

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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**KPLI**  
GLOBAL



# PROPERTY OVERVIEW

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

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# AVAILABILITIES

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

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12 MINUTE DRIVE TO  
Downtown

1 MINUTE DRIVE TO  
Memorial Trail

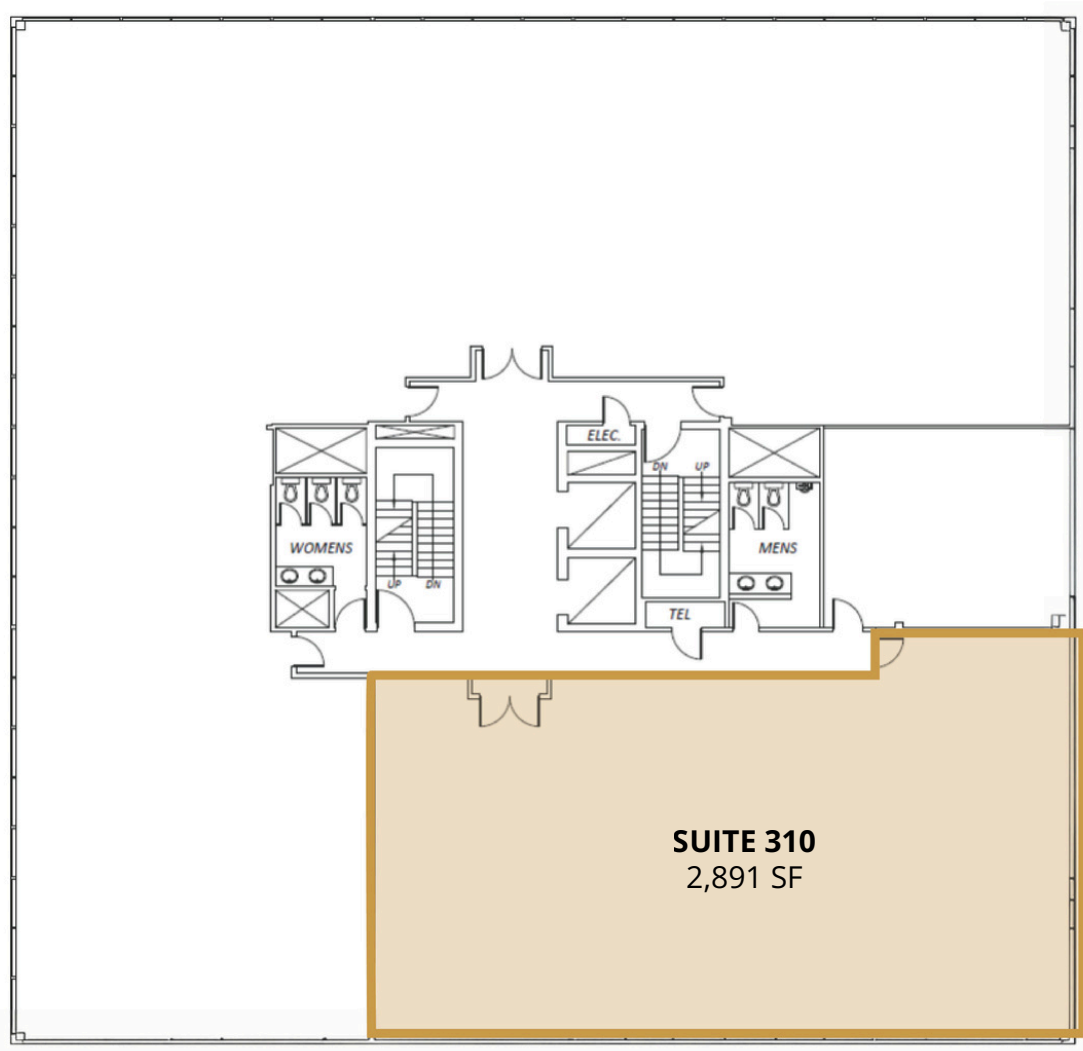
21 MINUTE DRIVE TO  
Calgary Airport

# AVAILABILITY

## THIRD FLOOR

**SUITE 310: 2,891 SF**

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# AVAILABILITY

## SIXTH FLOOR

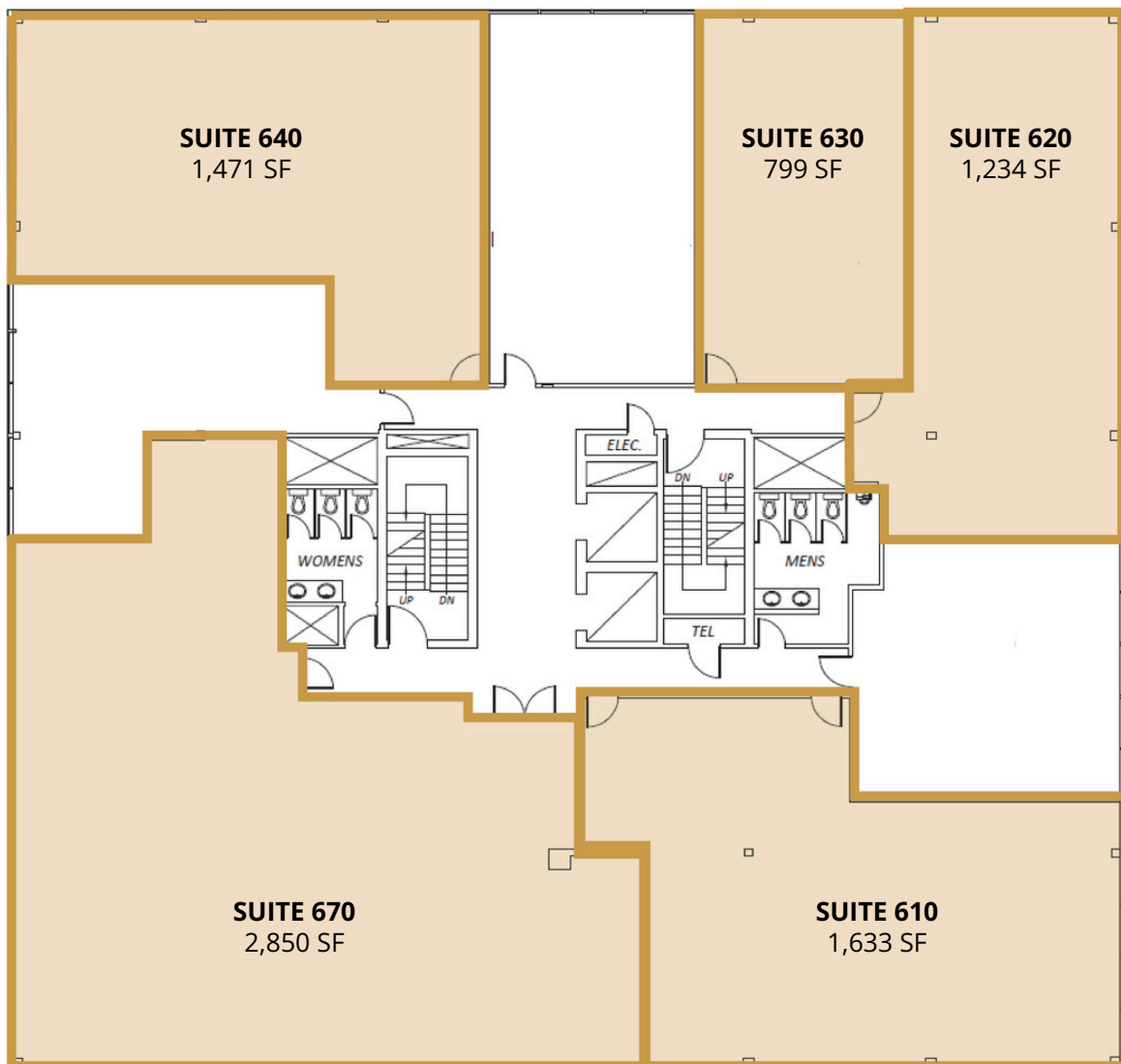
