

# MAIN FLOOR OFFICE SPACE AT NORTHEAST CALGARY

// SUITES FROM 1,339 SF TO 3,339 SF

# FOR LEASE

4321 23B Street NE  
Calgary, AB



## Lead Broker

**Manny Verdugo, SIOR** Vice President | Associate

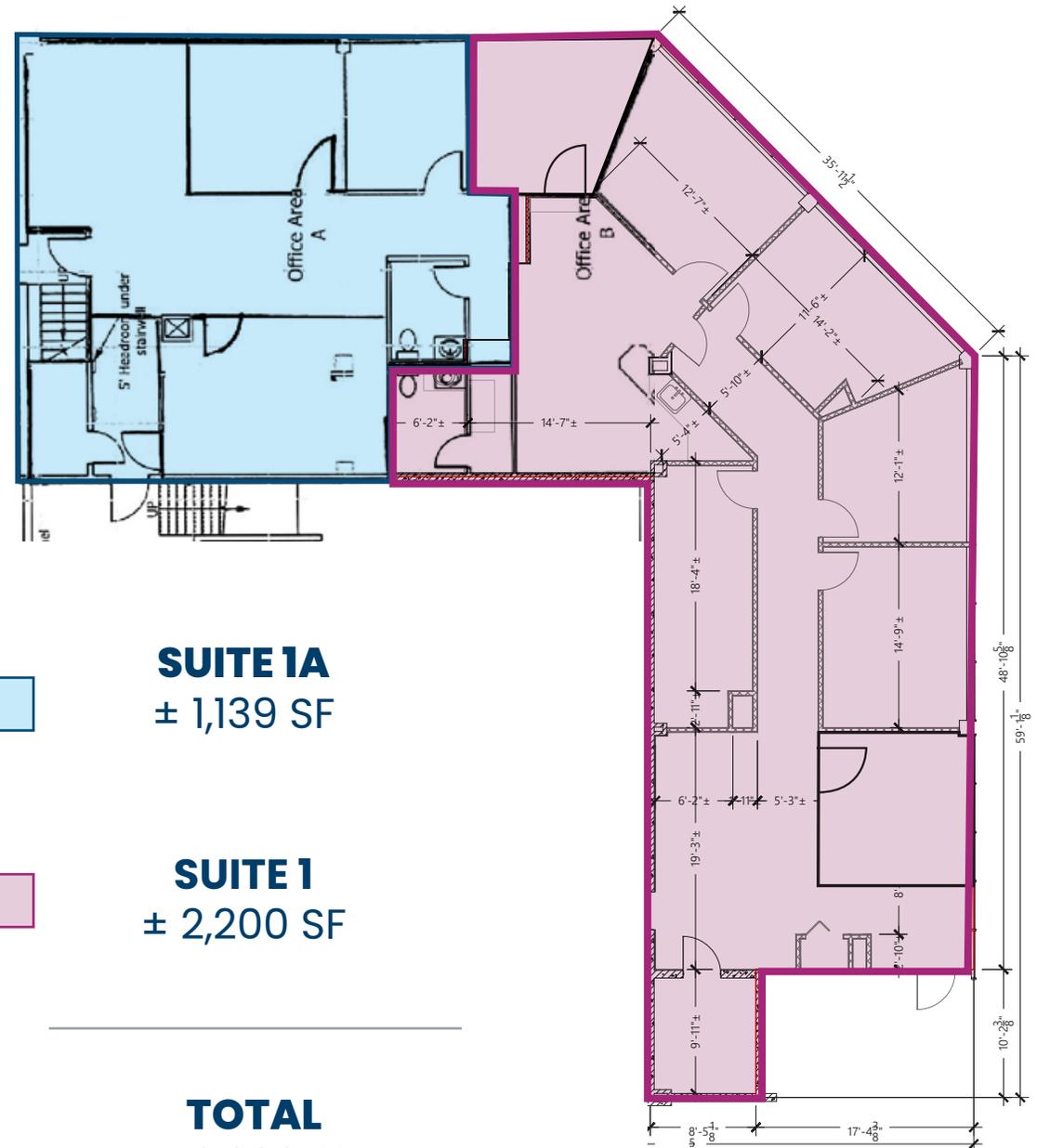
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Commercial Real Estate Advisors

# PROPERTY HIGHLIGHTS // 4321 23B, Street NE

## PROPERTY HIGHLIGHTS

<b>District:</b>	North Airways Industrial	
<b>Zoning:</b>	I-B (Industrial Business )	
<b>Available Units</b>	Suite 1A:	± 1,139 SF
	Suite I:	± 2,200 SF
	Total:	± 3,339 SF
<b>Parking:</b>	3 Reserved stalls in total Ample street parking	
<b>Lease Rate:</b>	\$12.00 PSF	
<b>Operating Costs (Est. 2025):</b>	\$10.58 PSF	
	*Utilities included	
<b>Availability:</b>	Immediate	



