FOR SUBLEASE 4919 61st Avenue SE CALGARY, AB





±6,209 SF MAIN & 2ND LEVEL OFFICE

> ±12,521 SF WAREHOUSE

±18,730 SF TOTAL AVAILABLE **OCTOBER 1st, 2025**

AVAILABILITY

MARKET

SUBLEASE RATES

28'6" (TBV)

CLEAR HEIGHT

AUGUST 30th, 2029

SUBLEASE EXIPIRY

PROPERTY FACTS

FOOTHILLS 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

- 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
- Ample parking on-site
- Loading can accommodate 53' tractor trailers

PROPERTY PHOTOGRAPHY

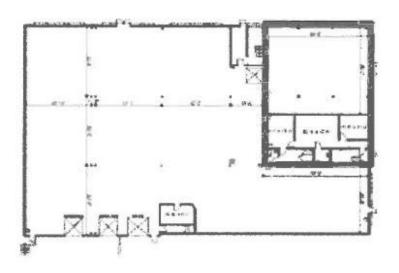
FLOOR **PLAN**



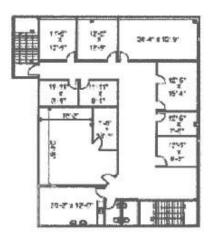




Main Floor Office Area



Second Floor Office Area





For more information, please contact:

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