

MARLBOROUGH PROFESSIONAL BUILDING

433 MARLBOROUGH WAY NE

FROM 686 - 1,926 SF

VARIOUS OFFICE + MEDICAL
SUITES FOR LEASE



FEATURES

- FREE SURFACE PARKING
- MEDICAL/DENTAL PROFESSIONAL SERVICES BUILDING
- EASY ACCESS/EGRESS OFF MEMORIAL DRIVE
- COMPLIMENTARY MEDICAL USES IN THE BUILDING
- ADJACENT TO MARLBOROUGH MALL WITH EXTENSIVE RETAIL AMENITIES

Lori Suba (*Primary Contact)
President & Broker
(403) 850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
(403) 471-4871
lspindler@scoutrealestate.ca

MARLBOROUGH PROFESSIONAL BUILDING PROPERTY INFORMATION:

TERM:	FLEXIBLE
NET RENT:	MARKET
OP COSTS (2022 BUDGET):	\$21.26 PSF
IMPROVEMENT ALLOWANCE/TURNKEY: AVAILABLE:	NEGOTIABLE IMMEDIATELY
YEAR BUILT:	1975
PARKING:	1 PER 1,000 SF - SECURE SURFACE + AMPLE SCRAMBLE STALLS FOR CUSTOMERS AND STAFF AT NO COST

LEASING OPPORTUNITIES:

<u>SUITE</u>	<u>RENTABLE AREA</u>	<u>COMMENTS</u>
#495	774 SF	MEDICAL/OFFICE BUILD OUT
#530	1,926 SF	FULLY BUILT OUT CLINIC SPACE, NEW IMPROVEMENTS
#560	792 SF	OPEN PLAN WITH KITCHEN
#610	1,633 SF	PARTIALLY DEVELOPED
#620	1,234 SF	FORMER CLINIC SPACE
#640	1,471 SF	OFFICE BUILD OUT
#660	686 SF	OPEN PLAN OFFICE

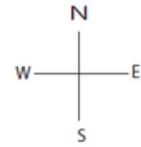
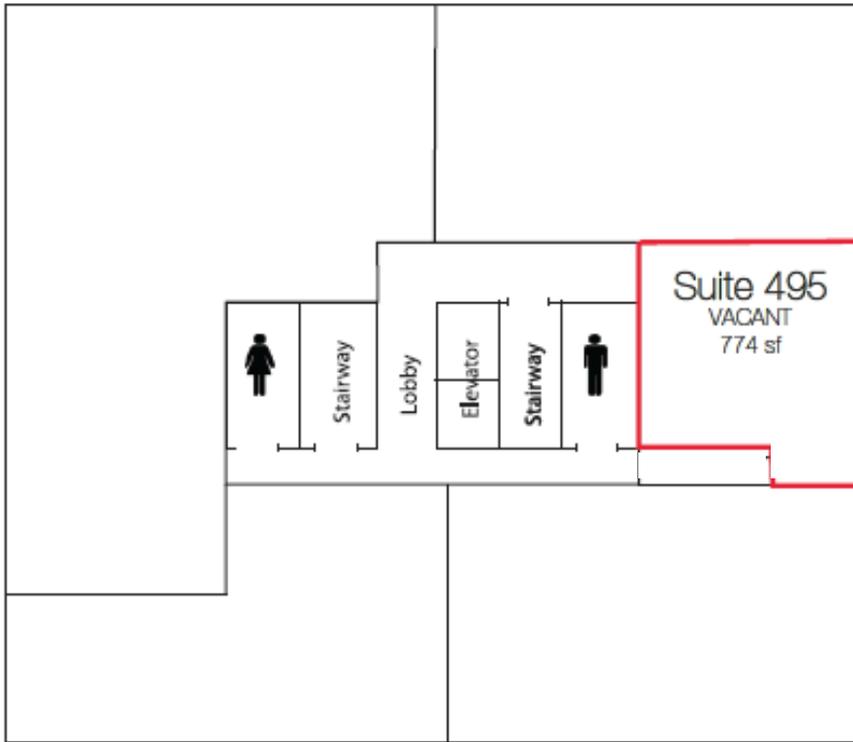


