

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

**MLS # A2277534**



**\$12 per sq.ft.**

**Division:** North Airways

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,139 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

1,139 SF office space with ample natural light located in the North Airways Industrial Park. The office includes three large private offices, a bullpen area, and one washroom. Reserved parking and ample street parking are available, with the unit adjacent to generous green space. Utilities are included in the operating costs. Nearby several restaurants, cafes 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 \$12.00 PSF with step-ups, plus operating costs of \$10.58 PSF, for a gross rate of \$22.58 PSF. This equates to approximately \$2,200 per month, plus GST. Available immediately.