

# OFFICE & MEDICAL SPACE > FOR LEASE



## Alberta Professional Centre

320 - 23RD AVENUE SW, CALGARY AB



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# BUILDING FEATURES

<b>Constructed:</b>	1981
<b>Rentable area:</b>	35,028 SF
<b>Average Floorplate:</b>	8,690 SF
<b>Number of Floors:</b>	4
<b>Estimated 2019 Operating Costs &amp; Taxes:</b>	\$16.65 psf/annum
<b>Tenant Improvements:</b>	Landlord Will Turnkey to Proposed Layouts
<b>Parking Ratio</b>	<ul style="list-style-type: none"> <li>• 1:750 SF (\$175.00/month/stall)</li> <li>• 18 additional visitor stalls</li> <li>• Ample street parking on both sides of street directly in front of building</li> <li>• Additional covered parking available in immediate area</li> </ul>

## AVAILABLE PREMISES

Suite 101	-	1,973 square feet
Suite 250	-	1,181 square feet
Suite 300	-	2,356 square feet
Suite 305	-	1,050 square feet

## OCCUPANCY

Immediately
Immediately
Immediately
Immediately

## LOCATED IN MISSION DISTRICT



20-minute walk from downtown



Close proximity to bus routes #3, #17, and #449

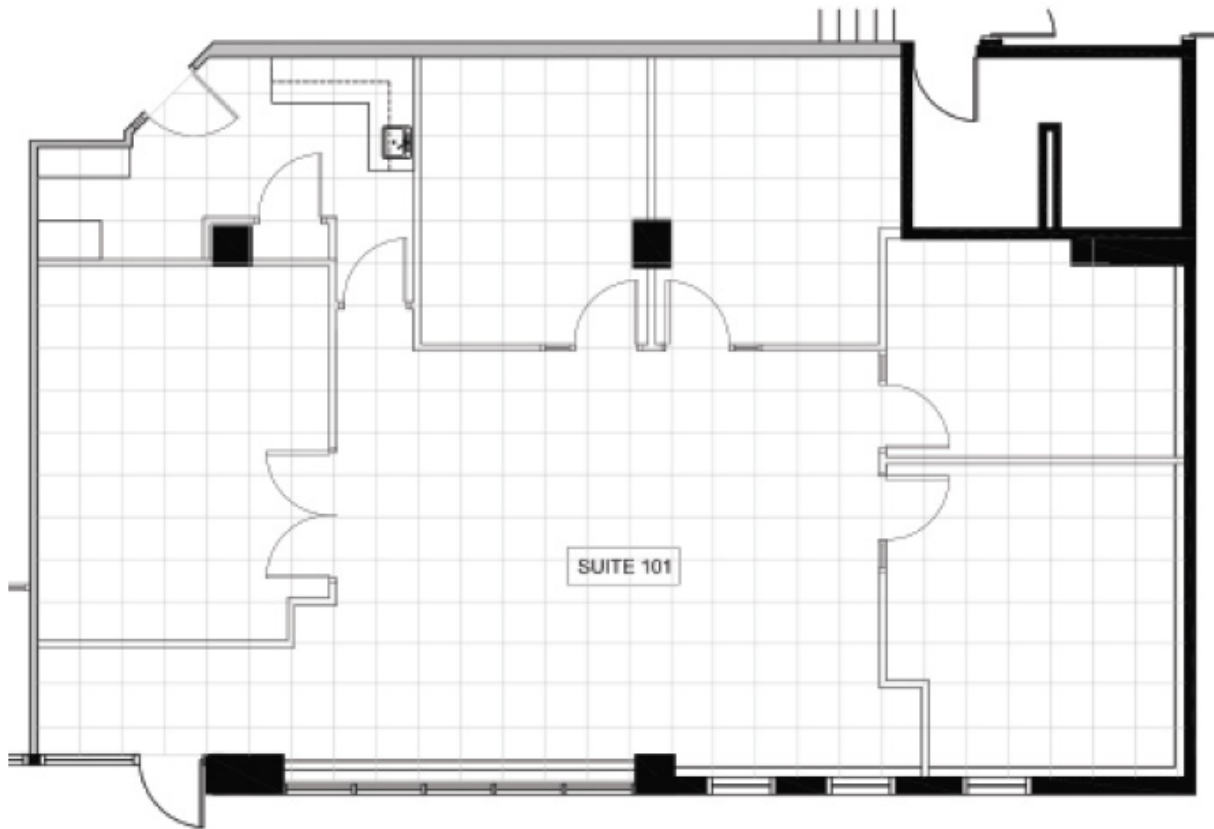


Quick access to busy 4<sup>th</sup> Street, Macleod Trail SE, and 17<sup>th</sup> Avenue SW



