

The Colliers logo is a blue rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes in yellow, red, and blue.The image shows the exterior of the Alberta Professional Centre, a multi-story building with a mix of brick and concrete. A large sign in the foreground lists various tenants and their suite numbers. The building has large windows and a modern architectural style.

Alberta Professional Centre
320-23 Avenue, S.W.

100 MISSION PHARMACY	210 DALGO PRECISE INTERNATIONAL CANADA INC.
101	300 DR. YOUNG / DR. BRYDEN
102 FRAGMENTS HAIR DESIGN INC.	302 DR. NICHOL / DR. PERELES
103 MIDTOWN DENTAL	303 DR. L. LOVO / DR. T. BRANDON
104 TELA CONDOMINIUMS	304 HI TECH DENTAL SERVICES INC.
105	305 (H.U.M.) HEALTH UPWARDLY MOBILE
200 ENDEARING SMILES	306
202	400 REDFALL TECHNOLOGIES INC.
204 ISHIYAMA CLINIC	401 THE READING FOUNDATION
208 ALBERTA VIEWS	406 DR. GLENN FARR / DR. SARA GUTHRIE
209 DR. J. CHAU / DR. B. MECHOR / DR. C. SCARFF	407 MISSION HEALTH ENDERMOLOGIE CENTRE



MIDTOWN DENTAL
Suite 103 • 403-228-5629
Full Service Dental Clinic

320 23rd Avenue SW | Calgary, AB

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

Property Overview

Available Space	Suite 305B: 1,133 SF Suite 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 Tax: \$3.45 PSF/Annum 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



Downtown
10 minutes



Macleod Trail
7 minutes



Glenmore Trail
11 minutes



Deerfoot Trail
14 minutes

Public Transit Access



Bus Routes
#3, #17, #449

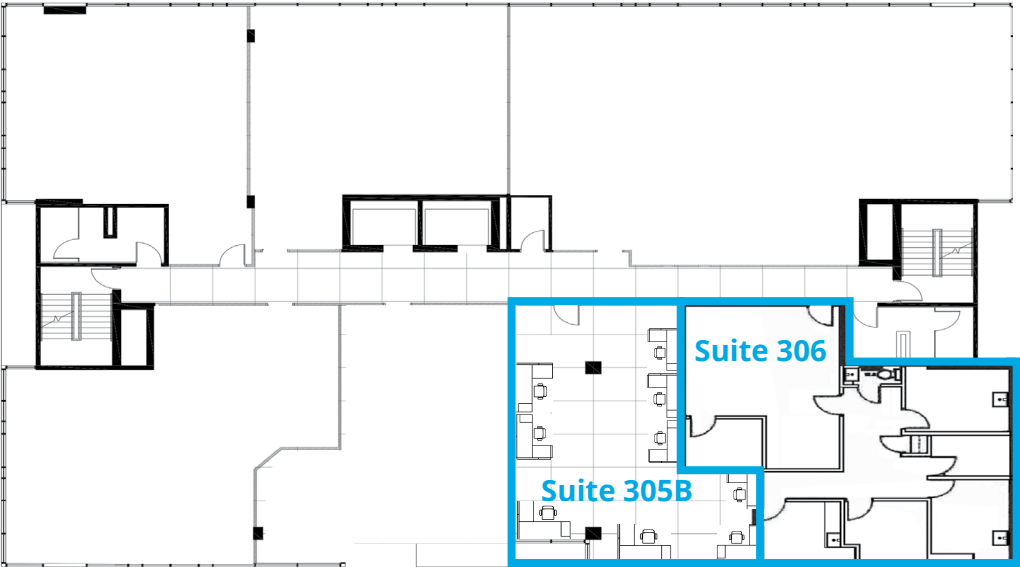


Erlton Stampede LRT
1.1 km

Floor Plans



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
- Reception Area
- Dedicated Washroom

[Click Here or Scan QR Code for Virtual Tour](#)

Contiguous for 2,498 SF

An aerial photograph of downtown Calgary, Alberta, showing a dense urban landscape with various buildings, streets, and green spaces. A blue location pin icon is placed on the right side of the image, pointing to a specific building. The Colliers logo is in the top left corner. Numerous business names are labeled with blue boxes and white text, connected to their locations by thin white lines. The labels include: Seed N Salt, Shokunin, Rajdoot Restaurant, Blaze Pizza, Reformed Pilates, Anejo, Blowers & Grafton, OEB Breakfast Co, Peasant Cheese, Phil & Sebastian, Purple Perk, RBC Royal Bank, Starbucks, Mercato, BMO Bank of Montreal, Lululemon, Barry's, Bin 905, Subway, Vin Room, Citizen Salon, Joyce on 4th, Mucho Burrito, Earls Tin Palace, and Shoppers Drug Mart.

Colliers

Seed N Salt

Shokunin

Rajdoot Restaurant

Narikatsu

Blaze Pizza

Reformed Pilates

Anejo

Blowers & Grafton

OEB Breakfast Co

Peasant Cheese

Phil & Sebastian

Purple Perk

RBC Royal Bank

Starbucks

Mercato

BMO Bank of Montreal

Lululemon

Barry's

Bin 905

Subway

Vin Room

Citizen Salon

Joyce on 4th

Mucho Burrito

Earls Tin Palace

Shoppers Drug Mart

320 23rd Street SW | Calgary, AB

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

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025 CMN Calgary Inc.

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