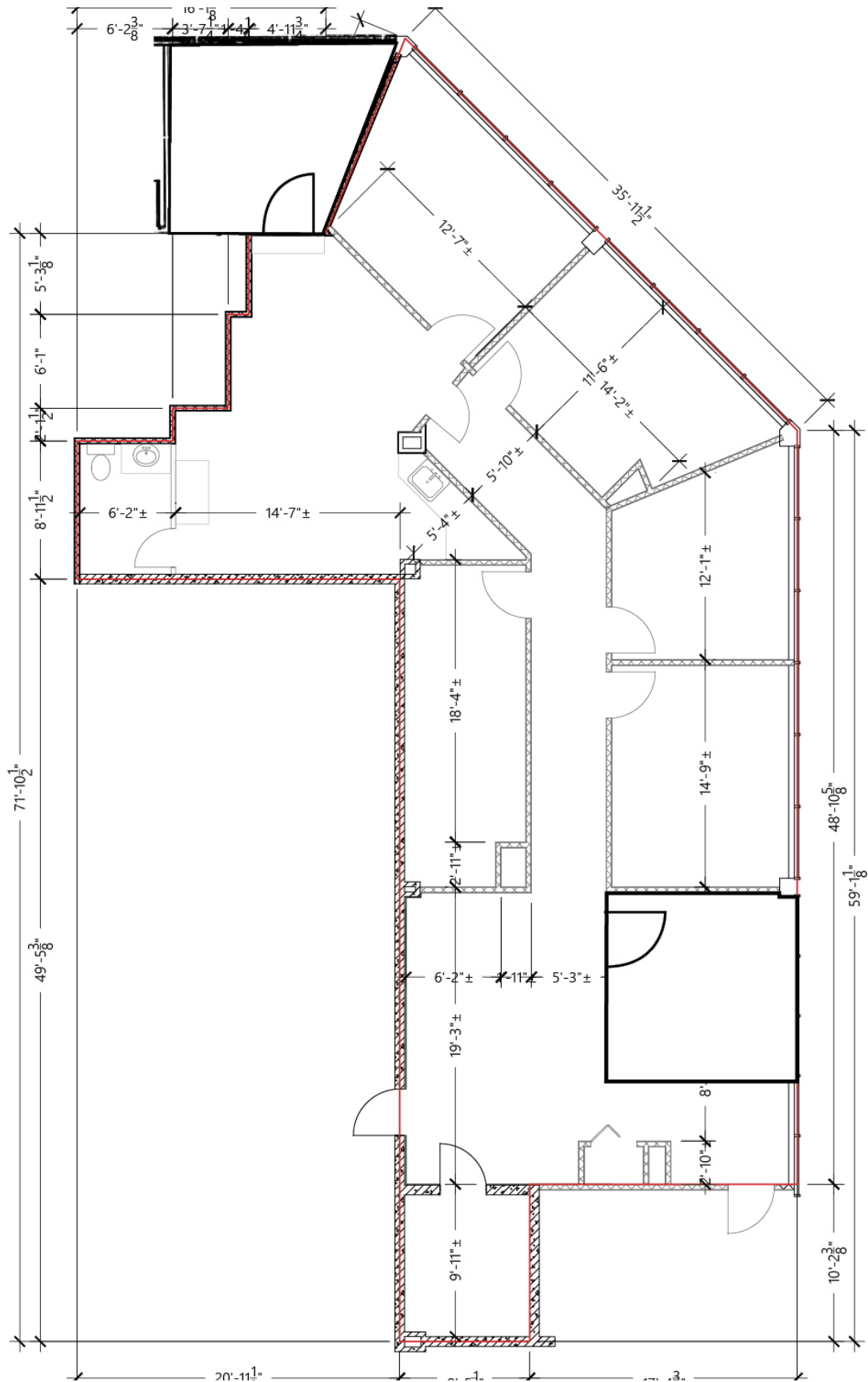
## PROPERTY COMMENTS

- Bright main floor office space in northeast Calgary
- Office space consists of with seven private offices, bullpen area, lunchroom area with a kitchenette and one washroom
- Utilities included in the operating costs
- Two reserved parking stalls with ample of street parking
- Close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard and Deerfoot Trail NE

