

4723 1st Street SW, Calgary, AB T2G 4Y8



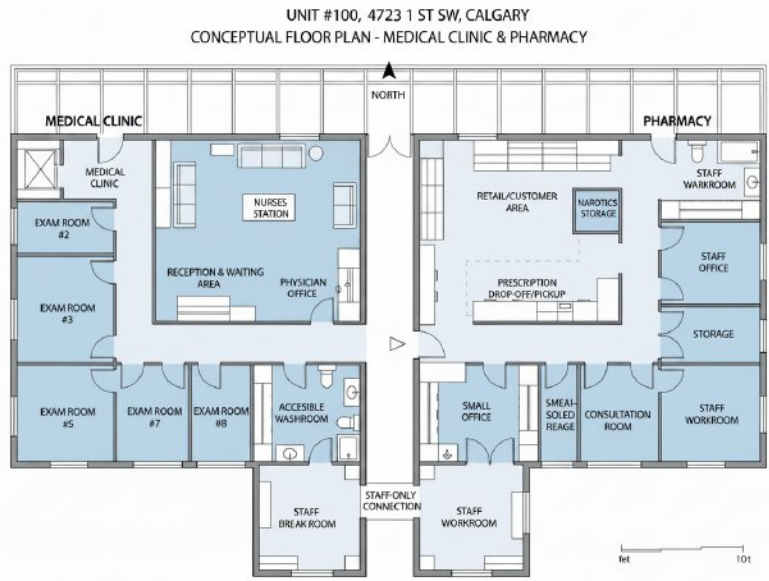
AVAILABLE SPACES

<p>SUITE 100 5,699 SF</p>	<p>USE Medical / Pharmacy</p>	<p>FLOOR Ground Floor</p>	<p>Available August Full Build-Out Available</p> <ul style="list-style-type: none"> • Full Build-Out Available
<p>SUITE 330 3,026 SF</p>	<p>USE Medical / Professional</p>	<p>FLOOR 3rd Floor</p>	<p>Available June Build-Out Available</p> <ul style="list-style-type: none"> • Treatment Rooms • Reception Area • Natural Light • Build-Out Available
<p>SUITE 370 1,757 SF</p>	<p>USE Medical / Professional</p>	<p>FLOOR 3rd Floor</p>	<p>Available Now Show Suite</p> <ul style="list-style-type: none"> • Contemporary & Modern • Turnkey Space • Variety of Medical Uses • Immediately Available

SUITE 100 – Seeking Medical / Pharmacy Tenant

TOTAL AREA 5,699 SF	USE Medical / Pharmacy	FLOOR Ground Floor	ZONING C-0	ADDRESS 4723 1st St SW
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CONCEPTUAL FLOOR PLAN – UNIT 100 | 5,699 SF



PROPOSED RENDERING



Main floor build-to-suit opportunity for medical and pharmacy users. Design a fully customized, turnkey space with optimal layout, strong street exposure, and seamless patient access – ideal for integrated clinic and pharmacy operations with abundant parking.

SIGNAGE OPPORTUNITIES

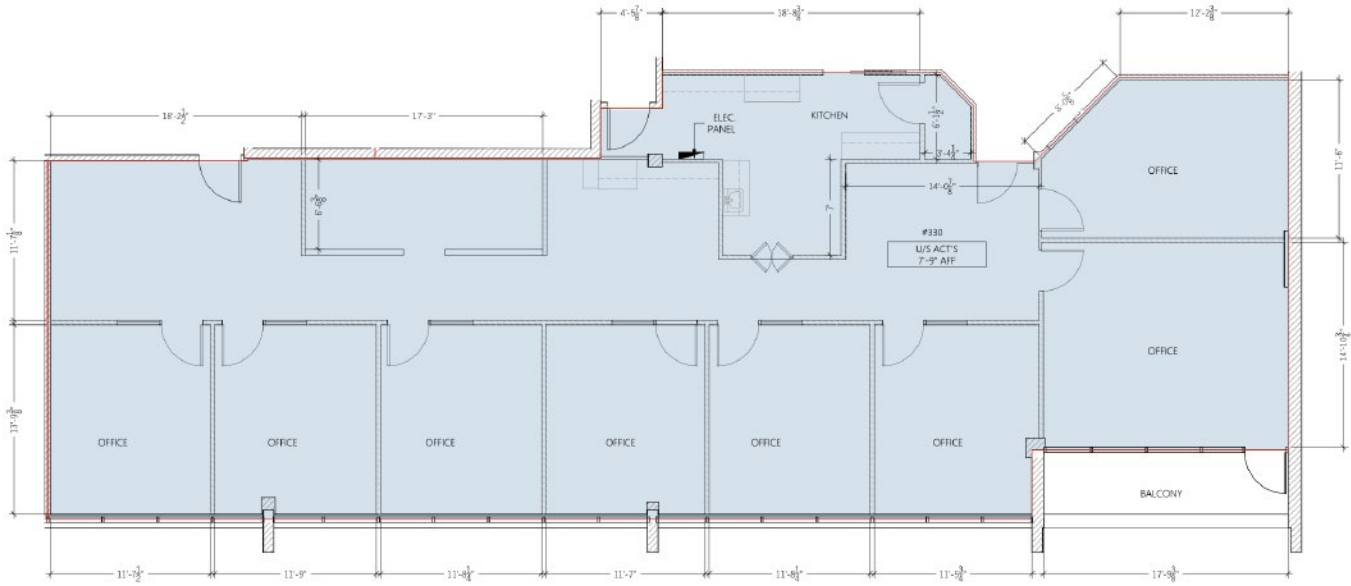
Additional Signage opportunities on Side and Back of Building, visible to Macleod Trail.

