



Alberta Professional Centre 320-23 Avenue, S.W.	
100 MISSION PHARMACY	210 DALGOY FREIGHT INTERNATIONAL CANADA INC.
101	300 DR. YOUNG / DR. BRYDEN
102 FRAGMENTS HAIR DESIGN INC.	302 DR. NICHOL / DR. PERELES
103 MIDTOWN DENTAL	303 DR. L. LOVO / DR. T. BRANDON
104 TELA CONDOMINIUMS	304 HI TECH DENTAL SERVICES INC.
105	305 (H.U.M.) HEALTH UPWARDLY MOBILE
200 ENDEARING SMILES	306
202	400 REDFALL TECHNOLOGIES INC.
204 ISHIYAMA CLINIC	401 THE READING FOUNDATION
208 ALBERTA VIEWS	406 DR. GLENN FARN / DR. TARA GUTHRIE
209 DR. J. CHAU / DR. B. MECHOR / DR. C. SCARFF	407 MISSION HEALTH ENDEOROLOGIE CENTRE

MIDTOWN DENTAL
Suite 103 • 403-228-5629
Full Service Dental Clinic

320 23rd Avenue SW | Calgary, AB

Alberta Professional Centre

Office and Medical Space For Lease

Matt Lannon
Vice President | Partner
+1 403 571 8824
matt.lannon@colliers.com

Brittany Block
Associate Vice President
+1 403 571 8756
brittany.block@colliers.com

Property Overview

Available Space	Suite 102: 759 SF	Dental Lab with Venting
	Suite 209A: 1,129 SF] 3D Virtual Tour // Contiguous for 2,513 SF
	Suite 209B: 1,284 SF	
	Suite 305A: 1,007 SF] Contiguous for 3,505 SF
	Suite 305B: 1,133 SF	
	Suite 306: 1,365 SF	
Occupancy	Immediately	
Net Rent	Market Rates	
Operating Costs (2024 Estimate)	CAM: \$15.70 PSF/Annum Tax: \$3.55 PSF/Annum Total: \$19.25 PSF/Annum	
Term	3-10 Years	
Parking	1 Stall Per 750 SF \$175/Stall/Month 18 Additional Visitor Stalls Ample Street Parking on Both Sides of Street Directly in Front of Building	
Building Hours	6:40am to 7:00pm // Monday to Friday Building Intercom & Buzzer System Available for After Hours	
Fibre Provider	Shaw Hybrid Fibre	
Building Size	35,028 SF	
Year Built	1981	
Floors	4	

