

Blackstone
Commercial Real Estate Services Inc.

For Sale

3223 5 Avenue NE | Calgary, AB
Unit 305 - Nexus Business Centre

Franklin



Unit 305 - 3223 5 Avenue NE, Calgary AB

Where Premium Design meets Professional Function

PROPERTY DETAILS

Size	2,635 SF
Asking Price	Ask Associate
Availability	Negotiable
Year Built	2015
Zoning	I-C
Parking	Ample Surface
Property Taxes	\$11,154 (2025)
Condo Fees	\$1,672/month

- Professionally built, high-quality office space designed for both comfort and performance
- Thoughtfully designed interior featuring a private executive office, collaborative bullpen, and a sleek modern kitchenette
- Premium central location with immediate access to Barlow Trail, Memorial Drive, and Deerfoot Trail — just 10 minutes from Downtown Calgary
- Zoned I-C (Industrial Commercial), accommodating a wide range of business uses
- Flexible, well-planned layout easily adaptable for open-concept or customized configurations
- Ample unreserved surface parking for staff and visitors throughout the complex
- A refined and functional workspace offering exceptional visibility, accessibility, and long-term value



Olivia Bohdan, Associate

P 403.629.0809

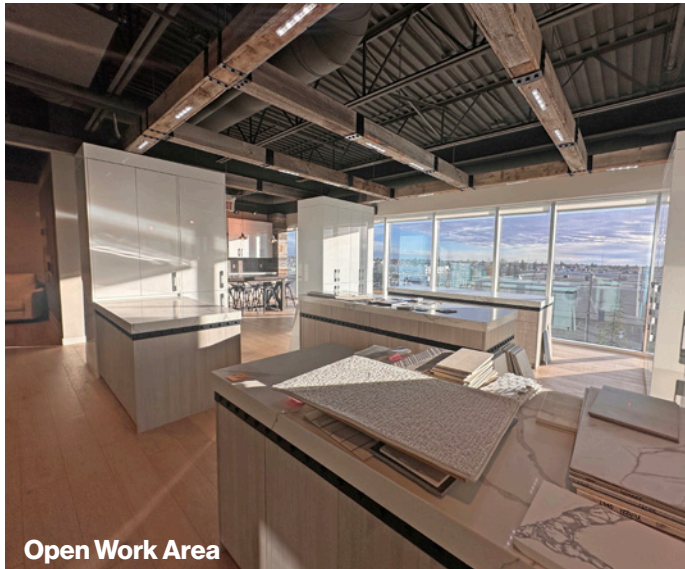
E obohdan@blackstonecommercial.com

Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
P 403.214.2344

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Open Work Area



Storage



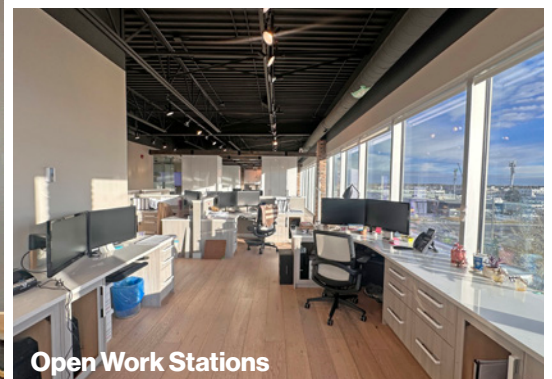
Kitchen



Open Work Stations



Boardroom

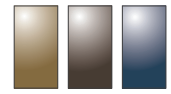


Open Work Stations

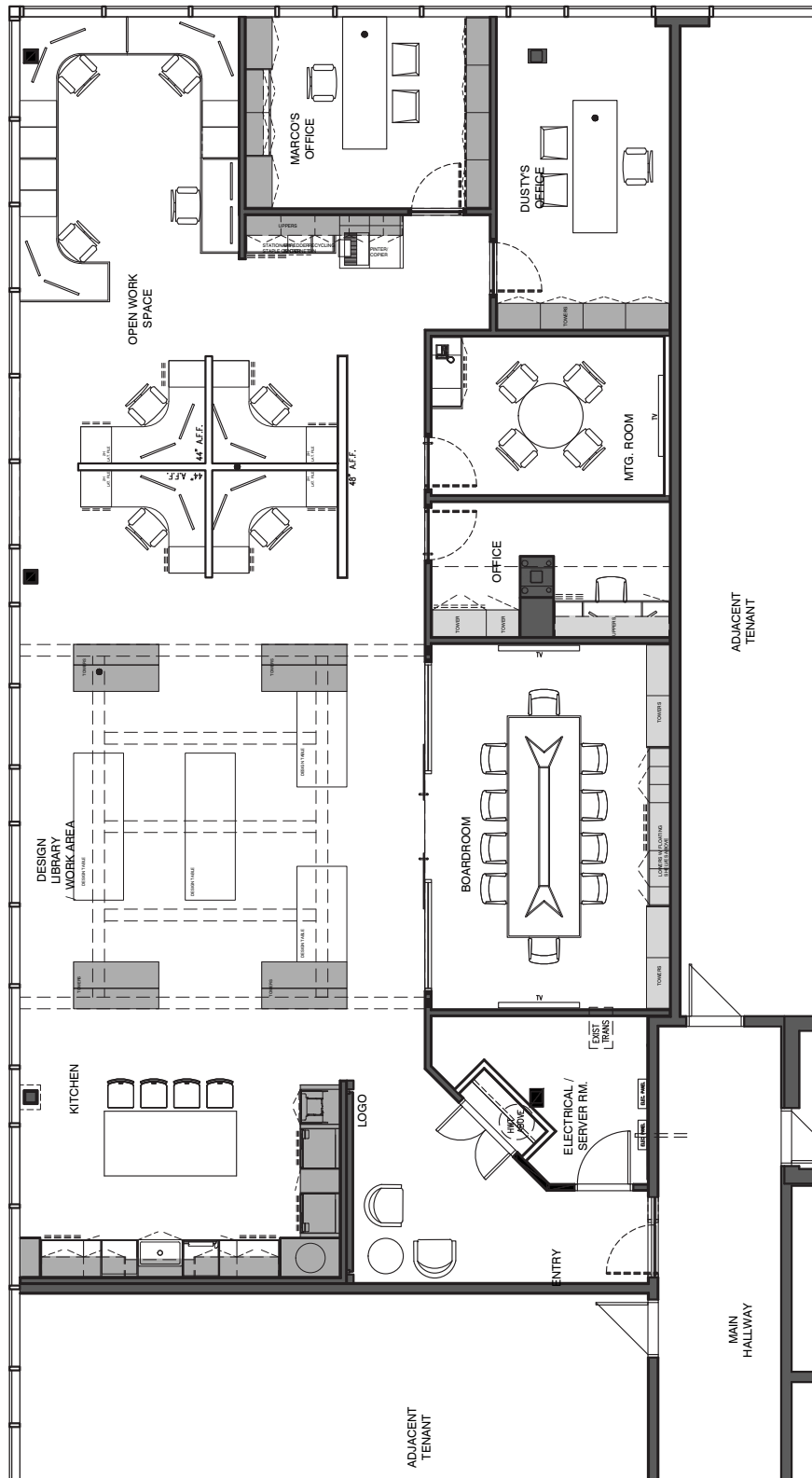
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NEIGHBOURHOOD
Franklin



POPULATION
66,575



MEDIAN AGE
39.5



HOUSEHOLD INCOME
\$65,892



TRAFFIC COUNT
26,000 VPD | 36 ST & Marlborough Dr



BlackstoneCommercial.com

For more information, please contact one of our associates.

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