SUITE 100 DETAILS

SUITE 330 – 3,026 SF Medical / Professional Space

TOTAL AREA 3,026 SF	USE Medical / Professional	FLOOR 3rd Floor	ZONING C-0	ADDRESS 4723 1st St SW
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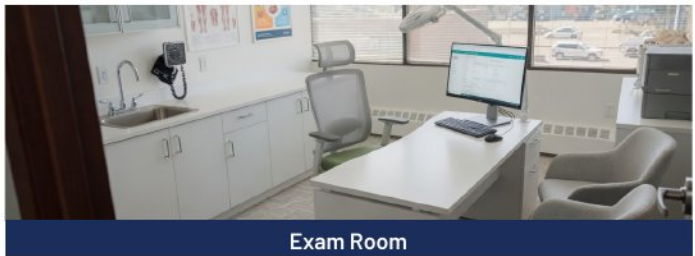
FLOOR PLAN – SUITE 330 | 3,026 SF



INTERIOR PHOTOS



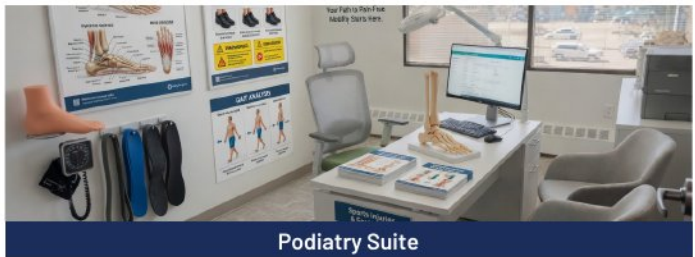
Medical Corridor



Exam Room



Respiratory Clinic Room



Podiatry Suite

IDEAL FOR:

Women's Health | Nurse Practitioners | Doctor's Offices | Physiotherapists | Chiropractors | Sports Injury Clinics | Podiatrists & More

SUITE 370 – 1,757 SF Medical / Professional Space

TOTAL AREA
1,757 SF

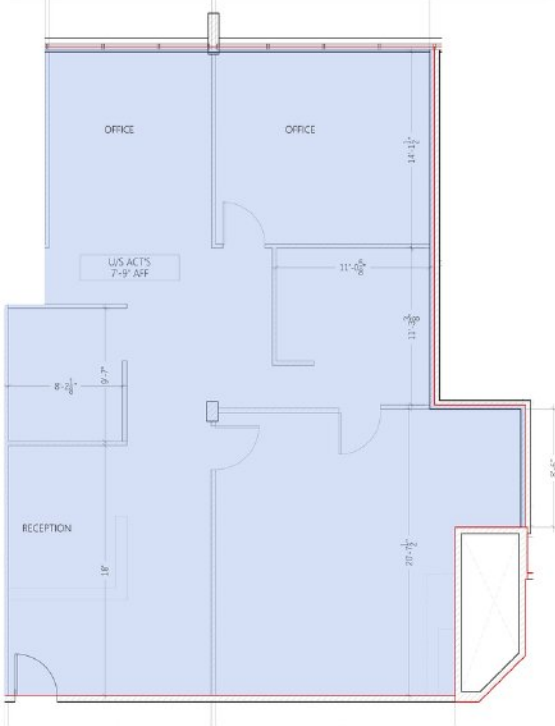
USE
Medical / Professional

FLOOR
3rd Floor

ZONING
C-0

ADDRESS
4723 1st St SW

ACTUAL FLOOR PLAN – SUITE 370 (1,757 SF)



INTERIOR FEATURES



Open Plan Office / Exam Space



Aesthetics / Procedure Room



Clinical Exam Room



Reception Area

PROPERTY OVERVIEW

Address:	4723 1st St SW, Suite 370
Zoning:	C-0
Area:	1,757 SF
Floor:	3rd Floor
Available:	Immediately

IDEAL FOR

- Women's Health
- Nurse Practitioners
- Doctor's Offices
- Physiotherapists
- Chiropractors
- Sports Injury Clinics
- Podiatrists and more!