**SUITE 640:** 1,471 SF

**SUITE 630:** 799 SF

**SUITE 620:** 1,234 SF

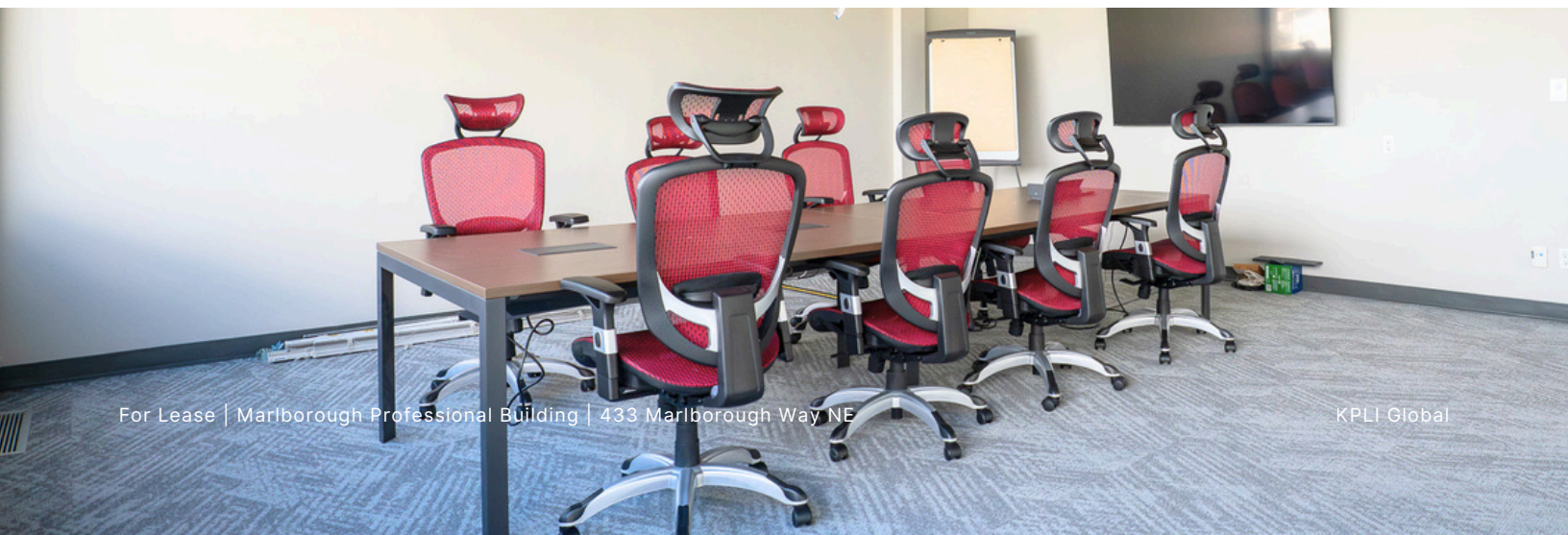
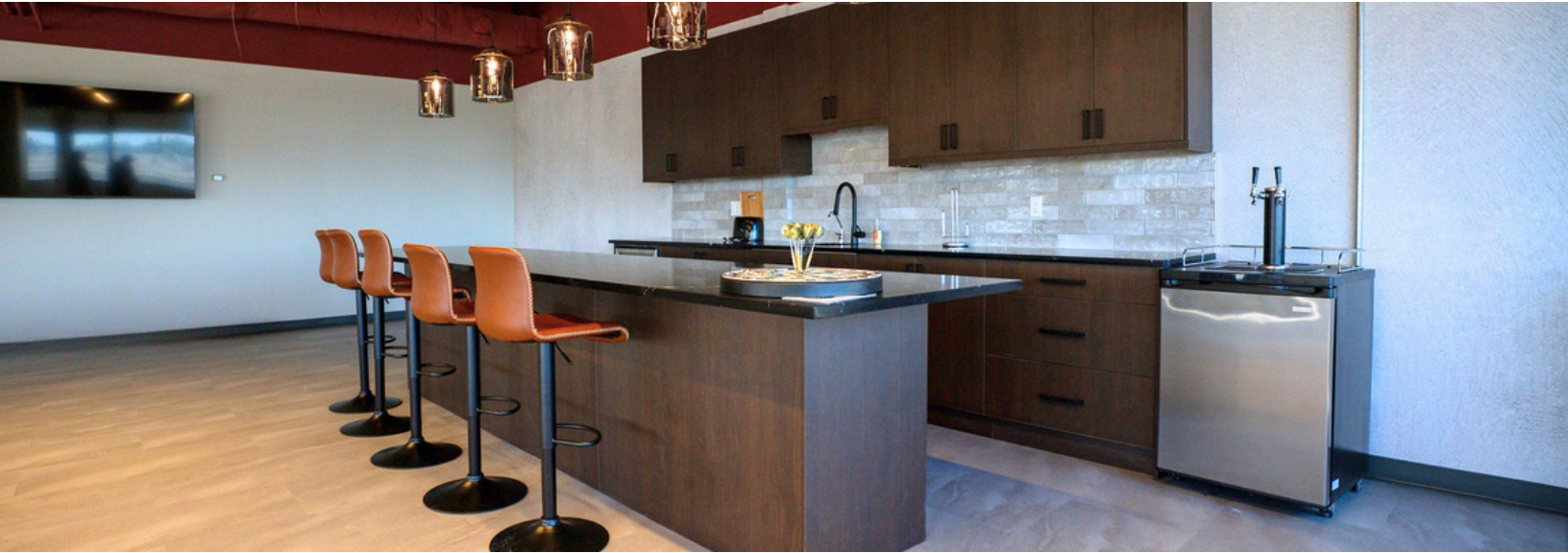
**SUITE 670:** 2,850 SF

**SUITE 610:** 1,633 SF



PHOTOS

# LANDLORD TURNKEY EXAMPLES





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

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CONTACT FOR MORE INFORMATION



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