

# KDI

COMMERCIAL

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)

# 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

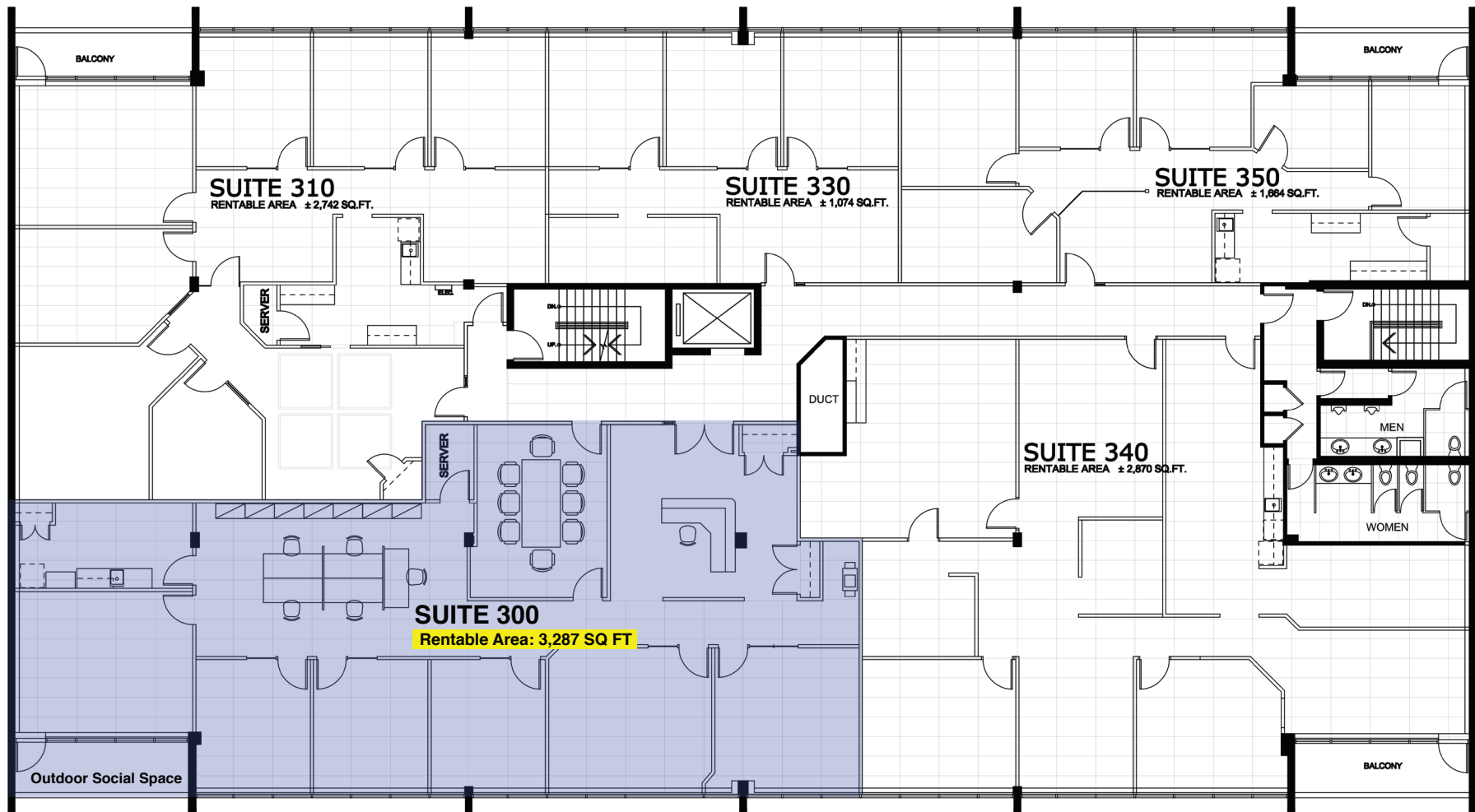
Steve Seiler, Senior Associate  
403.818.9837  
sseiler@kdicommercial.com

# For Lease

Unit 300, 4723 1st Street SW

Calgary, AB

## Third Floor Plan



**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

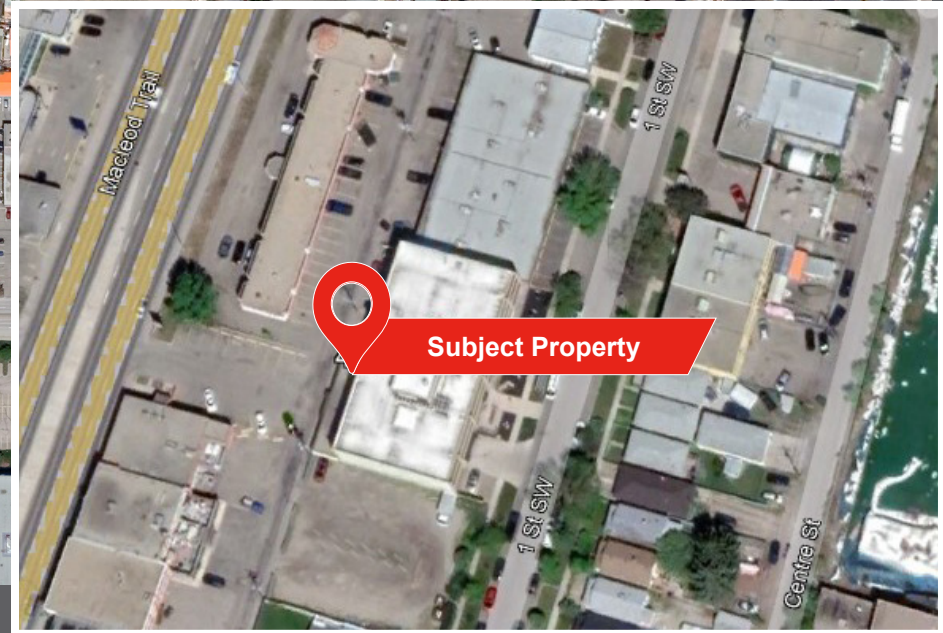
sseiler@kdicommercial.com

# For Lease

Unit 300, 4723 1st Street SW

Calgary, AB

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