

REDUCED RATES

MAIN FLOOR OFFICE SPACE AT NORTHEAST CALGARY

// SUITES FROM 1,139 SF TO 3,339 SF

FOR LEASE

4321 23B Street NE
Calgary, AB



Lead Broker

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

CDN Global Advisors Ltd. 520 5th Avenue SW, Suite 1910
Calgary, Alberta T2P 3R7 www.cdnglobal.com

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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS // 4321 23B, Street NE

PROPERTY HIGHLIGHTS

District: North Airways Industrial

Zoning: I-B (Industrial Business)

Available Units

Suite 1A:	± 1,139 SF
Suite I:	± 2,200 SF
Total:	± 3,339 SF

Parking: 3 Reserved stalls in total
Ample street parking

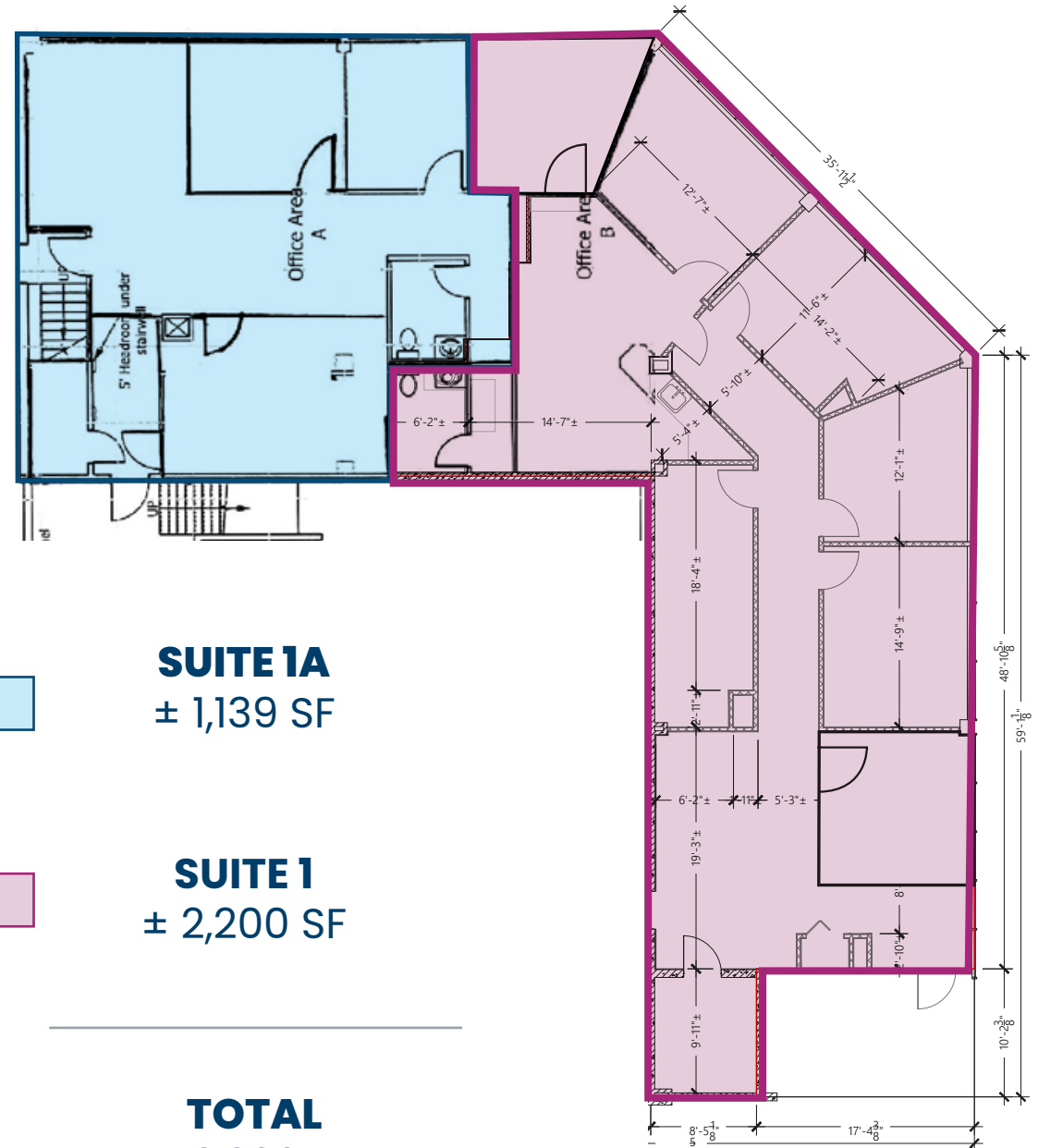
Lease Rate: **Reduced Rates:** \$12.00 PSF-
\$10.50 PSF + Steps

