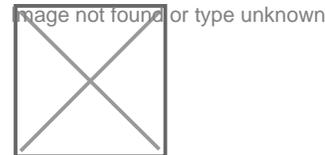


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

SUITE 1-1A, 4321 23B STREET NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34228

MLS ID:
A2290420

\$10.50



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336


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

Transaction Type For Lease	Days On Market 63	Lease Amount 10.50
Lease Frequency Annually	Subdivision North Airways	Year Built 1983
Structure Type Flex	Property Type Commercial	Property Sub Type Office
Building Area (Sq. Ft.) 3339.00	Building Area (Sq. M.) 310.20	Inclusions N/A
Restrictions Call Lister	Reports Call Lister	

LEASE RATES REDUCED STARTING AT \$10.50 PSF + STEPS! Combined two suites, a total of 3,339 SF of office space with ample natural light located in the North Airways Industrial Park. The office includes nine large private offices, a two receptionist areas, one boardroom, large lunchroom/kitchenette area, two washrooms, and two separate entrances. Three 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 \$5,900 per month, plus GST. Available immediately.

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