

REDUCED RATES

RARE MAIN FLOOR OFFICE

// 1,139 SF



FOR LEASE

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

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

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PROPERTY DETAILS



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

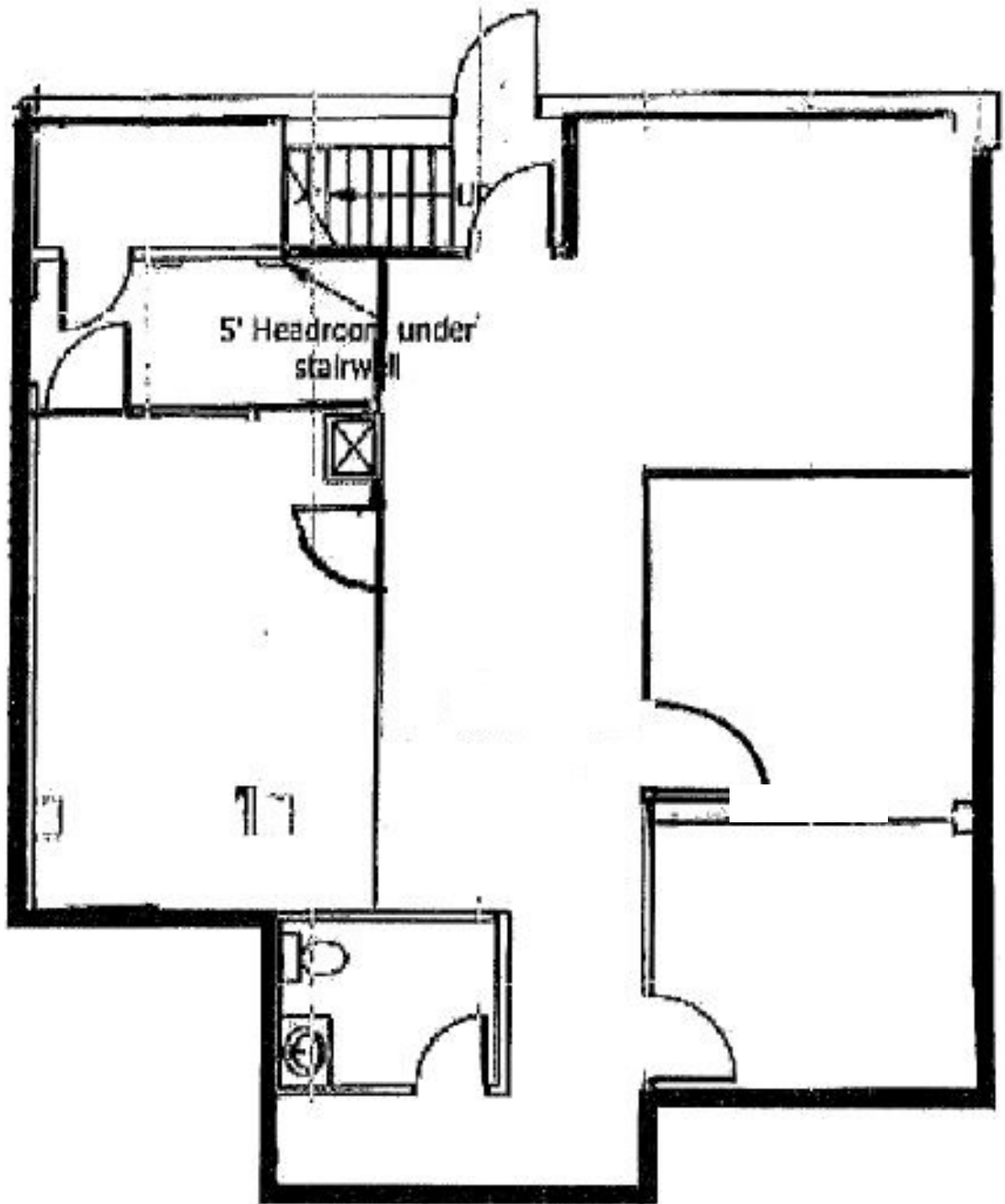
PROPERTY COMMENTS

- 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

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	6 minutes
Calgary Airport:	12 minutes
Downtown Calgary:	14 minutes

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CDN Global Advisors Ltd. 736 6th Avenue SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

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