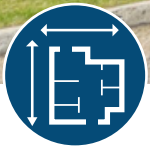


# FOR LEASE

CDNGLOBAL®

**4321 - 23B Street NE, Suite 200**  
Calgary, AB

**1,905 SF Office Space**



**1,905 SF**

SQUARE FOOTAGE



**Immediate**

AVAILABILITY



**3 - 5 Years**

TERM



**\$10.00 PSF**

LEASE RATE



[Click here to enter](#)

VIRTUAL TOUR

## LEASE DETAILS

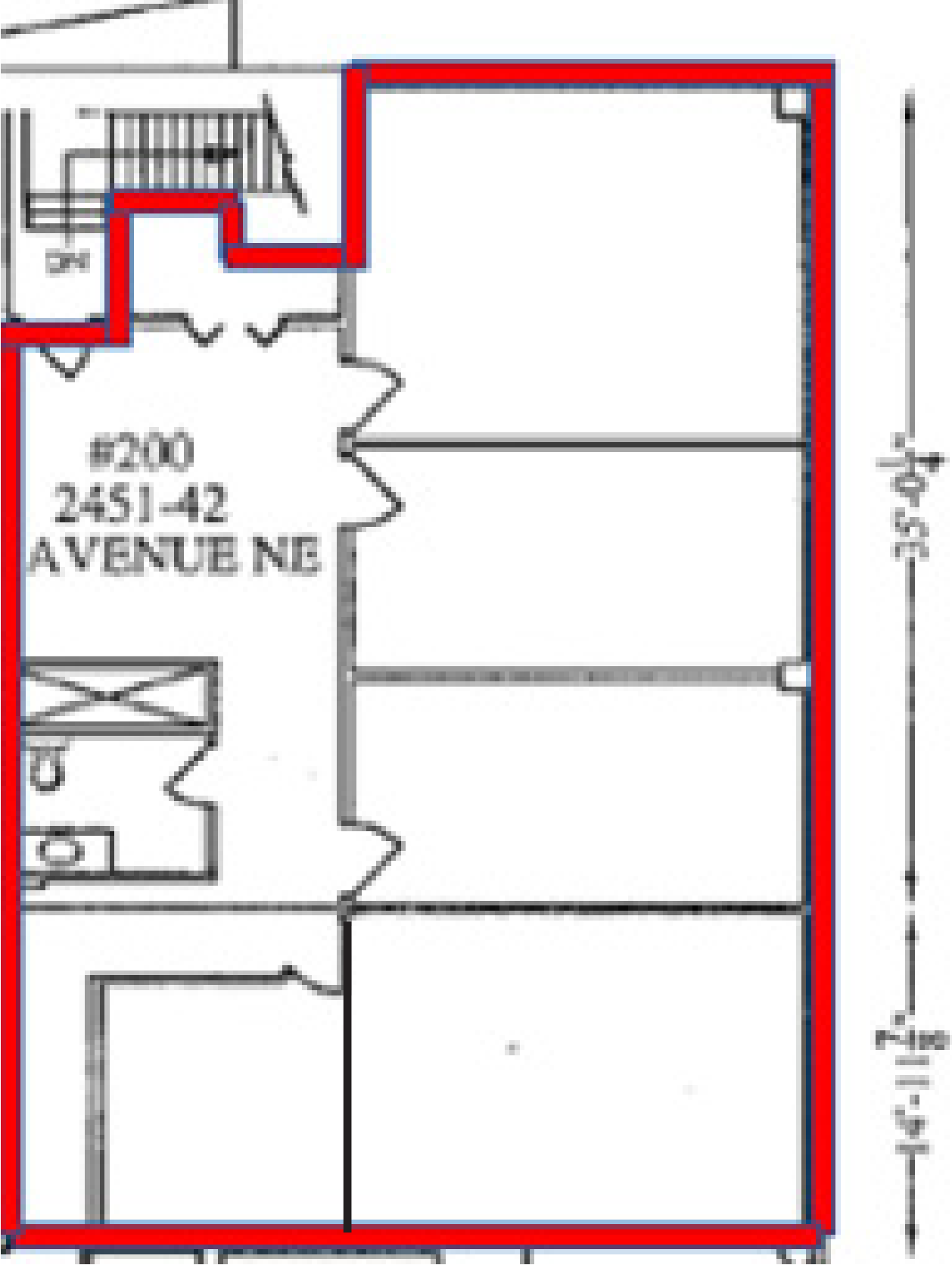
• <b>ADDRESS:</b>	4321 - 23B Street NE, Suite 200
• <b>DISTRICT:</b>	North Airways Industrial
• <b>ZONING:</b>	I-B (Industrial Business)
• <b>SIZE:</b>	1,905 SF
• <b>TERM:</b>	3 - 5 Years
• <b>LEASE RATE:</b>	\$10.00 PSF
• <b>OPERATING COSTS (2023):</b>	\$8.85 PSF
Utilities included	
• <b>AVAILABILITY:</b>	Immediate

