

FOR LEASE

MARLBOROUGH PROFESSIONAL BUILDING

433 MARLBOROUGH WAY NE, CALGARY

Various office suite sizes available with turnkey landlord improvements, ample free parking.

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GLOBAL

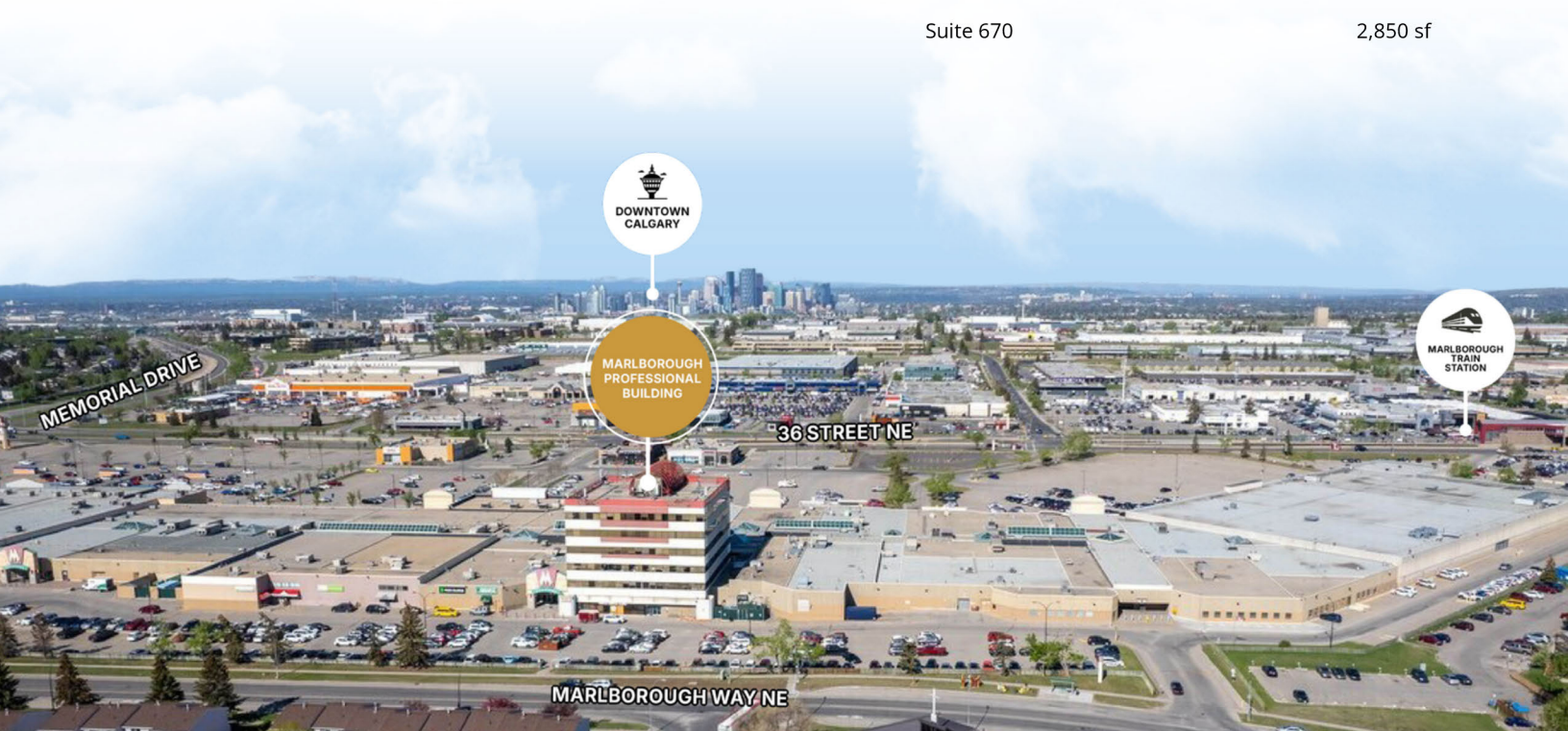


PROPERTY OVERVIEW

NET RENT	Market Rates
OPERATING COSTS (2026 ESTIMATE)	Op. Costs - \$15.85 psf Utilities - \$2.25 psf Tax - \$1.40 psf Total - \$19.50 psf
PARKING	2,512 Parking Stalls Scramble Parking
YEAR BUILT	1972
FLOORS	6