SUITE 370 DETAILS

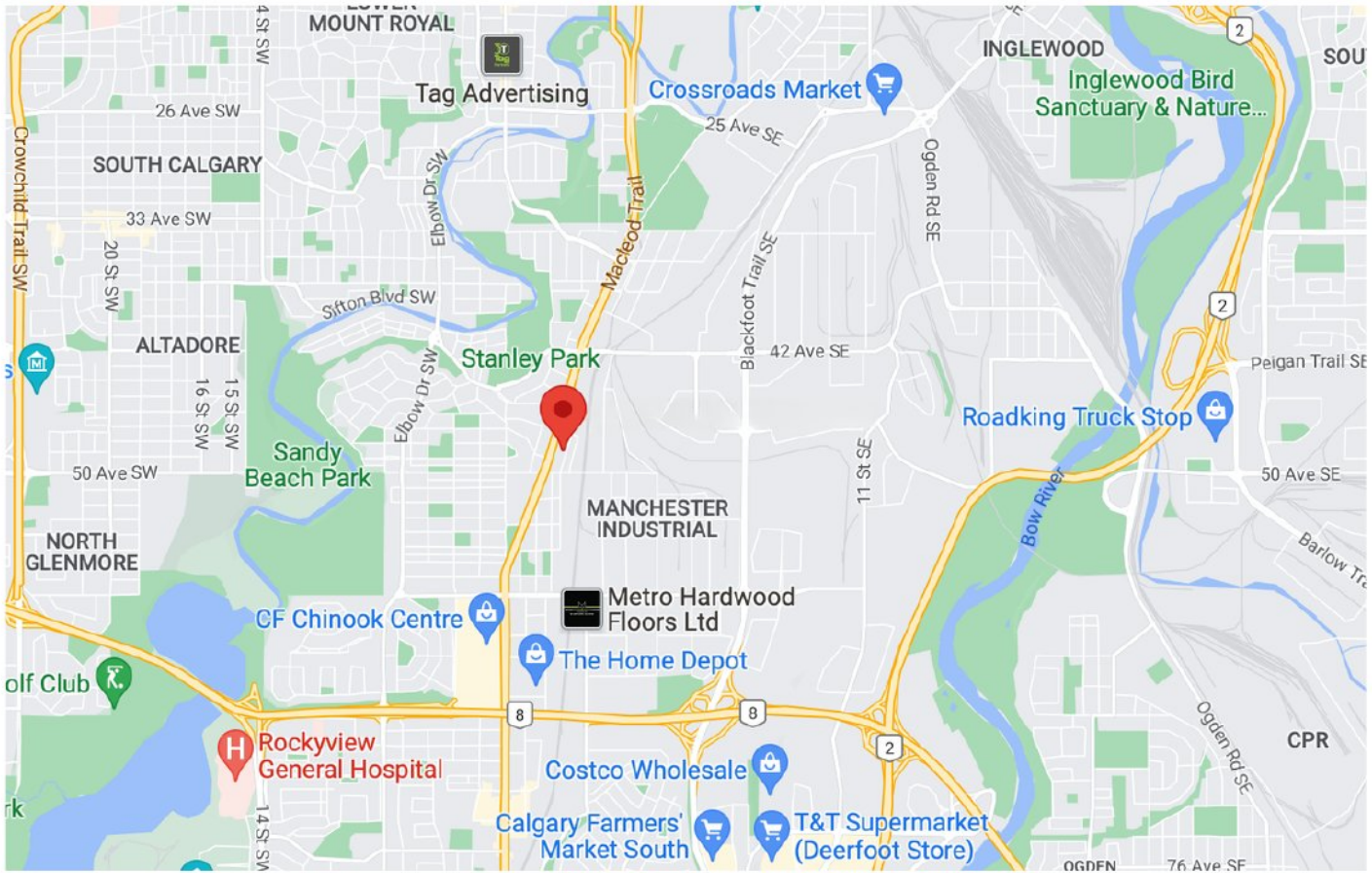
LOCATION

4723 1st Street SW, Calgary, AB T2G 4Y8

Accessible by transit and major routes

AMPLE PARKING

Located 1 block east
off Macleod Trail, SW!



LOCATION DETAILS