## PROPERTY DETAILS

- Clean and move-in ready 1,905 SF of office space
- Office space consists of with five large office areas, and one washroom
- Reserved parking and ample street parking
- Adjacent to ample of green space
- Utilities included in the operating costs
- 5 Minutes to Deerfoot Trail NE
- Close proximity to Barlow Trail NE, McKnight Boulevard NE, 32 Avenue NE and Deerfoot Trail NE

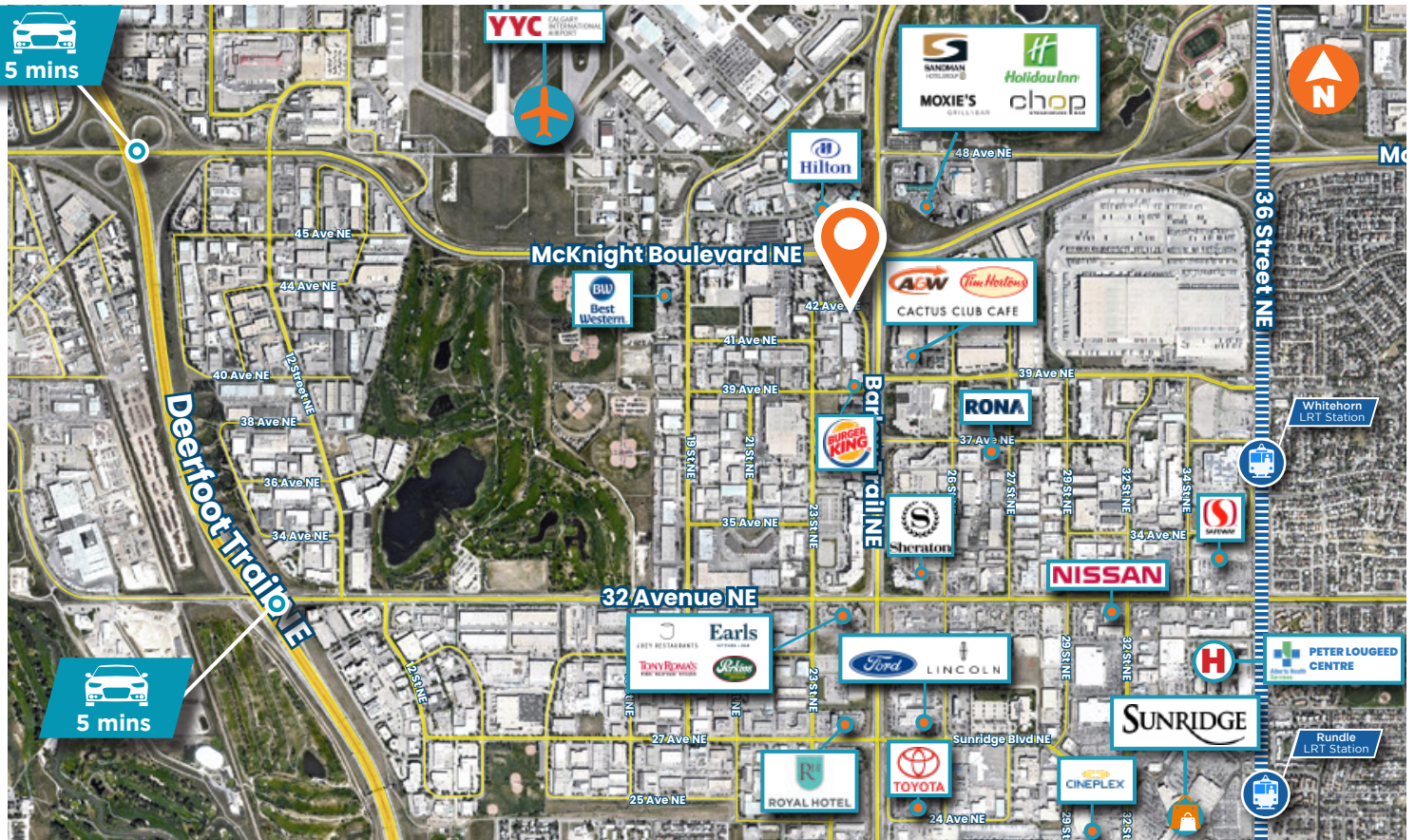




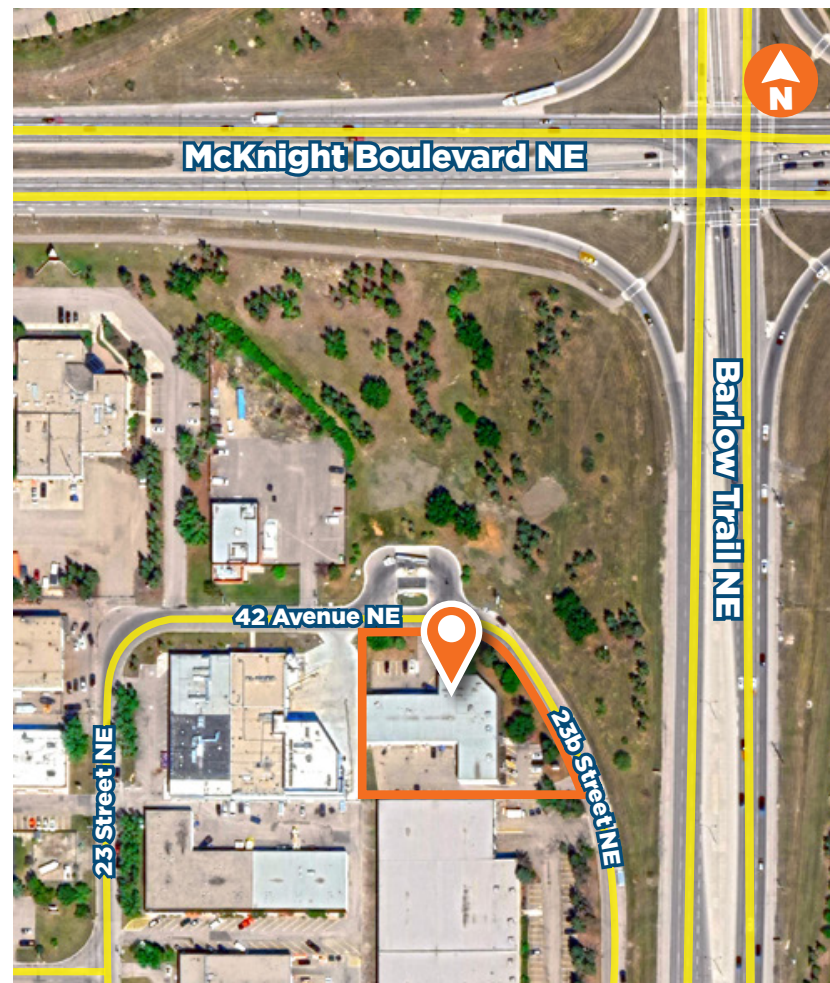




# PROPERTY LOCATION



## AERIAL MAP



## CONTACT US



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The particulars are submitted to the best of our knowledge and are subject to change without notice.

CDNGLOBAL does not assume responsibility for any errors or omissions.