

KDI

COMMERCIAL

REAL ESTATE SERVICES

kdicommercial.com

Daniel Goldstrom, Partner
403.809.8326
dgoldstrom@kdicommercial.com

Steve Seiler, Senior Associate
403.818.9837
sseiler@kdicommercial.com

For Lease

Newly Renovated Office Suite
3,287 SF +/-

Unit 300, 4723 1st Street SW
Calgary, AB



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Property Highlights

Recently rezoned to Commercial/Office (C-O) allowing for medical use

Newly renovated and well appointed office suites

Conveniently located near MacLeod Trail, Blackfoot Trail and Chinook Centre Shopping Mall

Fully air-conditioned suites with plenty of natural light

Heated, covered and lot parking for 88 vehicles

Walking distance to 39 Avenue LRT

Photos



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Property Details

Size: 3,287 SF +/-

Lease Rate: Market Rates

Op Costs: \$14.88 per SF (2022)

Zoning: C-O (Commercial-Office)

Lease Term: 3 - 5 Years

Parking: Heated: \$150/month
Covered: \$100/ month
Non Covered \$75/ month



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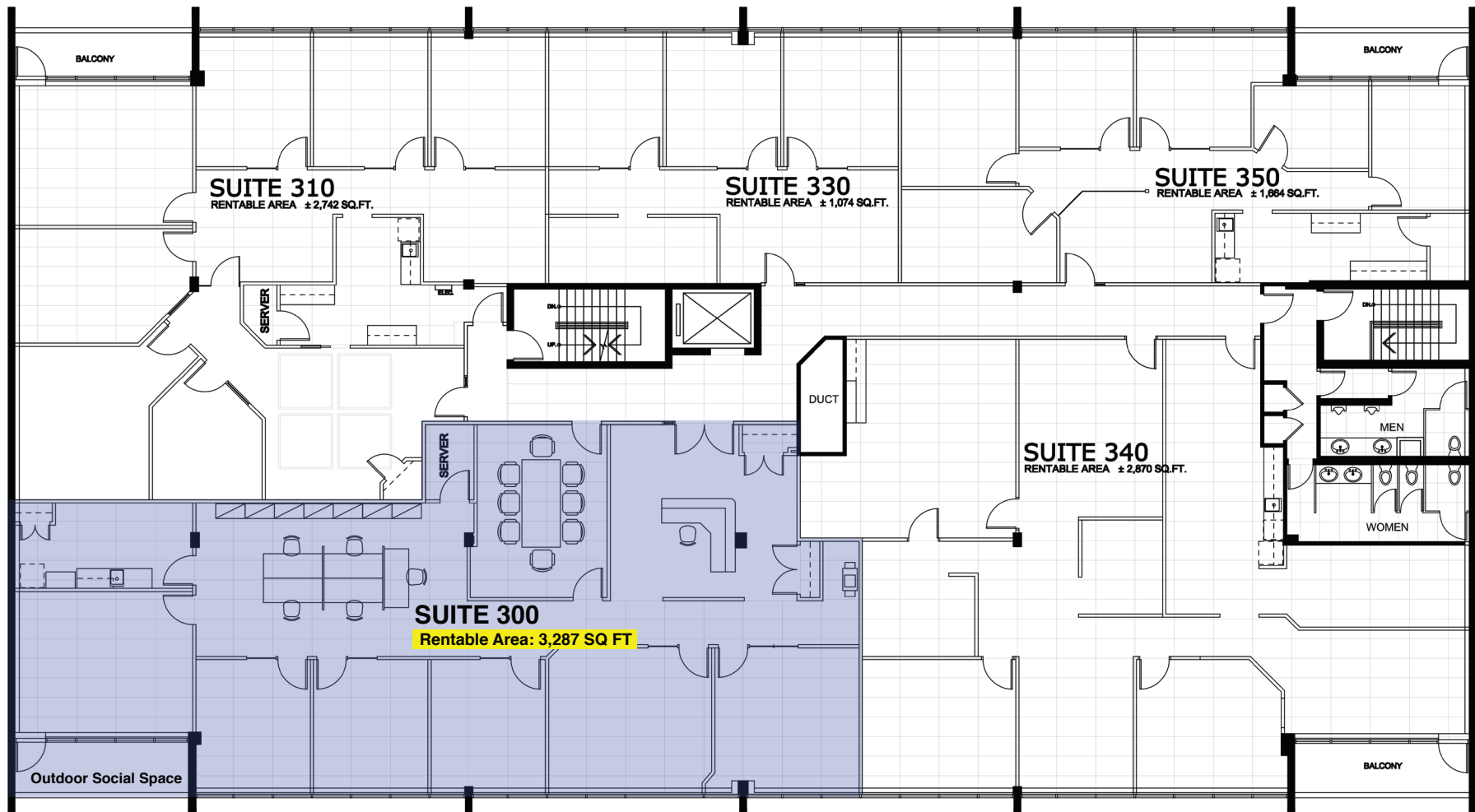
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Third Floor Plan



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Location



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