



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



For Lease

Unit 300, 4723 1st Street SW
Calgary, AB

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



KDI
COMMERCIAL

REAL ESTATE SERVICES
kdicommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which KDI Commercial Inc. deems reliable. However KDI Commercial Inc. assumes no responsibility for the degree of accuracy of such information, nor does KDI Commercial Inc. represent or warrant the information contained herein. Recipients hereof should conduct their own investigation to determine the accuracy of information contained herein. The information contained herein is subject to change without notice. All rights reserved. No reproduction, distribution, or transmission of the copyright materials at this site is permitted without the written permission of KDI Commercial Inc. unless otherwise specified.

Daniel Goldstrom, Partner
403.809.8326
dgoldstrom@kdicommercial.com

Steve Seiler, Senior Associate
403.818.9837
sseiler@kdicommercial.com

For Lease

Unit 300, 4723 1st Street SW
Calgary, AB

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



REAL ESTATE SERVICES
kdicommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which KDI Commercial Inc. deems reliable. However KDI Commercial Inc. assumes no responsibility for the degree of accuracy of such information, nor does KDI Commercial Inc. represent or warrant the information contained herein. Recipients hereof should conduct their own investigation to determine the accuracy of information contained herein. The information contained herein is subject to change without notice. All rights reserved. No reproduction, distribution, or transmission of the copyright materials at this site is permitted without the written permission of KDI Commercial Inc. unless otherwise specified.

Daniel Goldstrom, Partner
403.809.8326
dgoldstrom@kdicommercial.com

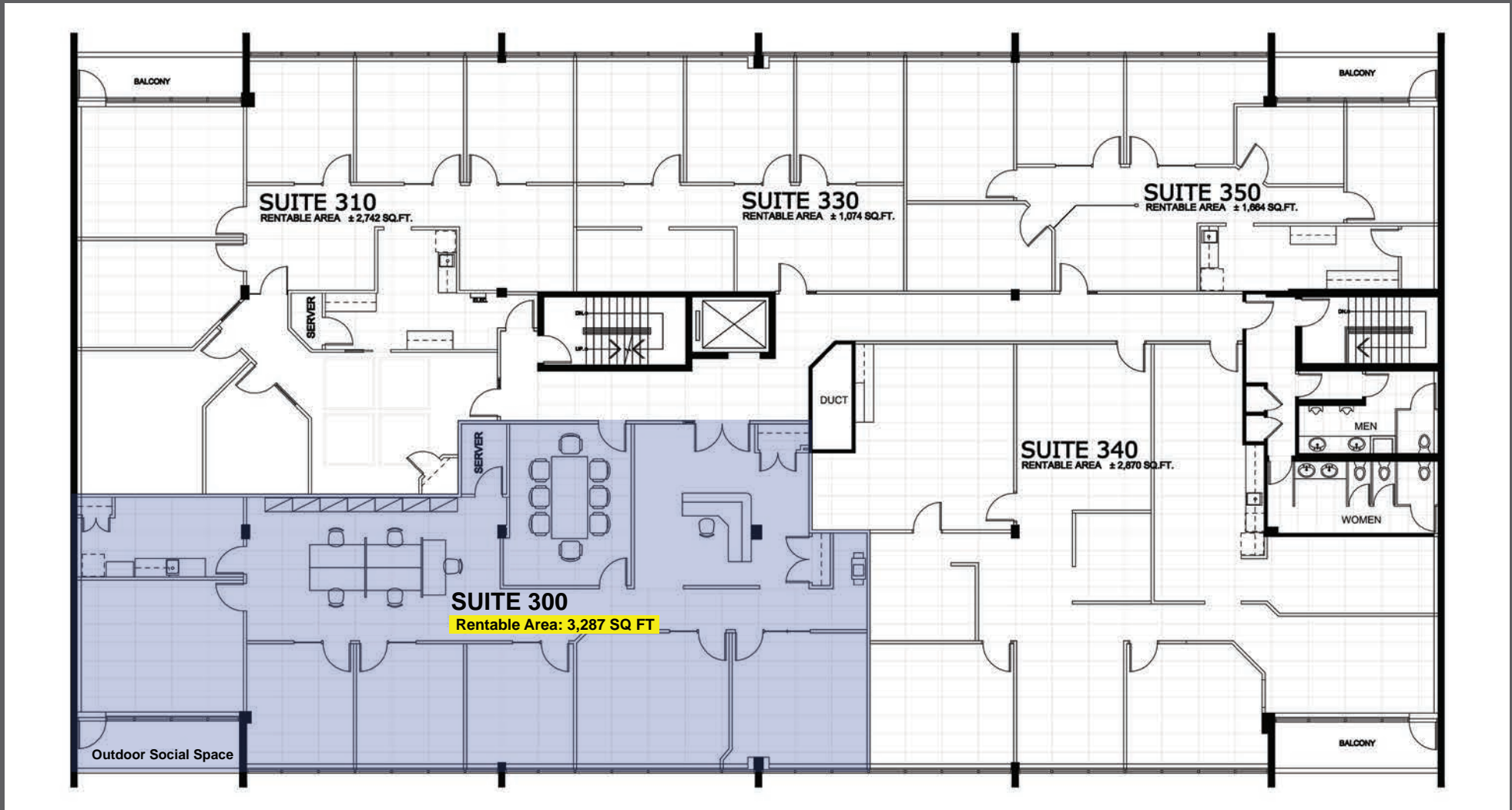
Steve Seiler, Senior Associate
403.818.9837
sseiler@kdicommercial.com

