

REDUCED RATES

MAIN FLOOR OFFICE IN NORTHEAST CALGARY

// ± 2,200 SF



FOR LEASE

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

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PROPERTY DETAILS



PROPERTY OVERVIEW

District:	North Airways Industrial
Zoning:	I-B (Industrial Business)
Size:	± 2,200 SF
Parking:	2 reserved parking stalls
Lease Rate:	Reduced Rates: \$12.00 PSF \$10.50 PSF + Steps
Op's Costs (Est. 2026):	\$11.61 PSF *Utilities included
Est. Monthly Rent:	± 4,100.00 / month
Availability:	Immediate

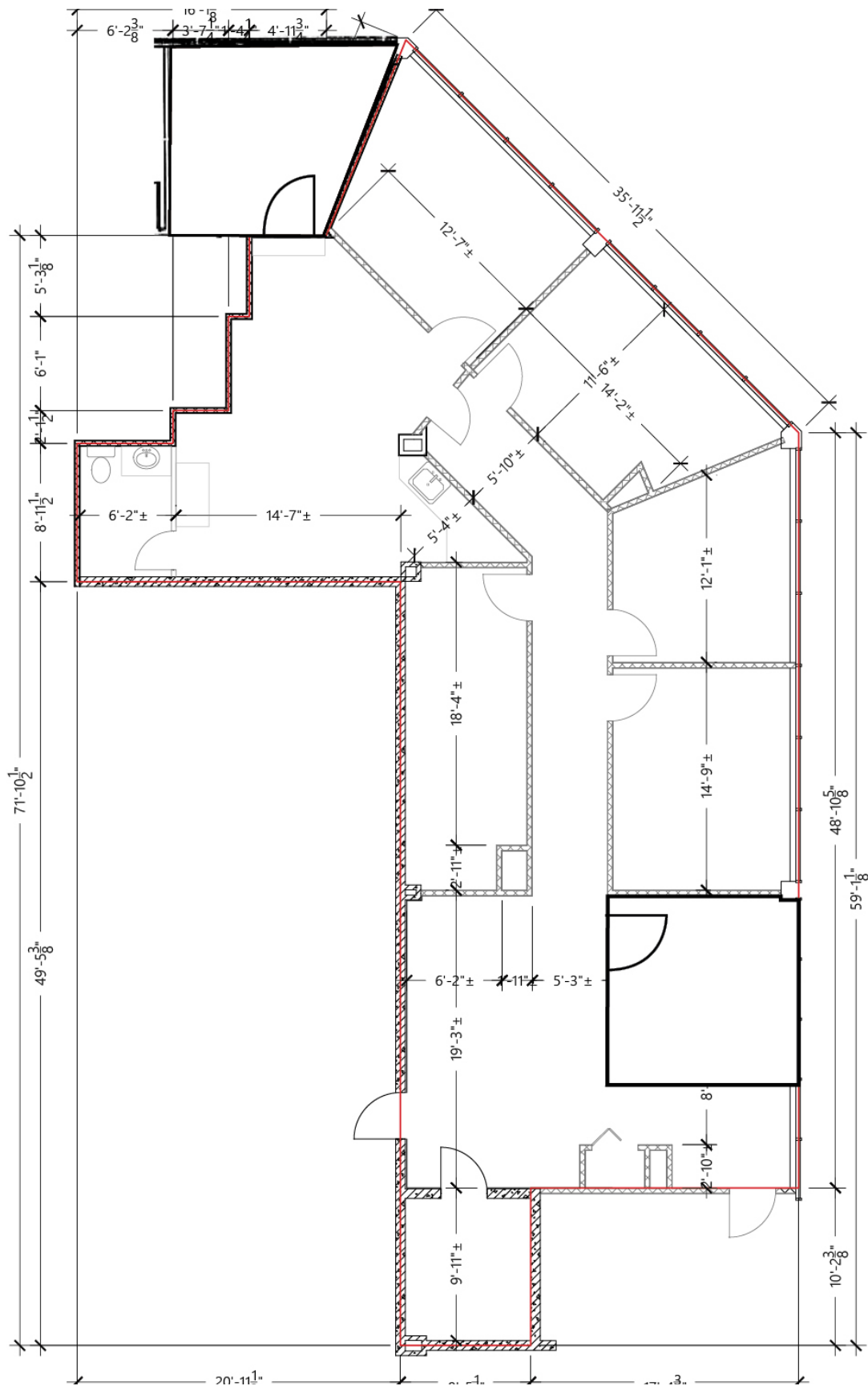
PROPERTY COMMENTS

- 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

PROPERTY PICTURES

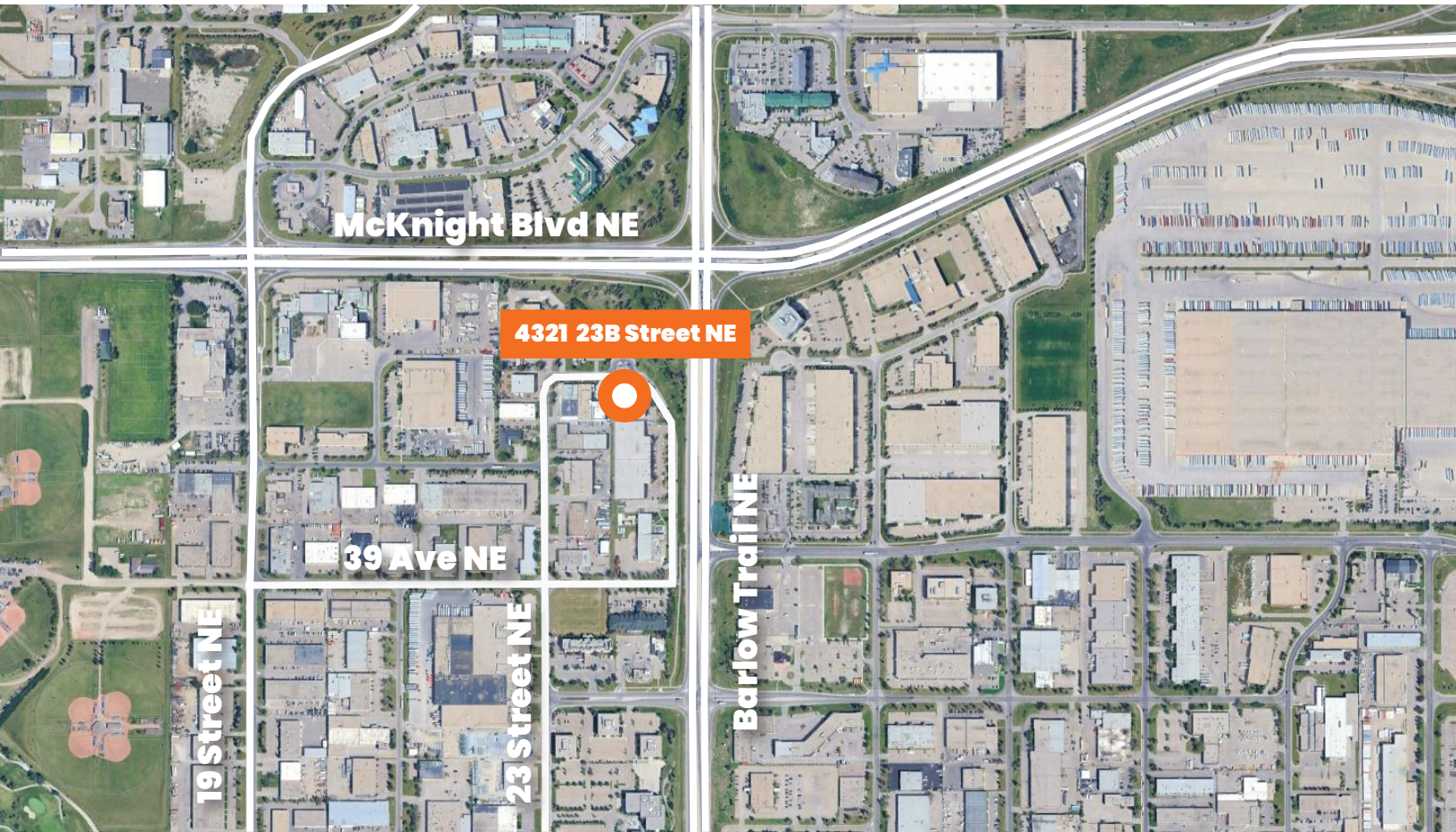


FLOOR PLAN



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:	6 minutes
Calgary Airport:	12 minutes
Downtown Calgary:	14 minutes

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