Nearby restaurants and cafes include: Mercato, Anejo, Cilantro, Starbucks, Blaze Pizza, and Vin Room

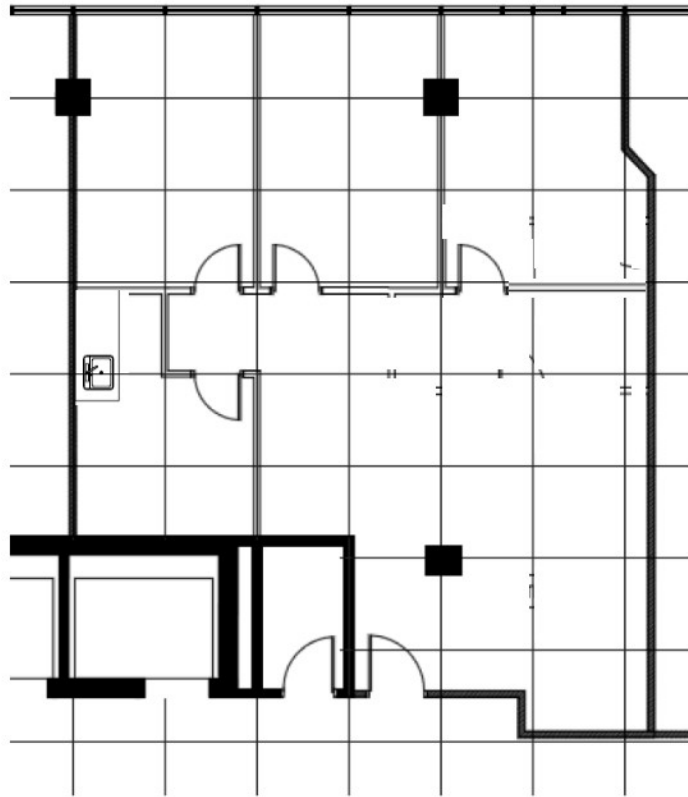
# FLOOR PLANS



SUITE 101  
1,973 SF

Suite 101 Interior



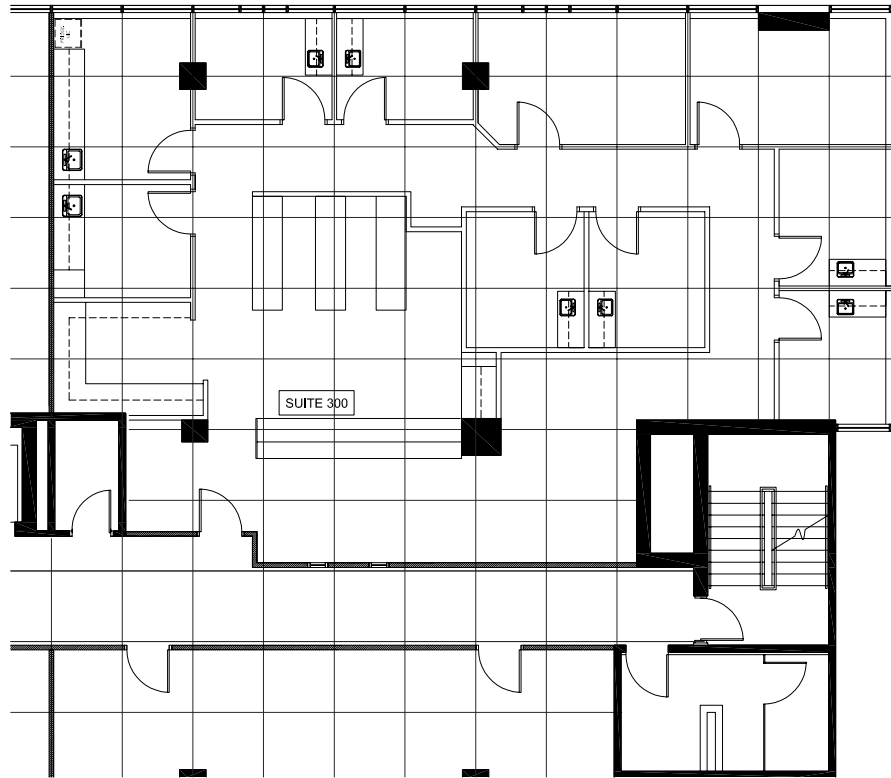


SUITE 250  