For Lease

Unit 300, 4723 1st Street SW

Calgary, AB

Third Floor Plan

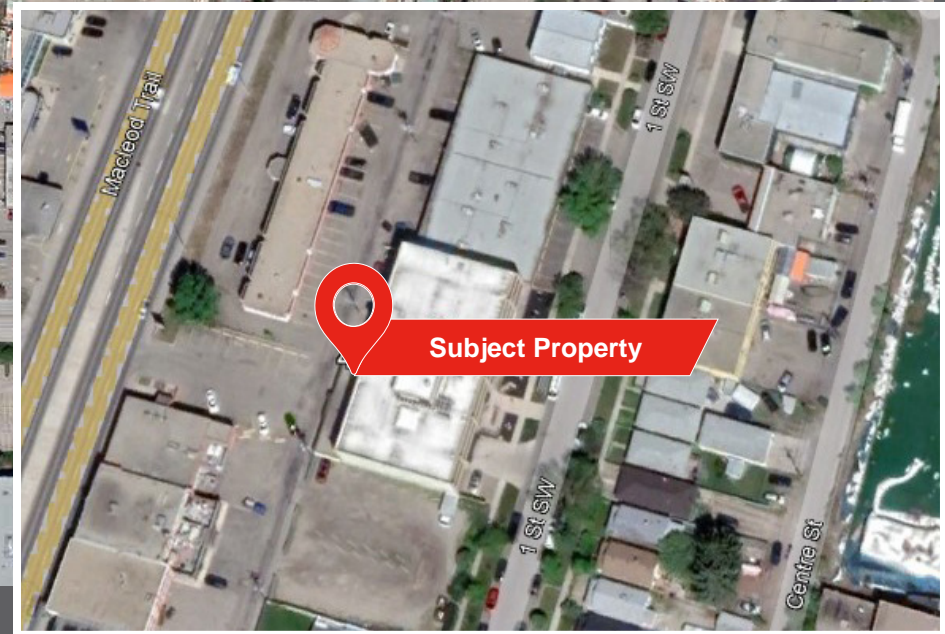
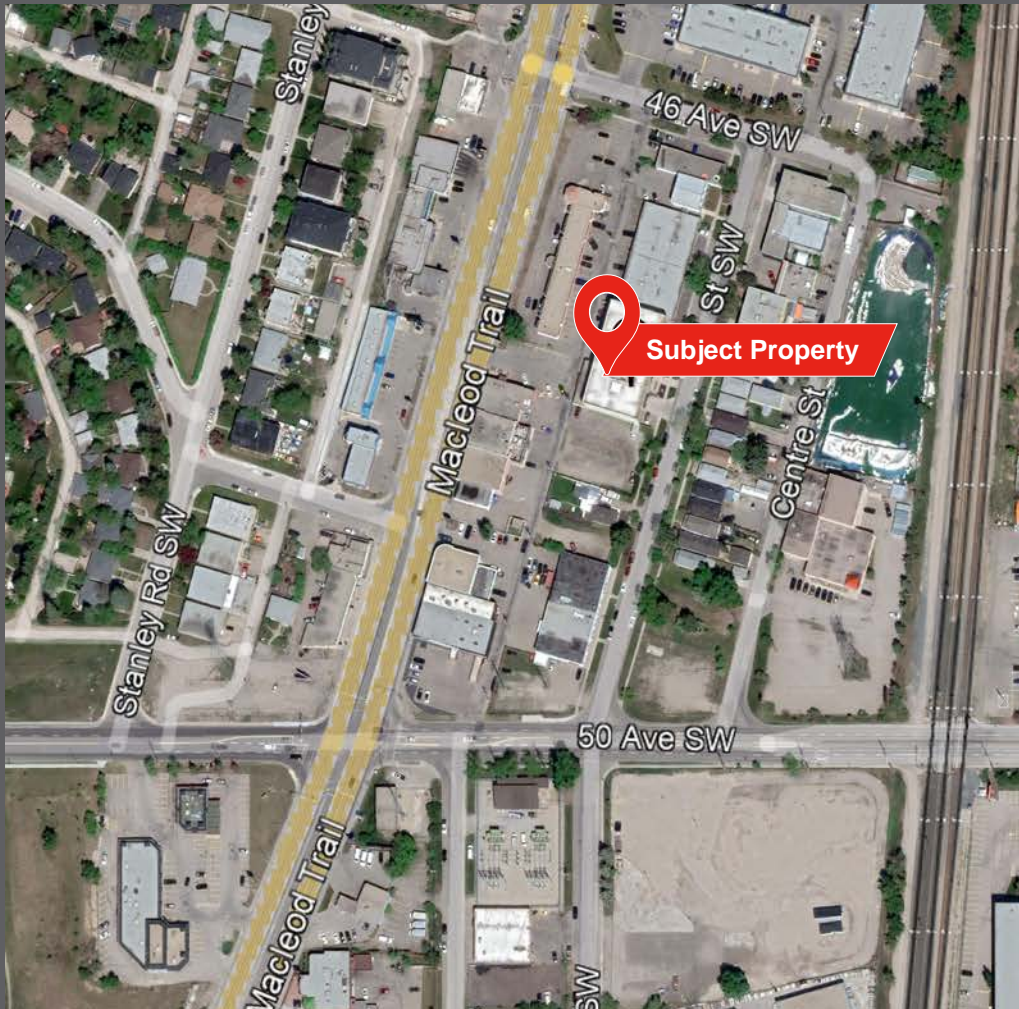


For Lease

Unit 300, 4723 1st Street SW

Calgary, AB

Location



KDI
COMMERCIAL
REAL ESTATE SERVICES
kdicommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which KDI Commercial Inc. deems reliable. However KDI Commercial Inc. assumes no responsibility for the degree of accuracy of such information, nor does KDI Commercial Inc. represent or warrant the information contained herein. Recipients hereof should conduct their own investigation to determine the accuracy of information contained herein. The information contained herein is subject to change without notice. All rights reserved. No reproduction, distribution, or transmission of the copyright materials at this site is permitted without the written permission of KDI Commercial Inc. unless otherwise specified.

Daniel Goldstrom, Partner
403.809.8326
dgoldstrom@kdicommercial.com

Steve Seiler, Senior Associate
403.818.9837
sseiler@kdicommercial.com