

FOR SUBLEASE

4919 61<sup>st</sup> Avenue SE

CALGARY, AB





# PROPERTY FEATURES

**±6,209 SF**

MAIN & 2<sup>ND</sup> LEVEL OFFICE

**±12,521 SF**

WAREHOUSE

**±18,730 SF**

TOTAL AVAILABLE

**OCTOBER 1<sup>st</sup>, 2025**

AVAILABILITY

**MARKET**

SUBLEASE RATES

**28'6" (TBV)**

CLEAR HEIGHT

**AUGUST 30<sup>th</sup>, 2029**

SUBLEASE EXPIRY

## PROPERTY FACTS

**FOOTHILLS INDUSTRIAL**

DISTRICT

**2 DOCK (8' X 10')**

**1 DRIVE (10' X 12')**

LOADING DOORS

**100 AMPS (TBV)**

POWER

**I-G (INDUSTRIAL GENERAL)**

DISTRICT

**\$6.58 PSF**

OP COSTS + REALTY TAX (2026 EST.)

## COMMENTS

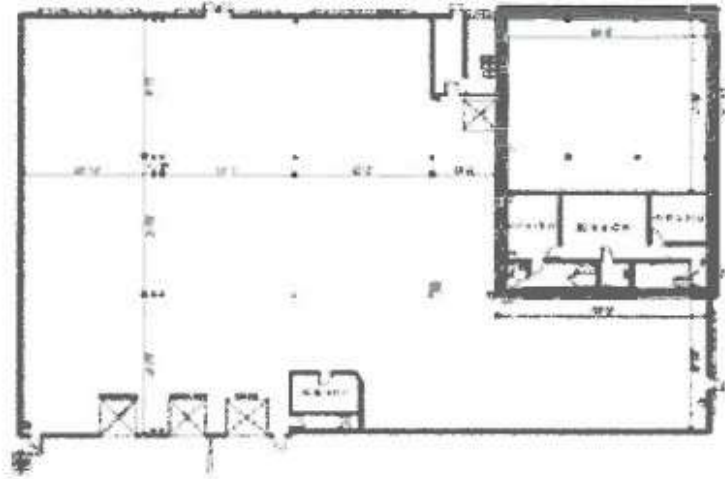
- Sprinklered racking Included
- Located in Foothills district with direct exposure onto 61<sup>st</sup> Avenue SE
- Excellent transit connectivity with a stop located just outside the building
- Layout features open warehouse space, a showroom and built-out office areas on the main and upper levels.
- Professionally managed building with ample parking on-site
- Loading can accommodate 53' tractor trailers
- Adjacent unit available, offering a combined total of 25,071 SF of contiguous space

# PROPERTY PHOTOGRAPHY

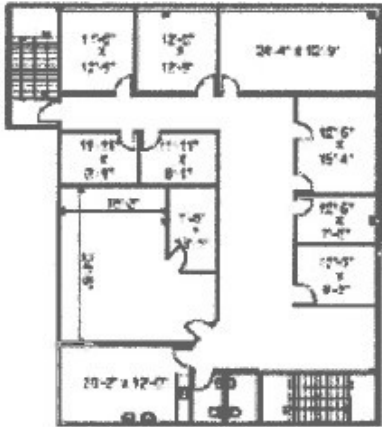
# FLOOR PLAN



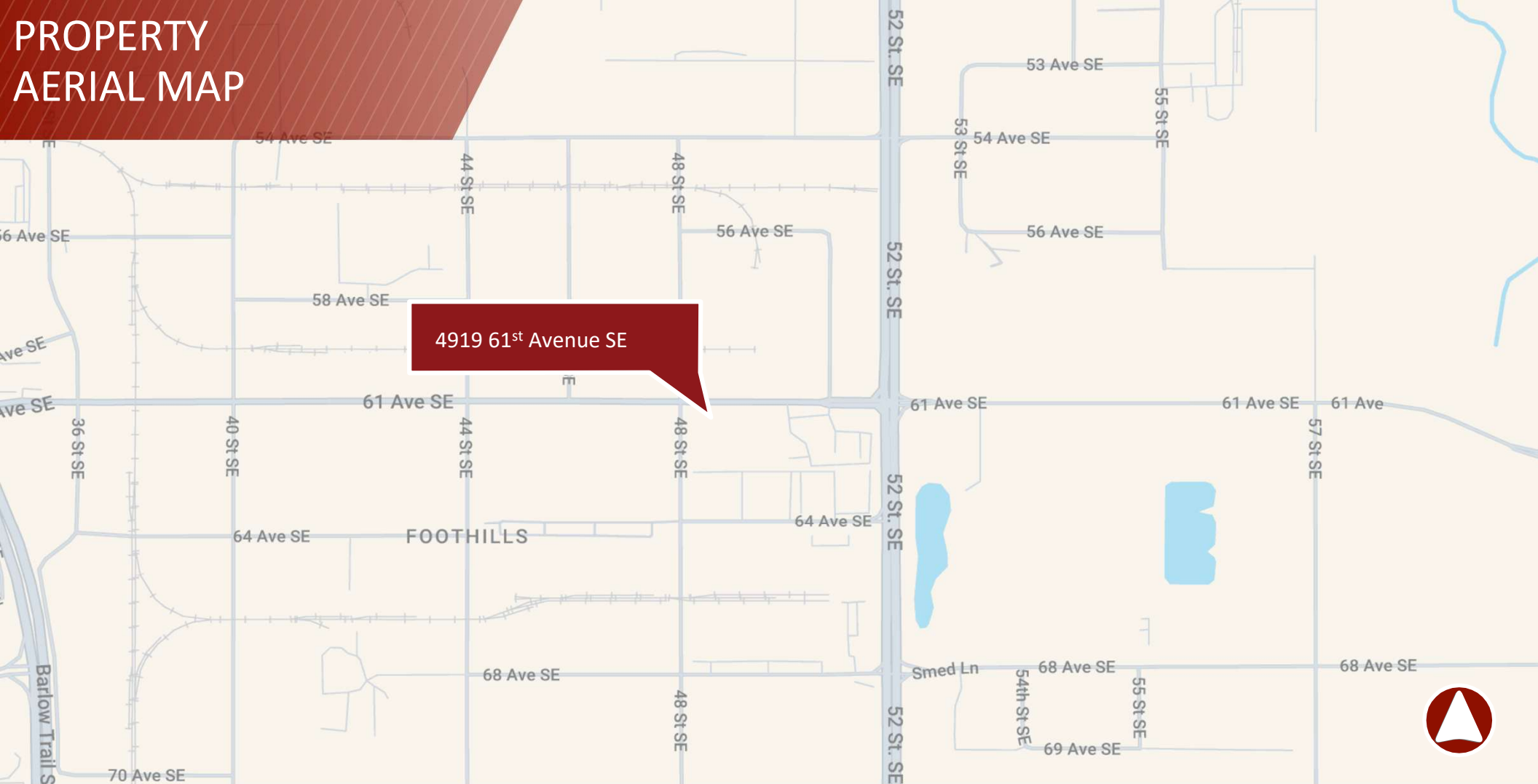
Main Floor Office Area



Second Floor Office Area



# PROPERTY AERIAL MAP



4919 61<sup>st</sup> Avenue SE

FOOTHILLS



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