

**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](mailto:mverdugo@cdnglobal.com)

**CDNGLOBAL<sup>®</sup>**  
Commercial Real Estate Advisors

# PROPERTY DETAILS



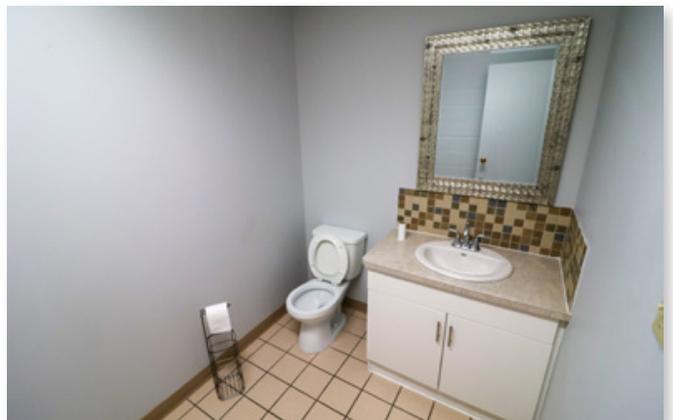
## PROPERTY OVERVIEW

<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>	\$12.00 PSF
<b>Op's Costs (Est. 2025):</b>	\$10.58 PSF *Utilities included
<b>Availability:</b>	Immediate

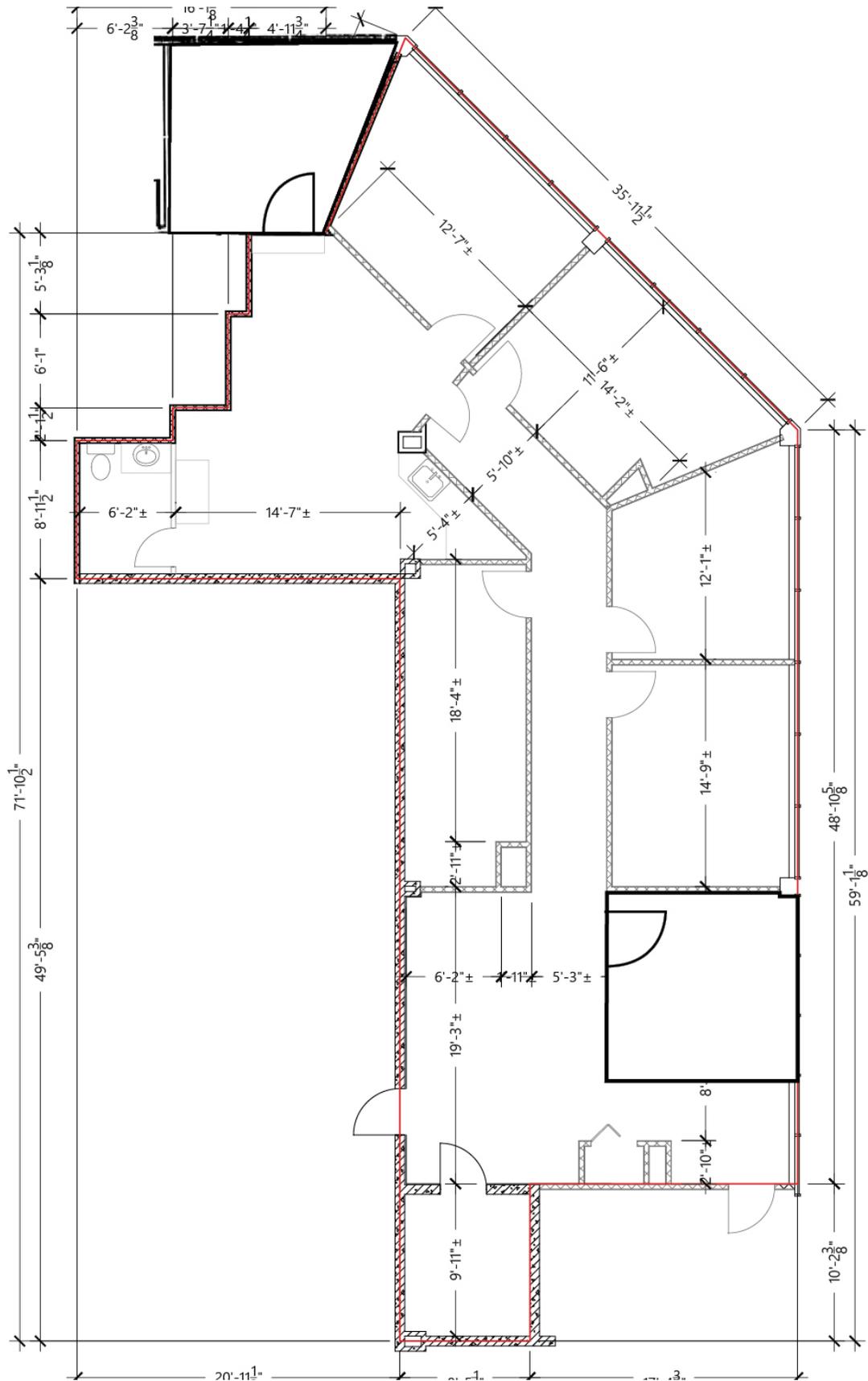
## PROPERTY OVERVIEW

- 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>

This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

**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)

**Proudly Canadian. Privately owned. Client focused.**

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors