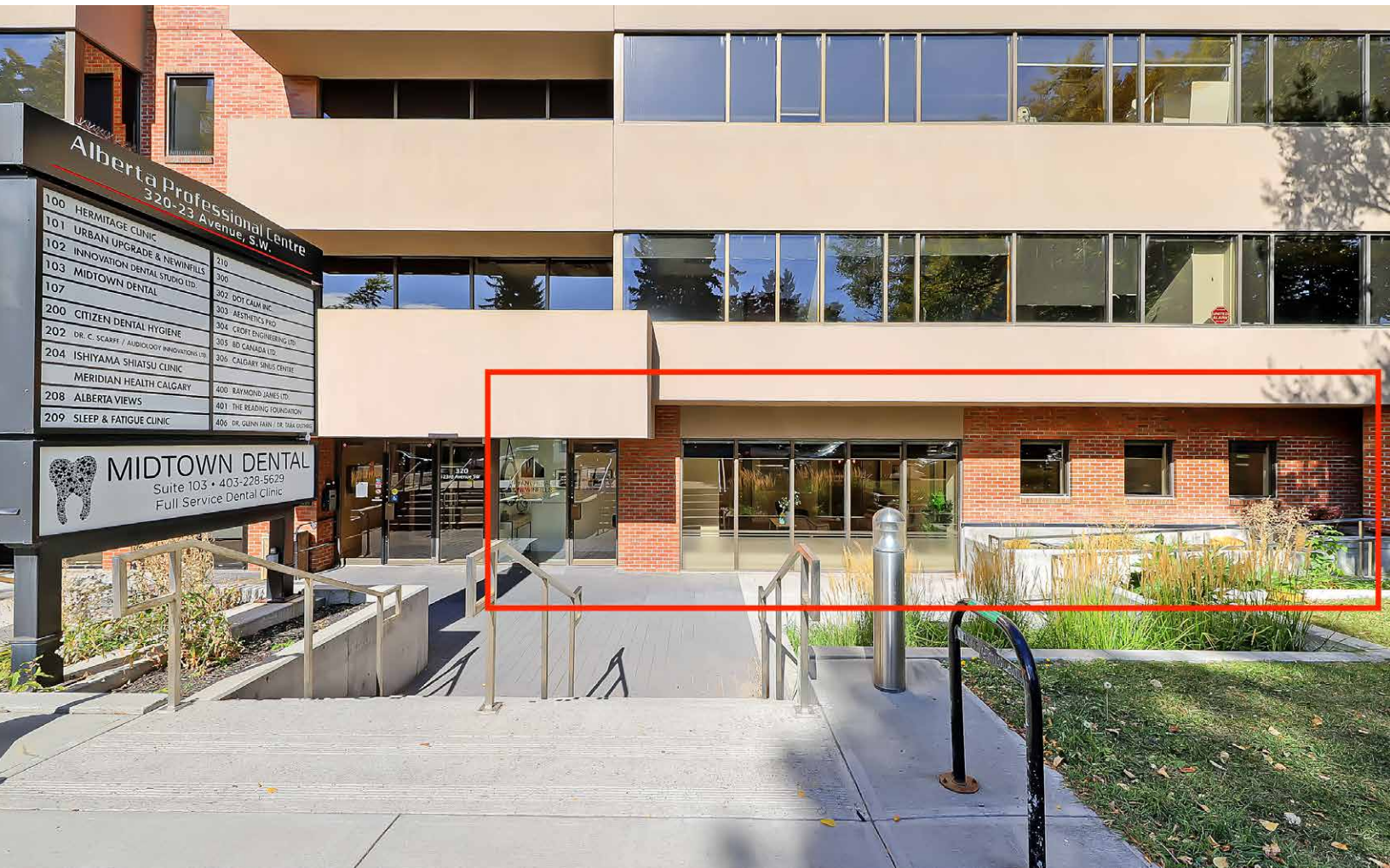


UNIT 101, 320 - 23 AVENUE SW
FOR SUBLEASE



PRESENTED BY

DARRELL KOLBJORNSRUD

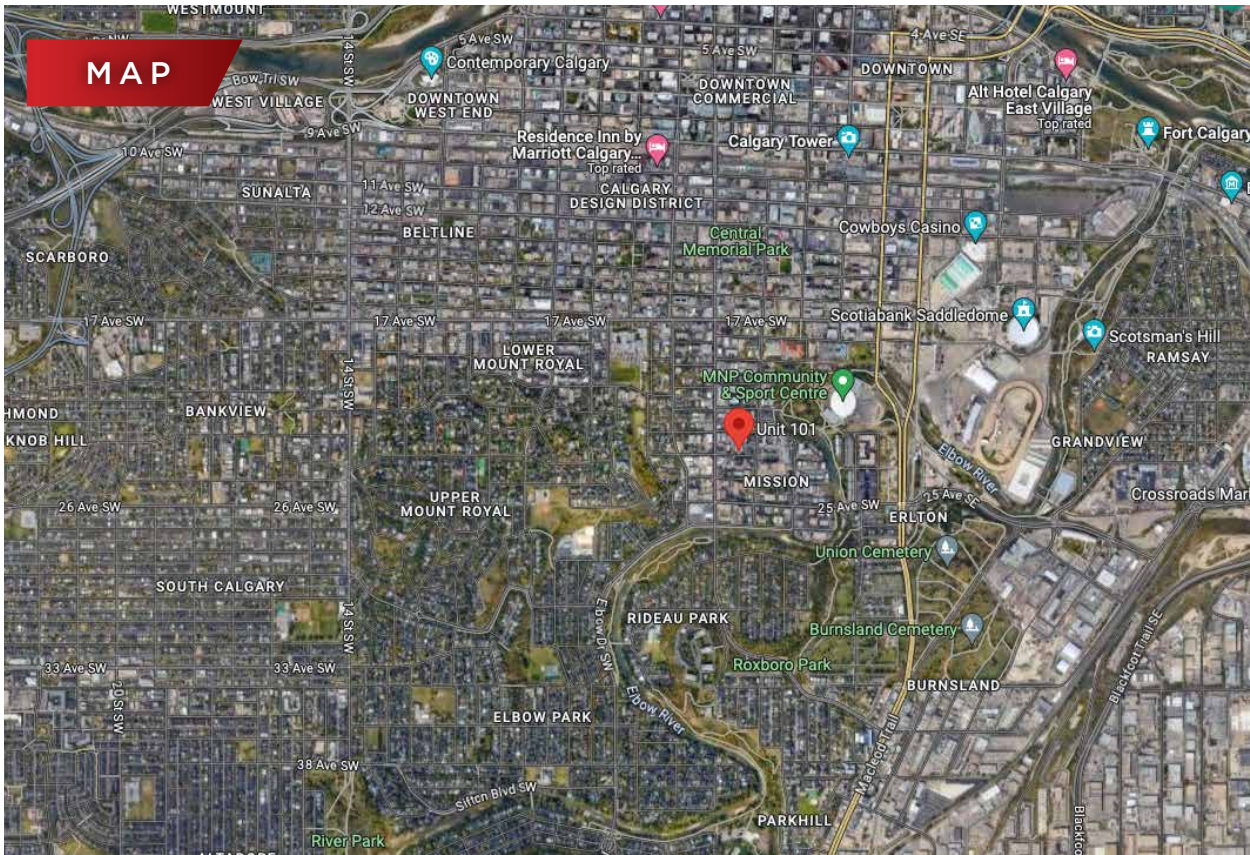
403.689.0782 | DARRELL@REMAXCP.CA

THE PROPERTY

UNIT 101, 320 - 23 AVENUE SW
CALGARY, ALBERTA

LEASE PARTICULARS

Building Size: 35,028 SF (4 Floors)
Year Built: 1981
Available Space: Suite 101
Leased Area: 1,973 SF
Occupancy: 30 days
Net Rent: Market sublease Rates
Op. Costs: \$16.65/SF (2023)
Parking: 1 Stall Per 750 SF
\$175.00/Stall/Month, 18 Additional Visitor Stalls, Ample Street
Parking on Both Sides of Street Directly in Front of Building
Term Ends: December 14th, 2024



