

## SMALL SECOND FLOOR OFFICE SPACE

// 1,271 SF

# FOR LEASE

**4321 23B Street NE, Suite 201, Calgary, AB**



### Lead Broker

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

**Jose Verdugo** | Associate

587.968.1547 | [jverdugo@cdnglobal.com](mailto:jverdugo@cdnglobal.com)

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010  
Calgary, Alberta T2P 3T7 [www.cdnglobal.com](http://www.cdnglobal.com)

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Commercial Real Estate Advisors



# PROPERTY HIGHLIGHTS // 4321 23B Street NE, Suite 201



## PROPERTY OVERVIEW

- Small 1,271 SF second floor office
- Front reception area, 3 large private offices, bullpen area/boardroom, kitchenette, and one washroom
- One reserved parking stall with ample of street parking
- Adjacent to ample of green space
- Close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard and Deerfoot Trail NE

## LEASE DETAILS

District:	North Airways Industrial
Zoning:	I-B (Industrial Business)
Square Footage Breakdown:	1,271 SF
Parking:	1 assigned parking And ample street parking
Lease Rate:	\$12.00 PSF
Operating Costs (Est. 2024): *Utilities included	\$10.08 PSF
Availability:	Immediate

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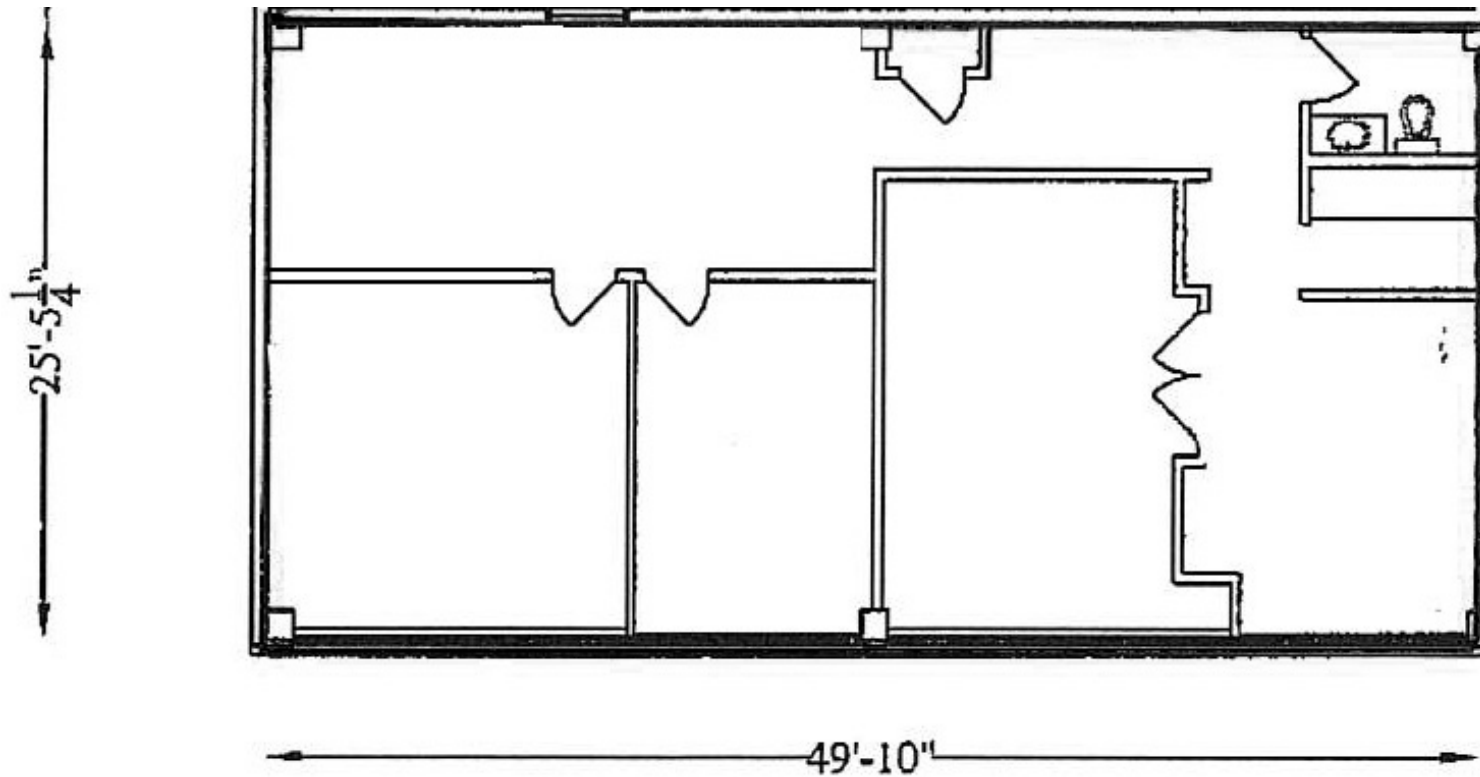
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# PROPERTY PICTURES // 4321 23B Street NE, Suite 201

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# FLOOR PLAN



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