Operating Costs (Est. 2025): \$10.58 PSF
*Utilities included

Availability: Immediate

PROPERTY COMMENTS

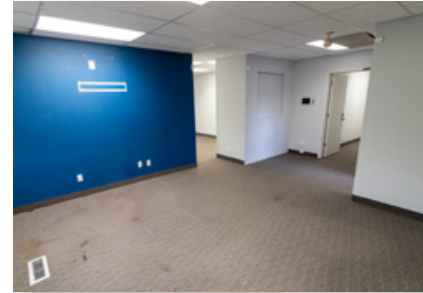
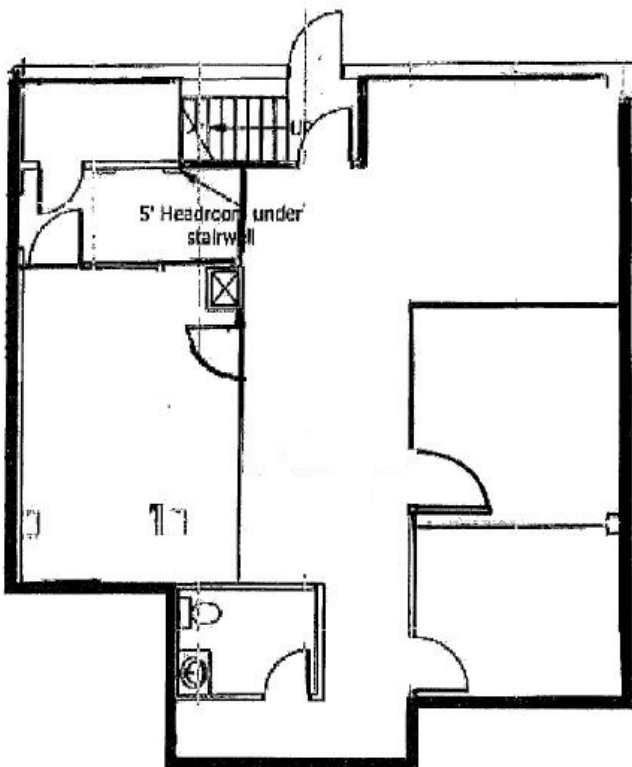
- Main floor office suites available starting from 1,139 SF
- Both suites can be combined for a total of 3,339 SF
- Each suite features multiple bright private offices, a boardroom, and a private washroom
- Utilities are included in the operating costs
- A total of three reserved parking stalls if combined, plus ample street parking
- Conveniently located near multiple amenities, including cafés, restaurants, hotels, and various retailers along 32 Avenue and McKnight Boulevard NE
- Close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard, and Deerfoot Trail NE



4321 23B Street NE, Suite 1A

PROPERTY OVERVIEW

District:	North Airways Industrial
Zoning:	I-B (Industrial Business)
Size:	± 1,139 SF
Parking:	1 reserved parking stall
Lease Rate:	Reduced Rates: \$12.00 PSF- \$10.50 PSF + Steps
Op's Costs (Est. 2025):	\$10.58 PSF *Utilities included
Availability:	Immediate



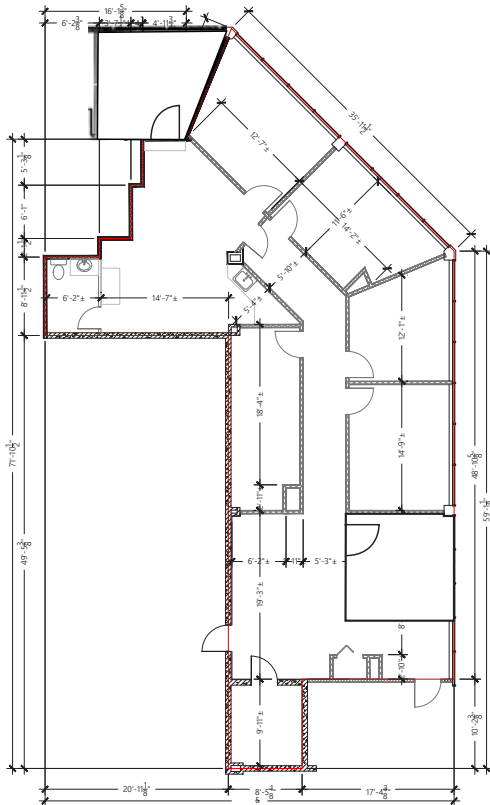
PROPERTY COMMENTS

- Clean and move-in ready 1,139 SF of office space
- Office space consists of with three private offices, bullpen area and one washroom
- Utilities included in the operating costs
- One reserved parking stall with ample of street parking
- Close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard and Deerfoot Trail NE

4321 23B Street NE, Suite 1

PROPERTY OVERVIEW

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



McKnight Blvd NE

4321 23B Street NE

39 Ave NE

19 Street NE

23 Street NE

Barlow Trail NE



Drive Times

- Deerfoot Trail NE: **6 minutes**
- Calgary Airport: **12 minutes**
- Downtown Calgary: **14 minutes**

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