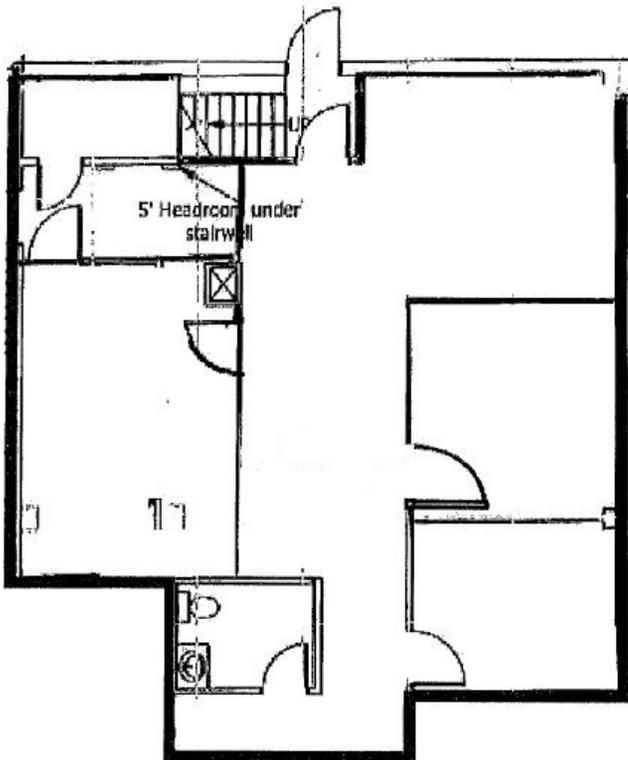
## PROPERTY COMMENTS

- Main floor office suites available starting from 1,339 SF
- Both suites can be combined for a total of 3,339 SF
- Each suite features multiple bright private offices, a boardroom, and a private washroom
- Utilities are included in the operating costs
- A total of three reserved parking stalls if combined, plus ample street parking
- Conveniently located near multiple amenities, including cafés, restaurants, hotels, and various retailers along 32 Avenue and McKnight Boulevard NE
- Close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard, and Deerfoot Trail NE

# 4321 23B Street NE, Suite 1A

## PROPERTY OVERVIEW

<b>District:</b>	North Airways Industrial
<b>Zoning:</b>	I-B (Industrial Business)
<b>Size:</b>	± 1,139 SF
<b>Parking:</b>	1 reserved parking stall
<b>Lease Rate:</b>	\$12.00 PSF
<b>Op's Costs (Est. 2025):</b>	\$10.58 PSF *Utilities included
<b>Availability:</b>	Immediate



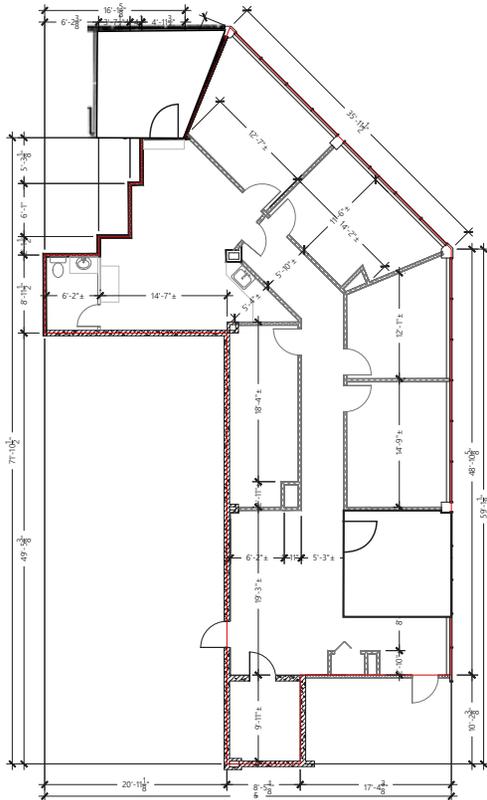
## PROPERTY COMMENTS

- 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

# 4321 23B Street NE, Suite 1

## 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 COMMENTS

- 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



McKnight Blvd NE

4321 23B Street NE

39 Ave NE

19 Street NE

23 Street NE

Barlow Trail NE



**Drive Times**

- Deerfoot Trail NE: **6 minutes**
- Calgary Airport: **12 minutes**
- Downtown Calgary: **14 minutes**

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