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Business Center

Office Suites Various Lease Options

4723 1st Street SW Calgary, AB



Property Highlights

Newly renovated and well appointed individual offices ranging in size from 120 SF - 3,287 SF

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

Fully air-conditioned suites with plenty of natural light

The suites feature a reception or showroom area, barrier free bathrooms with new fixtures, kitchenette, office and storage areas

Covered and street parking available

Walking distance to 39 Avenue LRT







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Property Details

Size:	120 +/- SF - 3,287 +/- SF
Lease Rate:	Aggressive Market
Op Costs:	\$13.50 per SF (2021)
Zoning:	I-R (Industrial - Redevelopment)
Lease Term:	3 - 5 Years
Parking:	Heated, Covered & Non-Covered

Photos









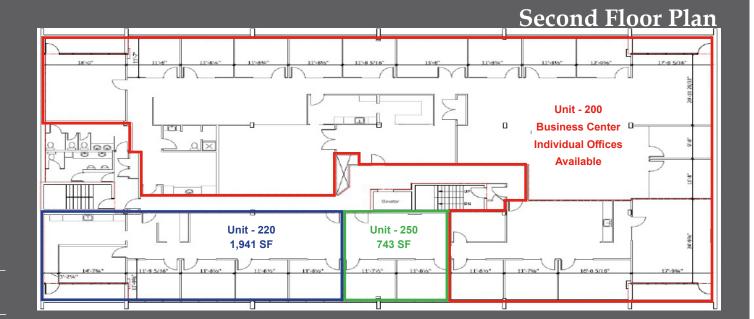
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Available Options

Unit 200	Business Center
Unit 220	1,941 SF
Unit 250	Leased
Unit 300	3,287 SF



Third Floor Plan SUITE 350 SUITE 310 RENTABLE AREA +/- 2,742 SQ. FT SUITE 330 RENTABLE AREA +/- 1,074 SQ. FT. RENTABLE AREA +/- 1 664 SO F P +++++ ≮⊞ SUITE 340 RENTABLE AREA +/- 2.870 SQ. FT. 0



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Location





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