AVAILABILITIES

THIRD FLOOR	
Suite 310	2,891 sf
SIXTH FLOOR	
Suite 610	1,633 sf
Suite 620	1,234 sf
Suite 640	1,471 sf
Suite 650	798 sf
Suite 670	2,850 sf



12 MINUTE DRIVE TO
Downtown

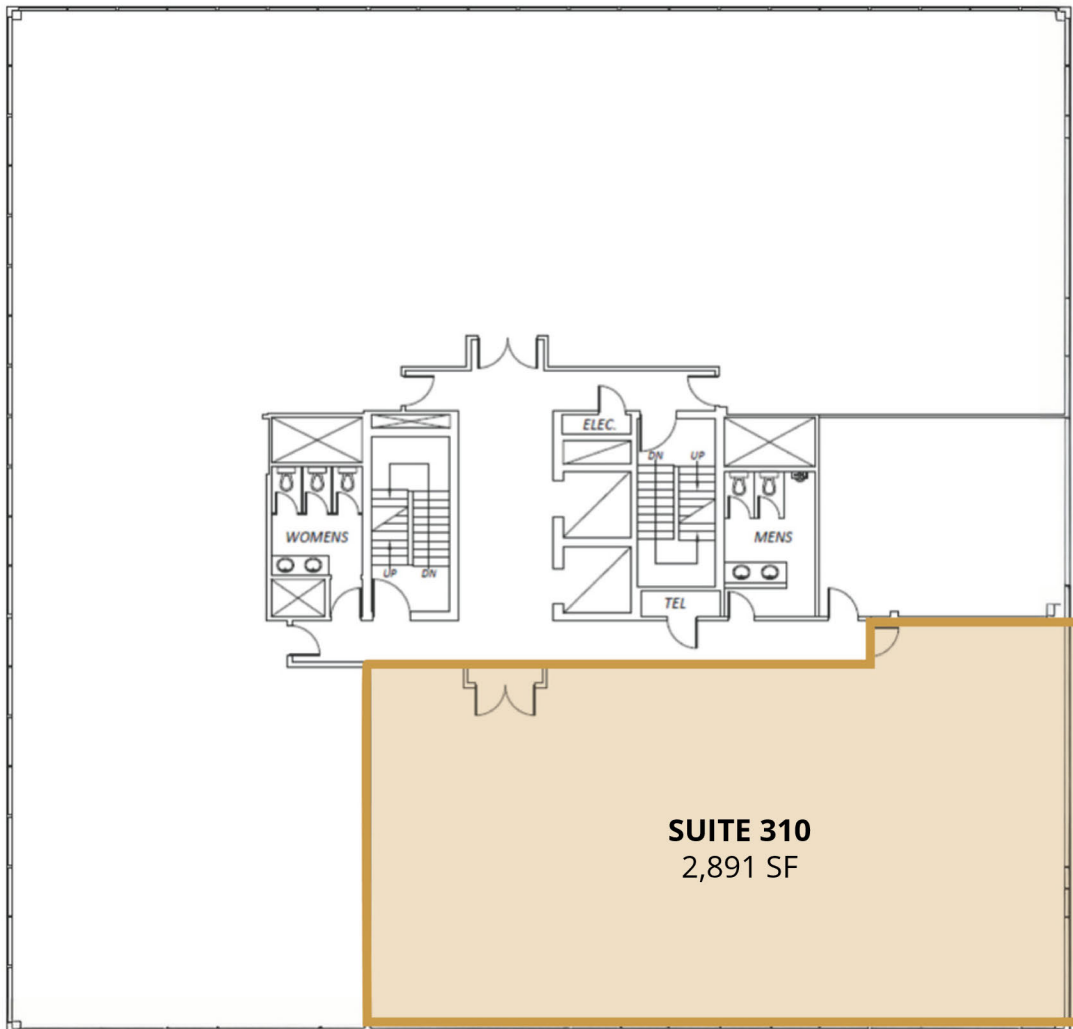
1 MINUTE DRIVE TO
Memorial Trail

21 MINUTE DRIVE TO
Calgary Airport

AVAILABILITY

THIRD FLOOR

SUITE 310: 2,891 SF



AVAILABILITY

