



REAL ESTATE SERVICES

[kdicommercial.com](http://kdicommercial.com)

Daniel Goldstrom, Partner

403.809.8326

[dgoldstrom@kdicommercial.com](mailto:dgoldstrom@kdicommercial.com)

Steve Seiler, Senior Associate

403.818.9837

[sseiler@kdicommercial.com](mailto:sseiler@kdicommercial.com)

# Business Center

Office Suites

Various Lease Options

**4723 1st Street SW**  
**Calgary, AB**





# For Lease

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

## Photos



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## Photos

### 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





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## Available Options

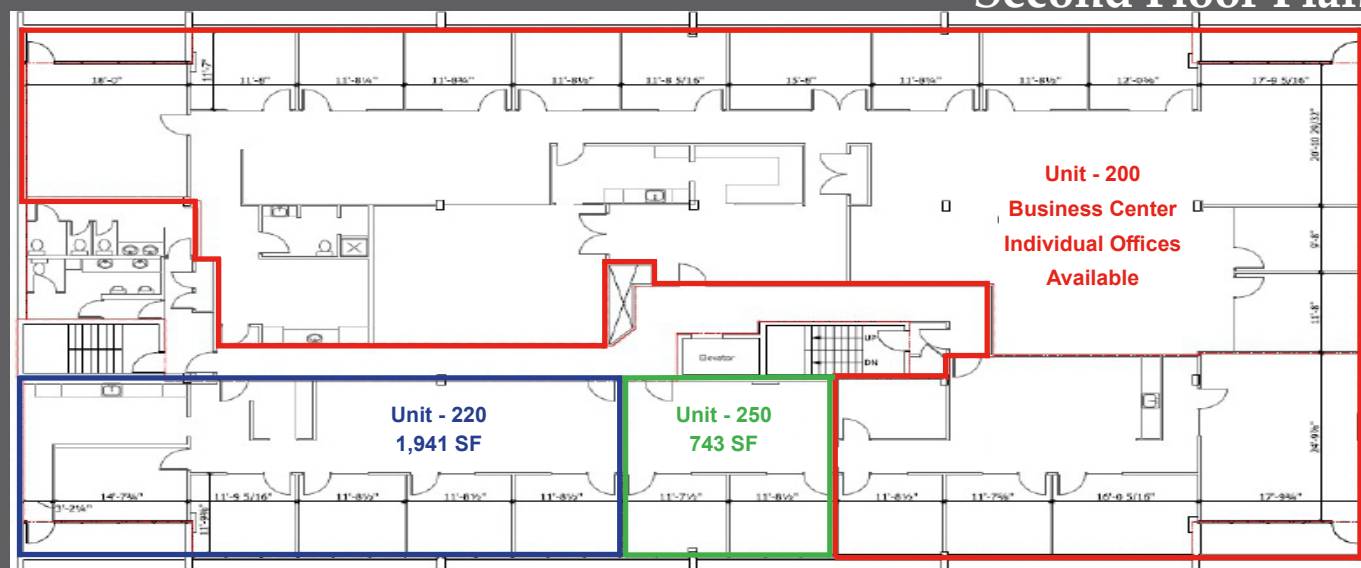
Unit 200	Business Center
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Unit 220	1,941 SF
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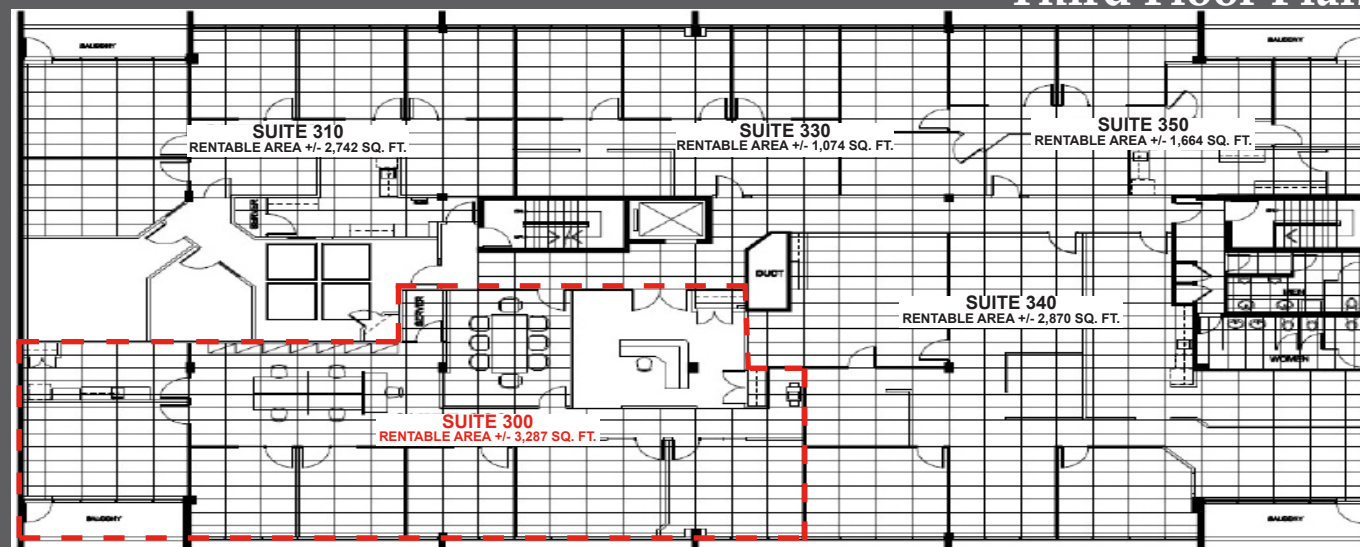
Unit 250	Leased
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Unit 300	3,287 SF
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## Second Floor Plan



## Third Floor Plan





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## Location