The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

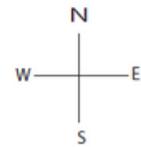
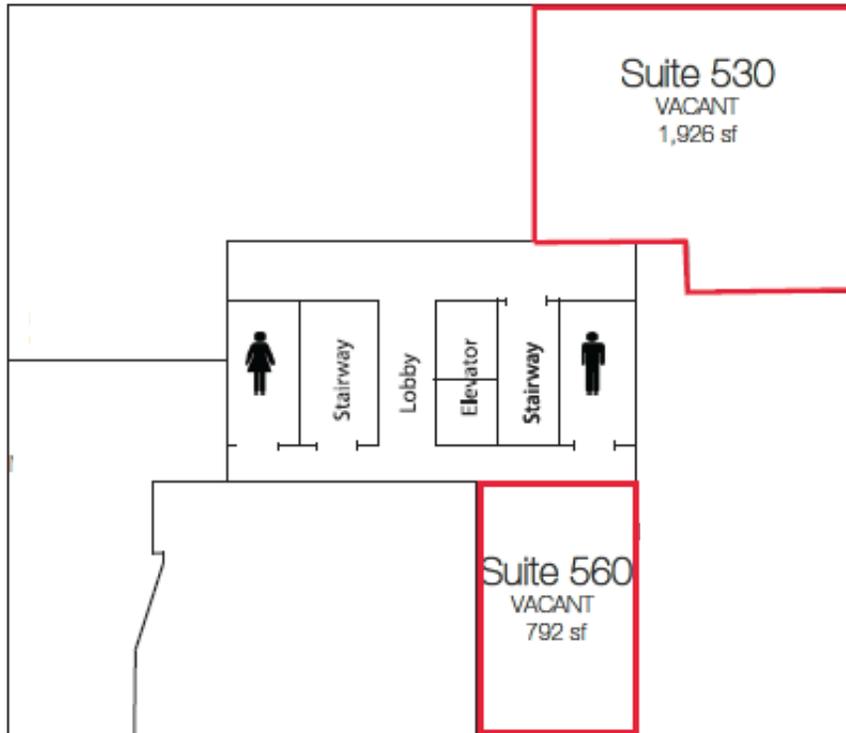
Lori Suba (*Primary Contact)
President & Broker
(403) 850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
(403) 471-4871
lspindler@scoutrealestate.ca

4TH FLOOR:



5TH FLOOR:

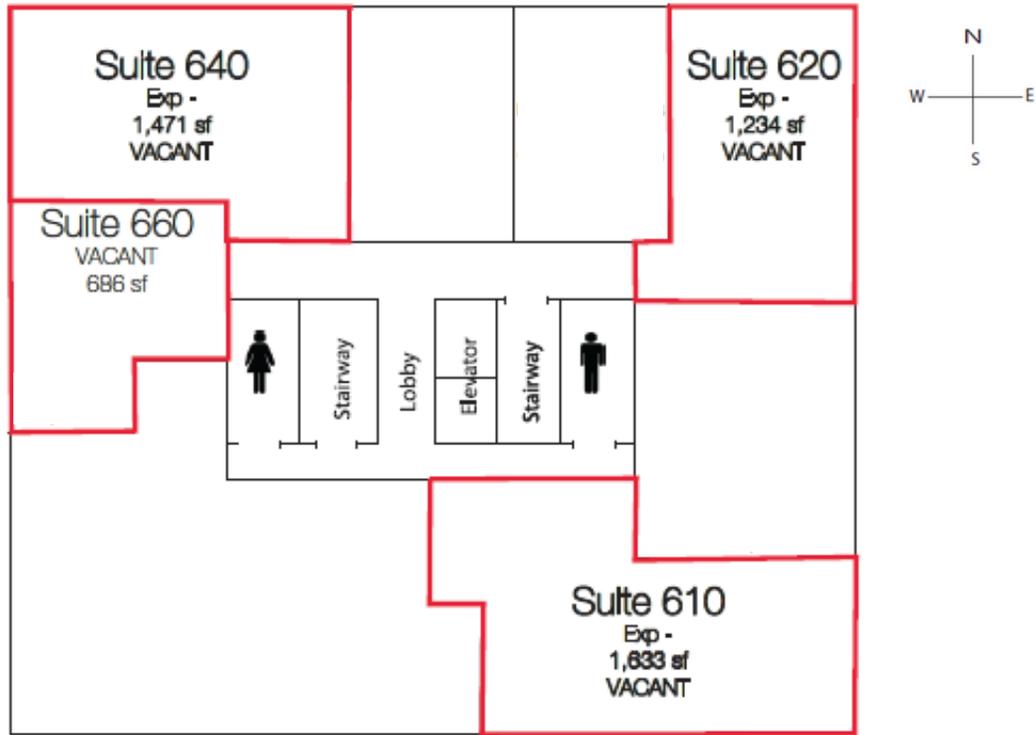


The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

Lori Suba (*Primary Contact)
President & Broker
(403) 850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
(403) 471-4871
lspindler@scoutrealestate.ca

6TH FLOOR:



The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

Lori Suba (*Primary Contact)
President & Broker
(403) 850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
(403) 471-4871
lspindler@scoutrealestate.ca



Marlborough Professional Building

Neighbouring Tenants:



The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.



Lori Suba (*Primary Contact)
President & Broker
(403) 850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
(403) 471-4871
lspindler@scoutrealestate.ca