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

**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

4919 61st Avenue SE, Calgary, AB
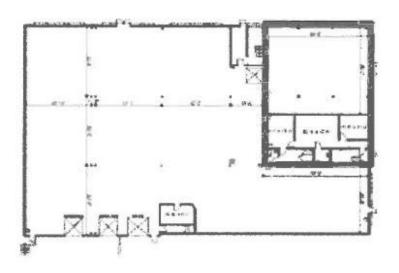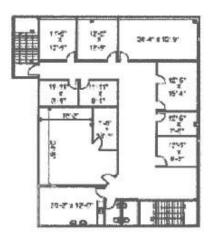
## Main Floor Office Area



## Second Floor Office Area



4919 61st Avenue SE, Calgary, AB

54 Ave SE

44 St SE

48 St SE

52 St. SE

53 Ave SE

55 St SE

54 Ave SE

53 St SE

56 Ave SE

56 Ave SE

6 Ave SE

58 Ave SE

**4919 61st Avenue SE**

Ave SE

Ave SE

61 Ave SE

61 Ave SE

61 Ave SE

61 Ave

36 St SE

40 St SE

44 St SE

48 St SE

52 St. SE

57 St SE

64 Ave SE

FOOTHILLS

64 Ave SE

68 Ave SE

Smed Ln

68 Ave SE

68 Ave SE

48 St SE

54th St SE

55 St SE

Barlow Trail S

70 Ave SE

69 Ave SE

**For more information, please contact:**

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**CUSHMAN & WAKEFIELD**