# PROPERTY PICTURES

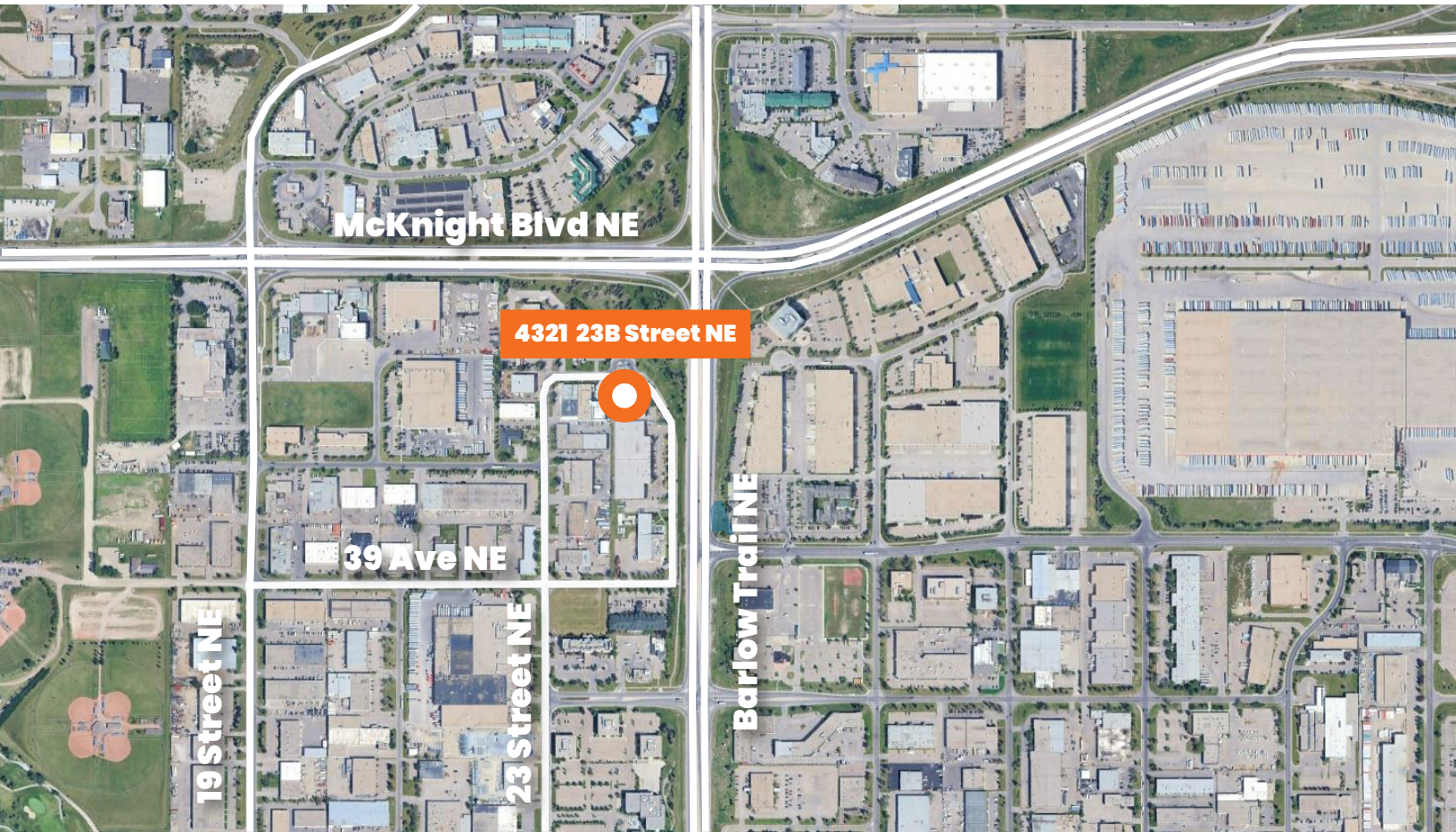


# FLOOR PLAN



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

# LOCATION



## Drive Times

Deerfoot Trail NE:	<b>6 minutes</b>
Calgary Airport:	<b>12 minutes</b>
Downtown Calgary:	<b>14 minutes</b>

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**Manny Verdugo, SIOR** Vice President | Associate  
403.383.7142 | [mverdugo@cdnglobal.com](mailto:mverdugo@cdnglobal.com)

CDN Global Advisors Ltd. 520 5 Ave SW, Suite 1910  
Calgary, AB, Canada T2P 3R7 [www.cdnglobal.com](http://www.cdnglobal.com)

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