SIXTH FLOOR

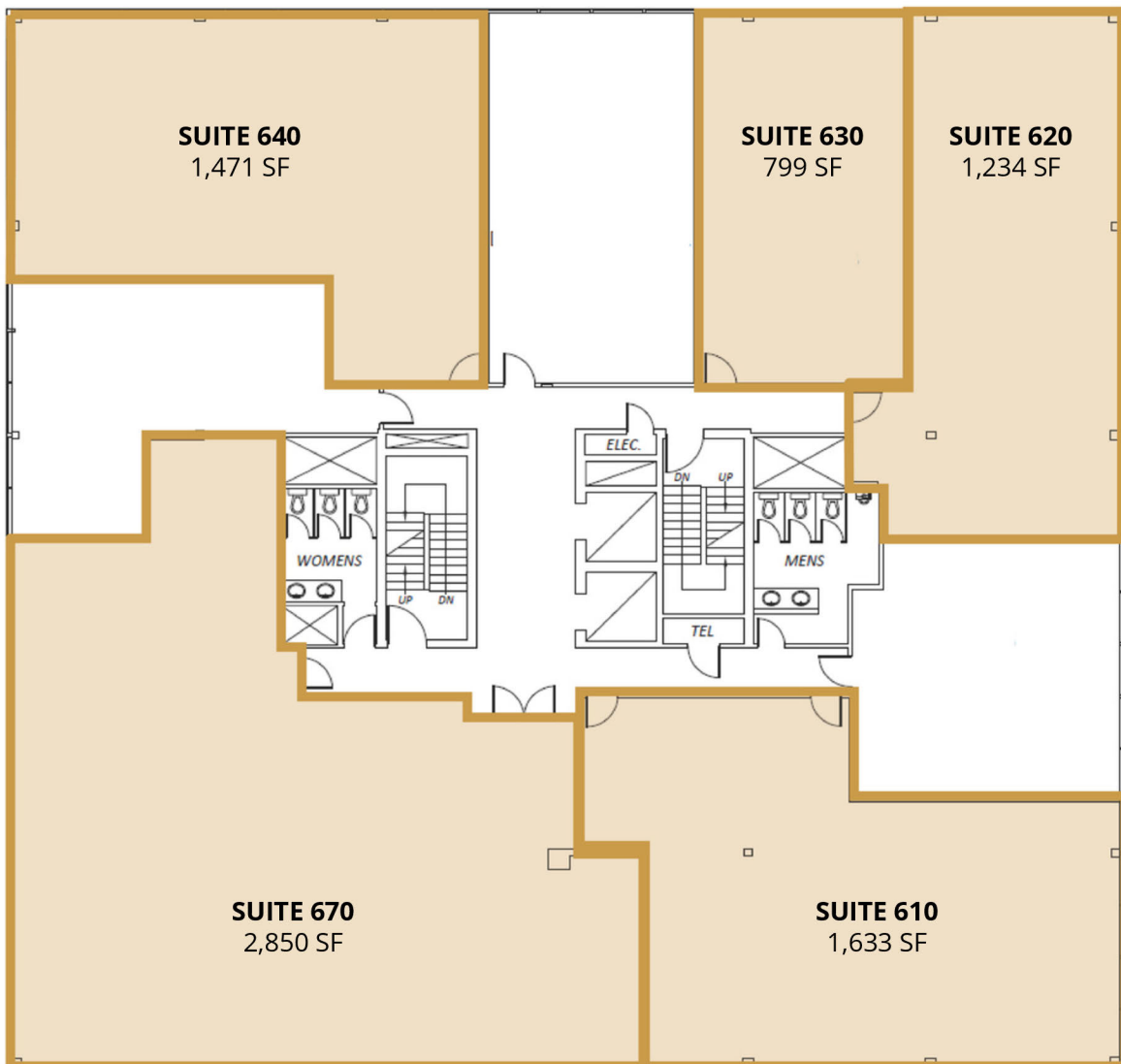
SUITE 640: 1,471 SF

SUITE 630: 799 SF

SUITE 620: 1,234 SF

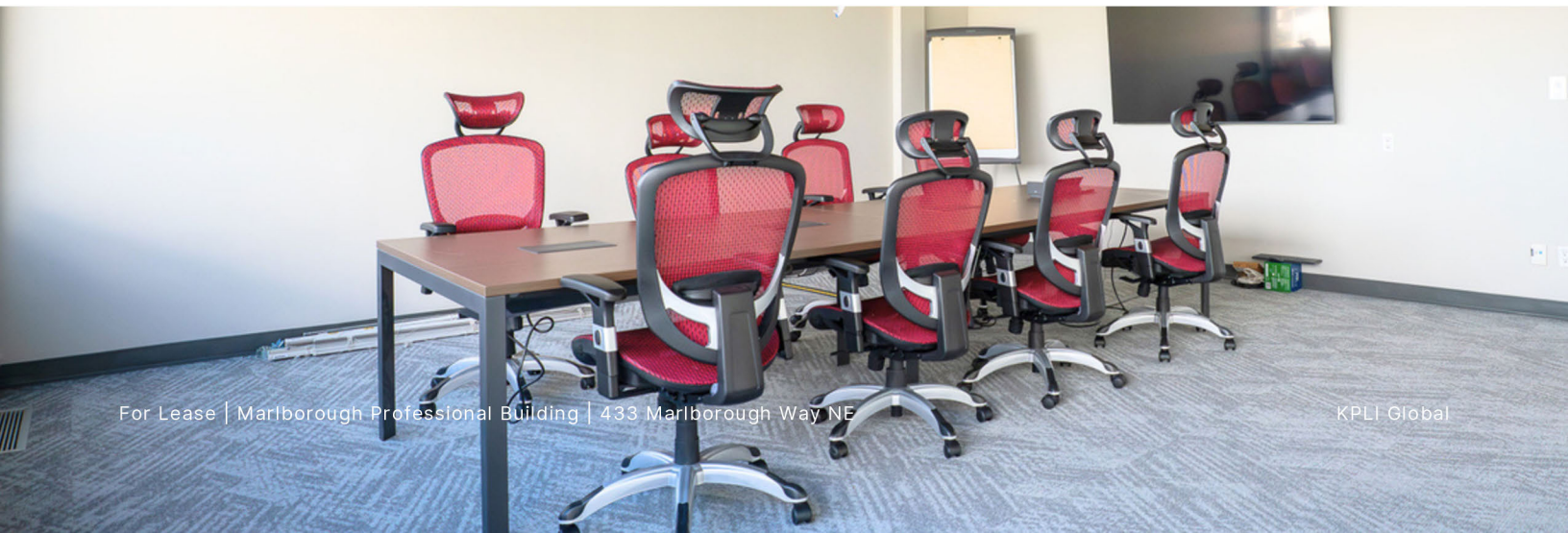
SUITE 670: 2,850 SF

SUITE 610: 1,633 SF



PHOTOS

LANDLORD TURNKEY EXAMPLES





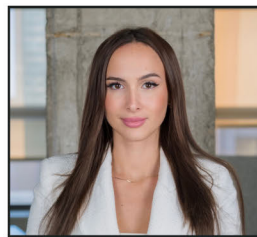
A large, modern multi-story office building with a white facade and red horizontal accents. The building has many windows and a flat roof with some equipment. In the foreground, there are other commercial buildings, including one with a large 'M' sign and a 'MEDICAL' sign. The sky is blue with some light clouds.

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CONTACT FOR MORE INFORMATION



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