

**RARE MAIN FLOOR OFFICE**  
**// 1,139 SF**



**FOR LEASE**

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

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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:	\$12.00 PSF
Op’s Costs (Est. 2025):	\$10.58 PSF *Utilities included
Availability:	Immediate

## PROPERTY OVERVIEW

- 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

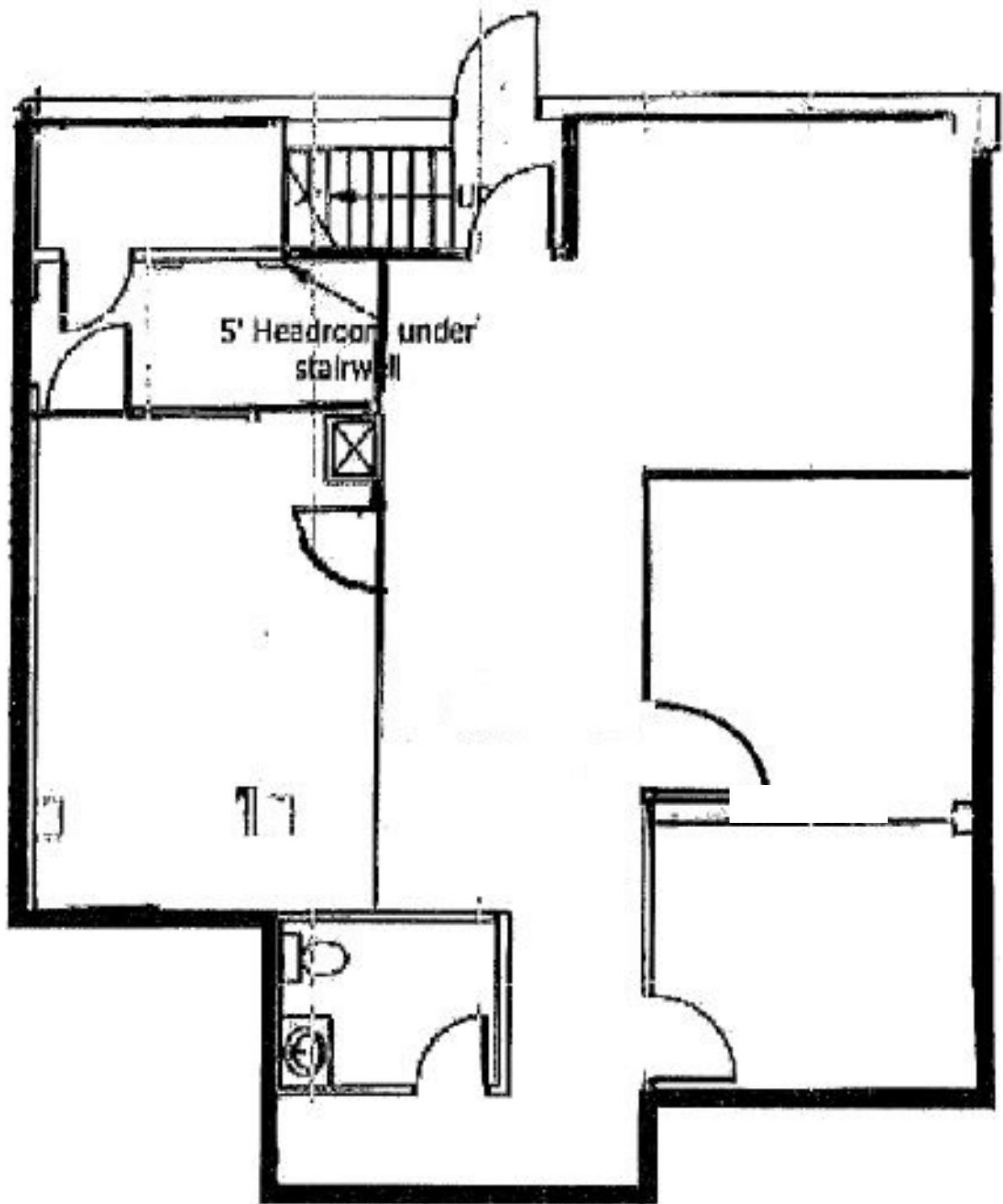




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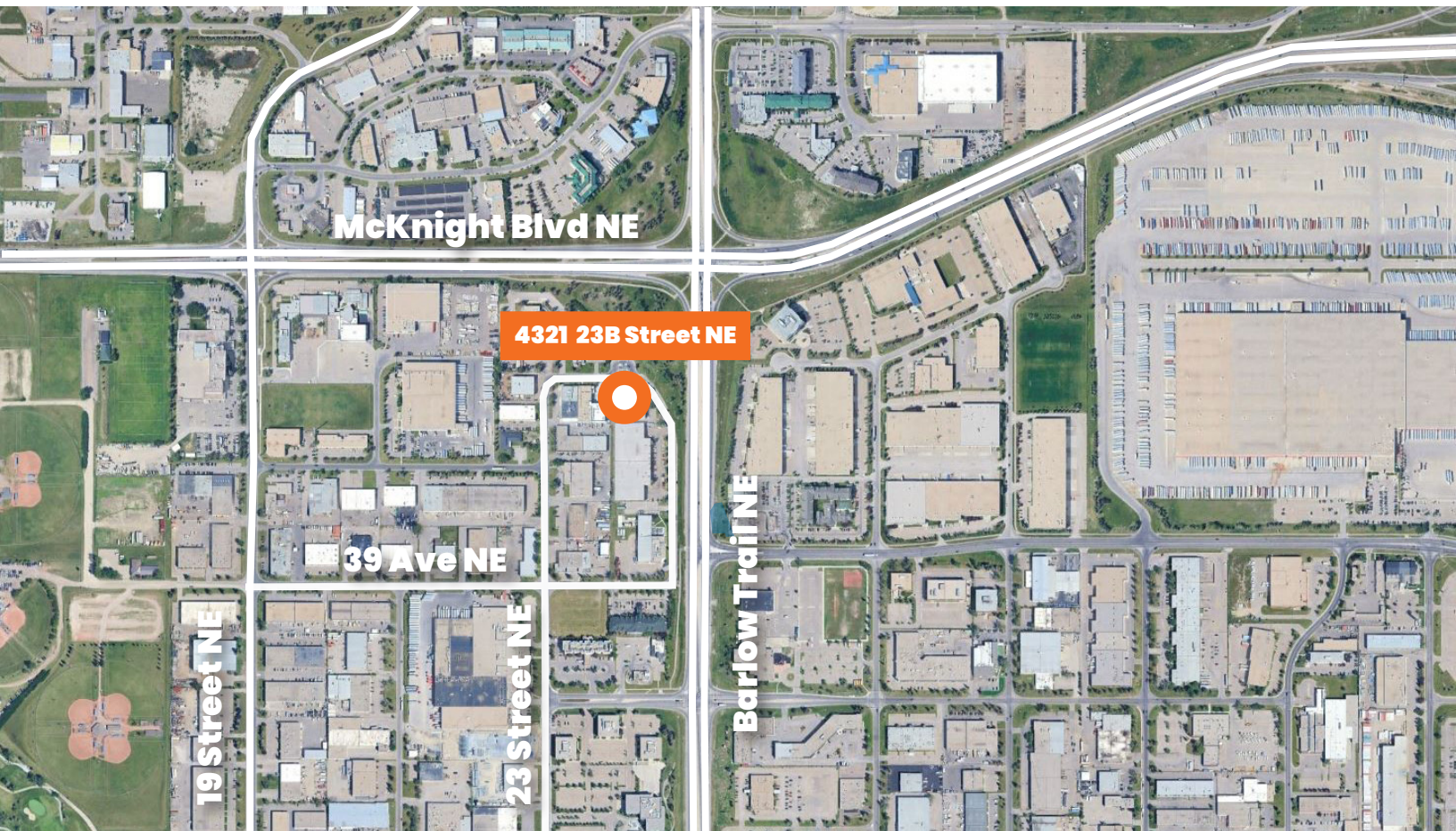
# FLOOR PLAN

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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>

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