

Alberta Professional Centre Office and Medical Space For Lease

Matt Lannon

Vice President | Partner +1 403 571 8824 matt.lannon@colliers.com

Brittany Block

Vice President +1 403 571 8756 brittany.block@colliers.com

Accelerating success.

Property Overview

Available Space	Suite 209A:1,129 SF 3D Virtual Tour Contiguous for 2,513 SFSuite 209B:1,384 SF 3D Virtual Tour Contiguous for 2,498 SFSuite 306:1,365 SF 3D Virtual Tour Contiguous for 2,498 SF			
Occupancy	Immediately			
Net Rent	Market Rates			
Operating Costs (2025 Estimate)	CAM: \$16.50 PSF/Annum <u>Tax: \$3.45 PSF/Annum</u> Total: \$19.95 PSF/Annum			
Term	3-10 Years			
Parking	1 Stall Per 750 SF \$175/Stall/Month 18 Additional Visitor Stalls Ample Street Parking on Both Sides of Street Directly in Front of Building			
Building Hours	6:40am to 7:00pm // Monday to Friday Building Intercom & Buzzer System Available for After Hours			
Fibre Provider	Shaw Hybrid Fibre			
Building Size	35,028 SF			
Year Built	1981			
Floors	4			

Vehicle Access









Public Transit Access



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Downtown 10 minutes Macleod Trail 7 minutes

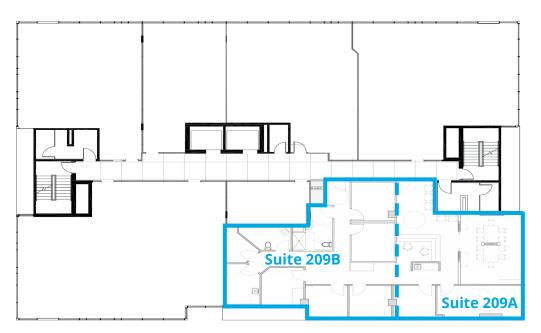
Glenmore Trail 11 minutes **Deerfoot Trail** 14 minutes

Bus Routes #3, #17, #449

Erlton Stampede LRT 1.1 km

Floor Plans

Second Floor





- 2 Offices
- Kitchenette
- Boardroom
- Reception

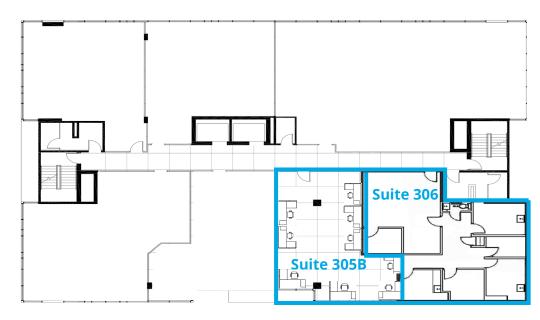
Suite 209B | 1,384 SF

- 5 Offices
- Kitchen
- Washroom and Shower
- Storage

Contiguous for 2,513 SF

Click Here for Virtual Tour

Third Floor



Suite 305B | 1,133 SF

- Base Building Condition
- Proposed Layout: Open Area for ±9 Workstations

Suite 306 | 1,365 SF

- 2 Offices
- 2 Exam Rooms
- Storage Room
- Kitchen

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- Reception Area
- Dedicated Washroom

Contiguous for 2,498 SF



320 23rd Street SW | Calgary, AB

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900 Royal Bank Building 335 - 8th Avenue SW Calgary, AB T2P 1C9