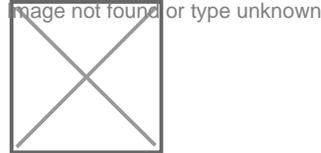


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## SUITE 1, 4321 23B STREET NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
34218

**MLS ID:**  
A2290310

**\$10.50**



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.  
 403-531-4336

 Suite 1, 4321 23B Street NE, Calgary , Alberta T2E 7V9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 57	<b>Lease Amount</b> 10.50
<b>Lease Frequency</b> Annually	<b>Subdivision</b> North Airways	<b>Year Built</b> 1983
<b>Structure Type</b> Flex	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 2200.00	<b>Building Area (Sq. M.)</b> 204.38	<b>Inclusions</b> n/A
<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister	

LEASE RATES REDUCED STARTING AT \$10.50 PSF + STEPS! 2,220 SF office space with ample natural light located in the North Airways Industrial Park. The office includes seven large private offices, a receptionist area, large lunchroom/kitchenette area, and one washroom. Two reserved parking stalls and ample street parking are available, with the unit adjacent to generous green space. Utilities are included in the operating costs. Nearby amenities include Burger King, as well as several restaurants and hotels in the area. The property offers close proximity to McKnight Boulevard, 32 Avenue NE, and easy access to Deerfoot Trail NE. The lease rate is \$10.50 PSF with step-ups, plus operating costs of \$10.58 PSF, for a gross rate of \$21.08 PSF. This equates to approximately \$3,900 per month, plus GST. Available immediately. \* Can be combined with Suite 1A for a total of 3,339 SF

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