1,181 SF

## Exterior & Signage



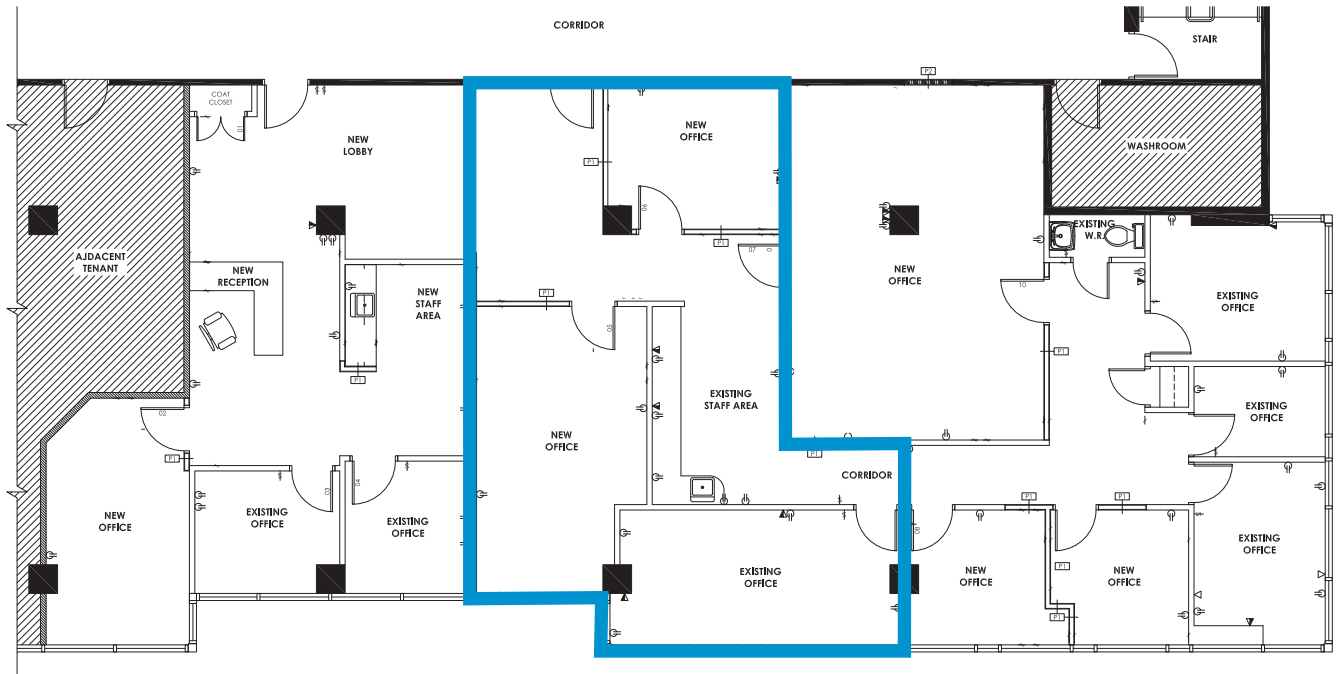
# FLOOR PLANS



SUITE 300  
2,356 SF

Lobby



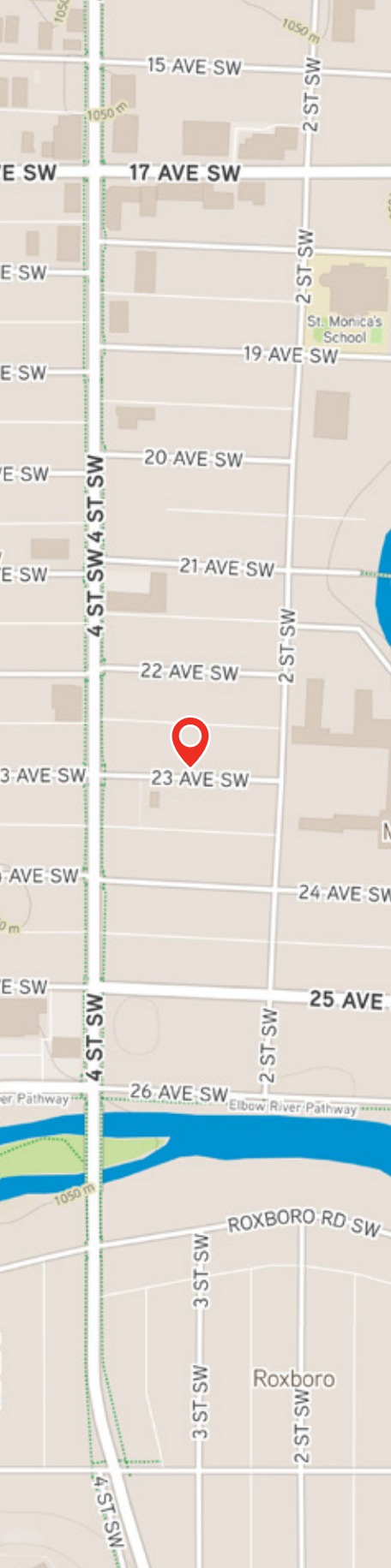


## SUITE 305

1,050 SF

Suite 305 Interior





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