LOUNGE



KITCHEN



BOARD ROOM



MANAGERS OFFICE



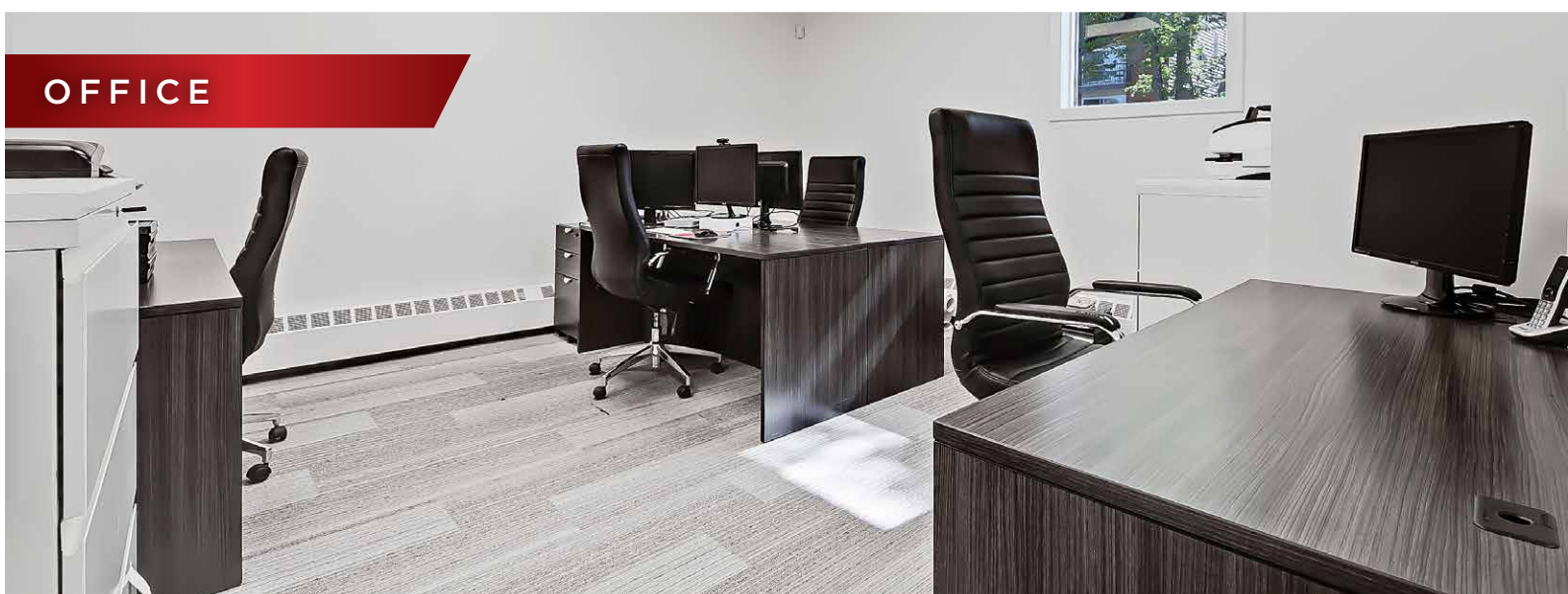
BULLPEN



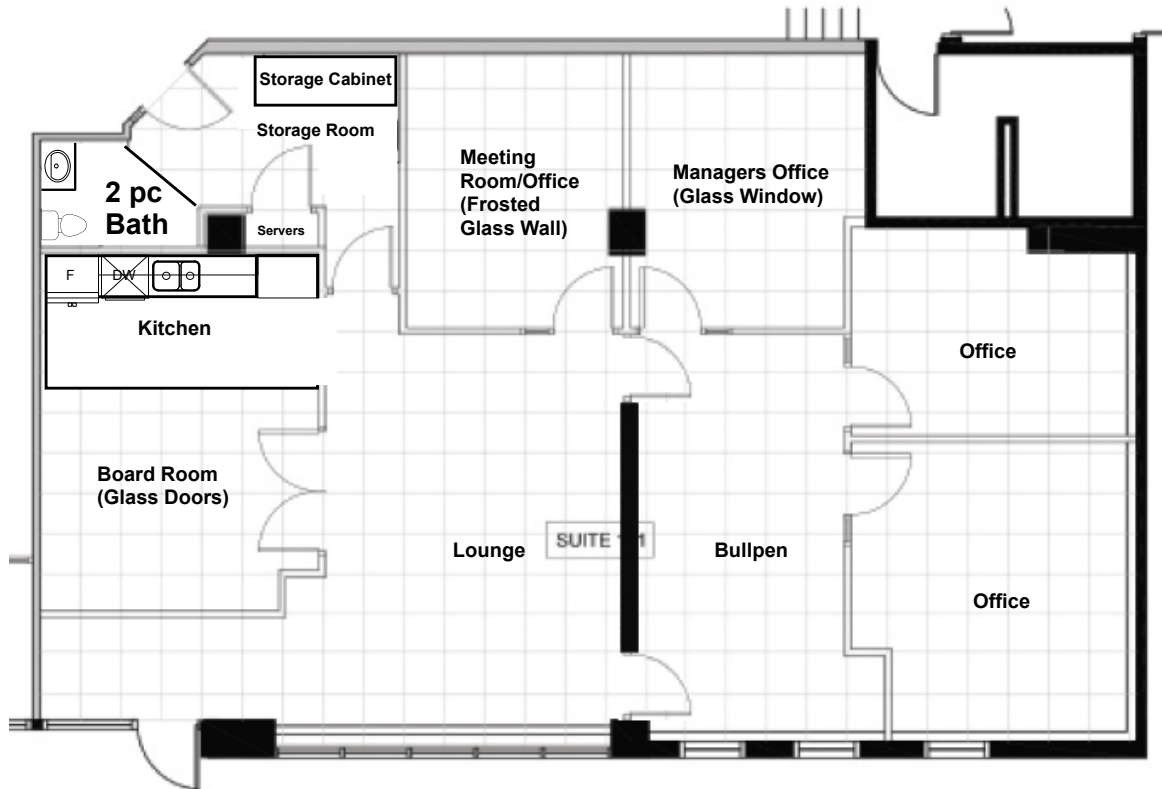
BULLPEN



OFFICE



CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



SUITE 101
1,973 SF APPROXIMATE



INDUSTRIAL *LAND *MULTI FAMILY *INVESTMENTS *OFFICE
PROPERTY MANAGEMENT

CALGARY

#202, 1680 40 Ave SW
Calgary, AB T2T 6T8
403.204.9300

www.remaxcp.ca

RED DEER

#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777

www.reddeercommercial.com