Vehicle Access



Downtown
10 minutes



Macleod Trail
7 minutes



Glenmore Trail
11 minutes



Deerfoot Trail
14 minutes

Public Transit Access



Bus Routes
#3, #17, #449

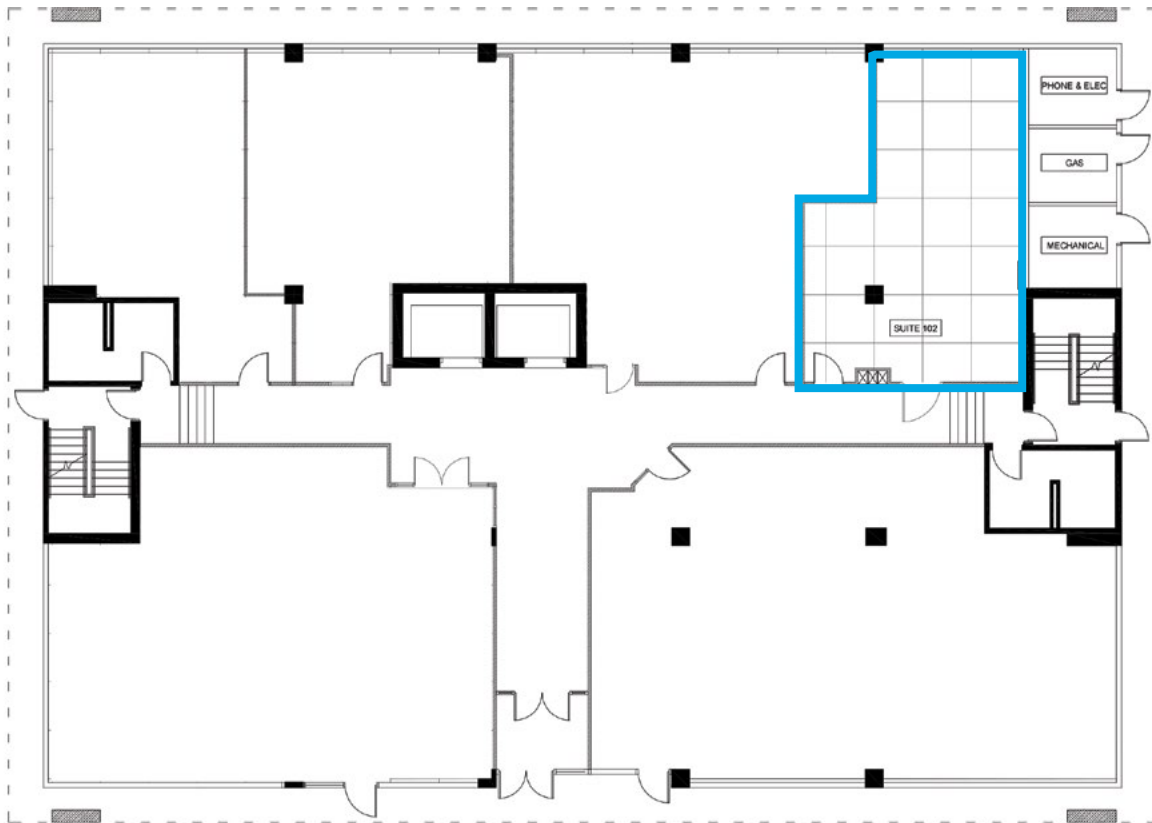


Erlton Stampede LRT
1.1 km

Floor Plans



Main Floor



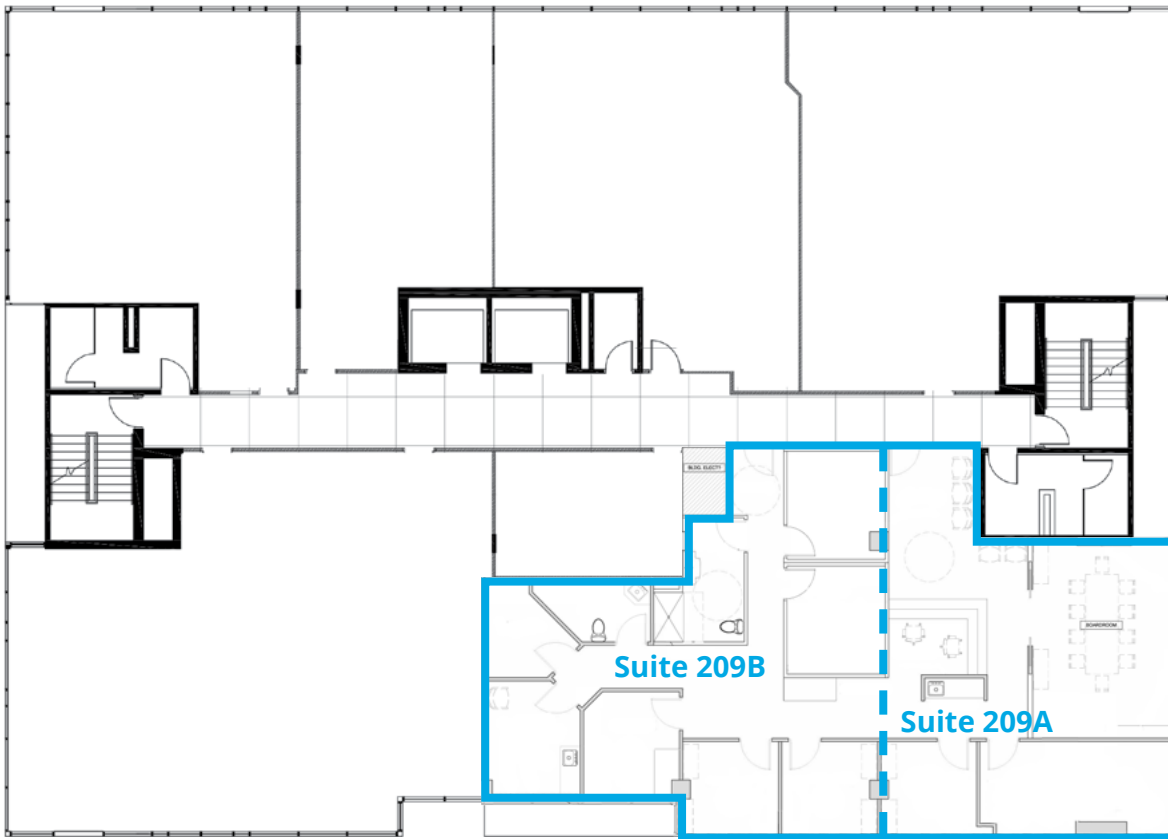
Suite 102 | 759 SF

- Dental Lab with Venting

Floor Plans



Second Floor



Suite 209A | 1,129 SF

- 2 Offices
- Kitchenette
- Boardroom
- Reception

Suite 209B | 1,284 SF

- 5 Offices
- Kitchen
- Washroom and Shower
- Storage

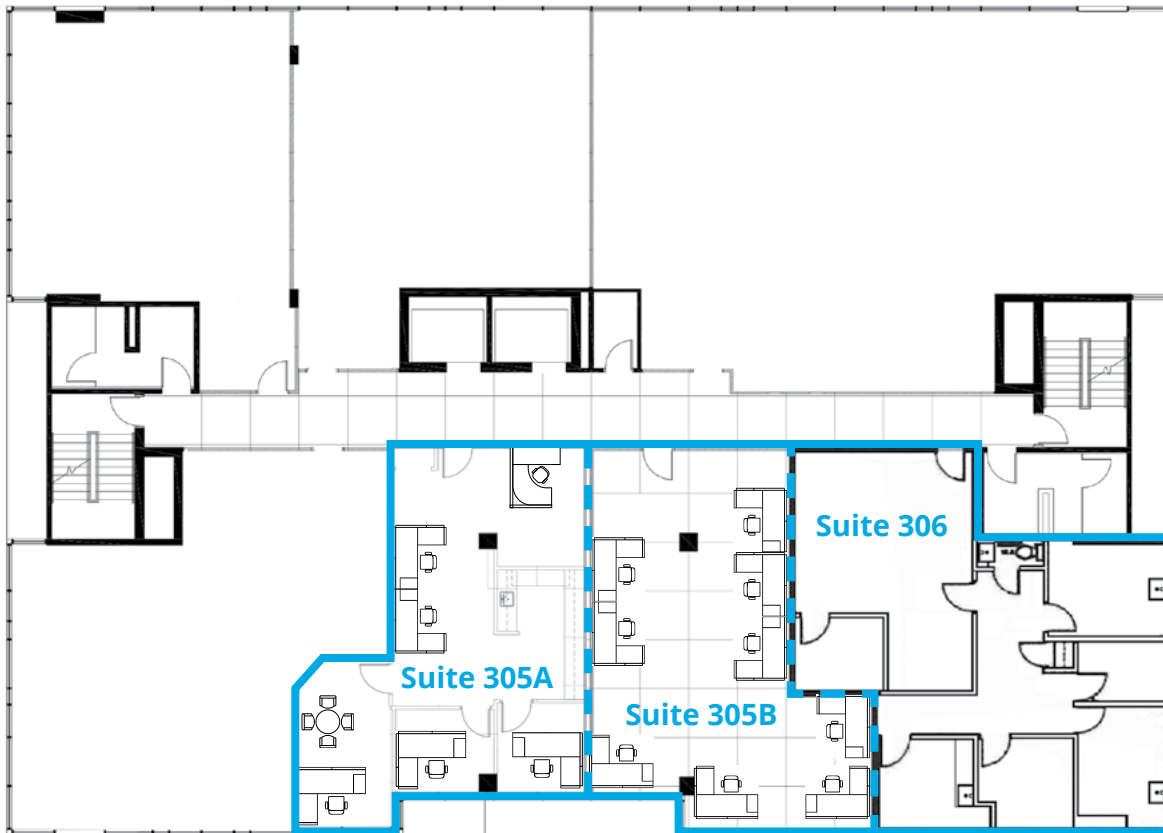
Contiguous for 2,513 SF

[Click Here for Virtual Tour](#)

Floor Plans



Third Floor



Suite 305A | 1,007 SF

- 3 Offices
- Kitchenette
- Open Area
- Reception

Suite 305B | 1,133 SF

- Base Building Condition
- Proposed Layout:
Open Area for ±9
Workstations

Suite 306 | 1,365 SF

- 2 Offices
- 2 Exam Rooms
- Storage Room
- Kitchen
- Reception Area
- Dedicated Washroom

Contiguous for 3,505 SF

Photos

Suite 209



Suite 209



Suite 209



Suite 305A



Suite 305A



Suite 305A



Photos

Suite 306



Suite 306



Suite 306



Suite 306



Lobby



Exterior





Colliers

Seed N Salt

Shokunin

Roy's Korean Kitchen

Rajdoot Restaurant

Blaze Pizza

One Cycle

Anejo

Blowers & Grafton

OEB Breakfast Co

Peasant Cheese

Phil & Sebastian

Purple Perk

RBC Royal Bank

Starbucks

Mercato

Fraser & Fig

Famoso Pizzeria

BMO Bank of Montreal

Lululemon

Yann Haute Patisserie

Barry's

Bin 905

Subway

Vin Room

Citizen Salon

Joyce on 4th

Mucho Burrito

Earls Tin Palace

Shoppers Drug Mart

320 23rd Street SW | Calgary, AB

Matt Lannon

Vice President | Partner
+1 403 571 8824
matt.lannon@colliers.com

Brittany Block

Associate Vice President
+1 403 571 8756
brittany.block@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024 CMN Calgary Inc.

900 Royal Bank Building
335 - 8th Avenue SW
Calgary, AB T2P 1C9