

FOR SUBLEASE
4919 61st Avenue SE
CALGARY, AB



 CUSHMAN &
WAKEFIELD

AVAILABLE SF
18,730 SF

PROPERTY FEATURES

±6,209 SF

MAIN & 2ND LEVEL OFFICE

±12,521 SF

WAREHOUSE

±18,730 SF

TOTAL AVAILABLE

OCTOBER 1ST, 2025

AVAILABILITY

\$8.00 PSF

SUBLEASE RATES

28'6" (TBV)

CLEAR HEIGHT

AUGUST 30TH, 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

\$6.68 PSF

OP COSTS + REALTY TAX (2025 EST.)

COMMENTS

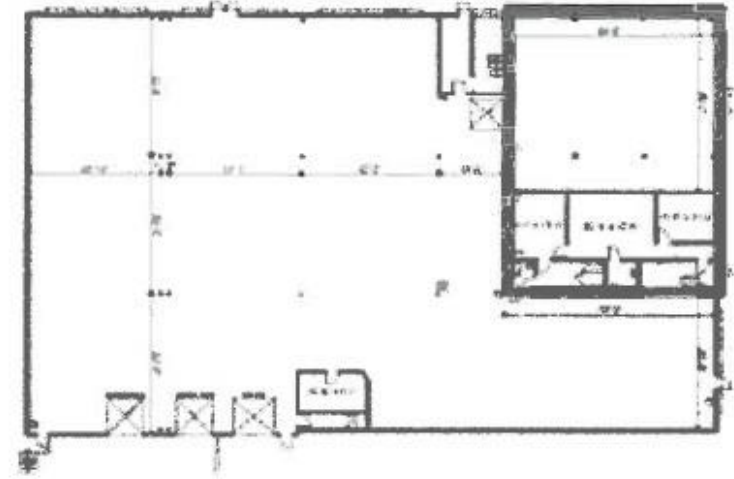
- Sprinklered racking Included
- Located in Foothills district with direct exposure onto 61st Avenue SE
- Excellent transit connectivity with a stop located just outside the building
- Layout features open warehouse space, a showroom and built-out office areas on the main and upper levels.
- Professionally 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

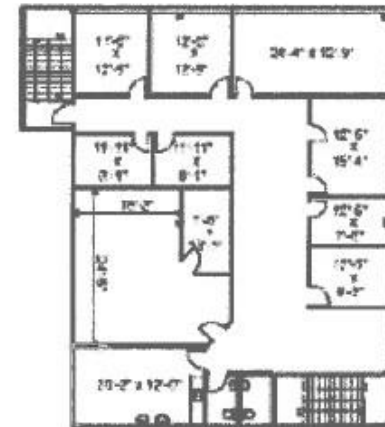
FLOOR PLAN



Main Floor Office Area



Second Floor Office Area



PROPERTY AERIAL MAP



4919 61st Avenue SE

For more information, please contact:

Mike Warner, SIOR, CCIM
Executive Vice President
Industrial Sales & Leasing
+1 403 681 0123
mike.warner@ca.cushwake.com

Cushman & Wakefield ULC
Bow Valley Square IV
250 - 6th Ave. SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.ca

