

FOR LEASE



4950 - 106th Avenue SE, Units 137 & 141, Calgary, AB
4,904 square feet



Drive-in
Loading



Substantial Office
Development



Quick access to Barlow
Trail & 52nd Street SE

JON C. MOOK, SIOR
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

ELIAS TSOUGRIANIS
INDUSTRIAL SALES & LEASING ASSOCIATE
C: 403-680-4875
etsougrianis@lee-associates.com

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | lee-associates.com/calgary

PROPERTY DETAILS

AVAILABLE AREA:

Office:	+/- 2,501 sq. ft.
Warehouse:	+/- 2,403 sq. ft.
Total:	+/- 4,904 sq. ft.

NET LEASE RATE:

\$16.95 per sq. ft. per annum

OP. COSTS:

\$10.42 per sq. ft. per annum

AVAILABLE:

September 1st, 2026

YEAR BUILT:

2011

ZONING:

I-G (Industrial General)

CEILING HEIGHT:

18' clear

ELECTRICAL:

225 amps, 120/208 volts, 3 phase
2 independant panels

LOADING:

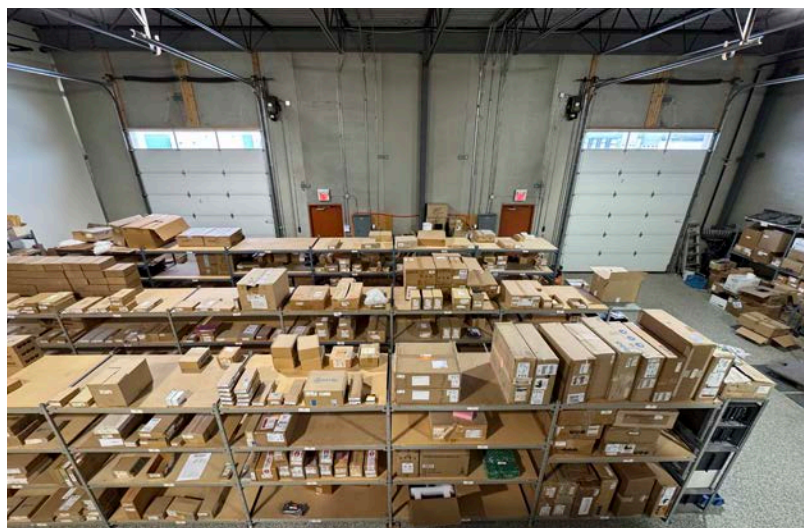
2 - 12' x 14' Drive-in doors

PARKING:

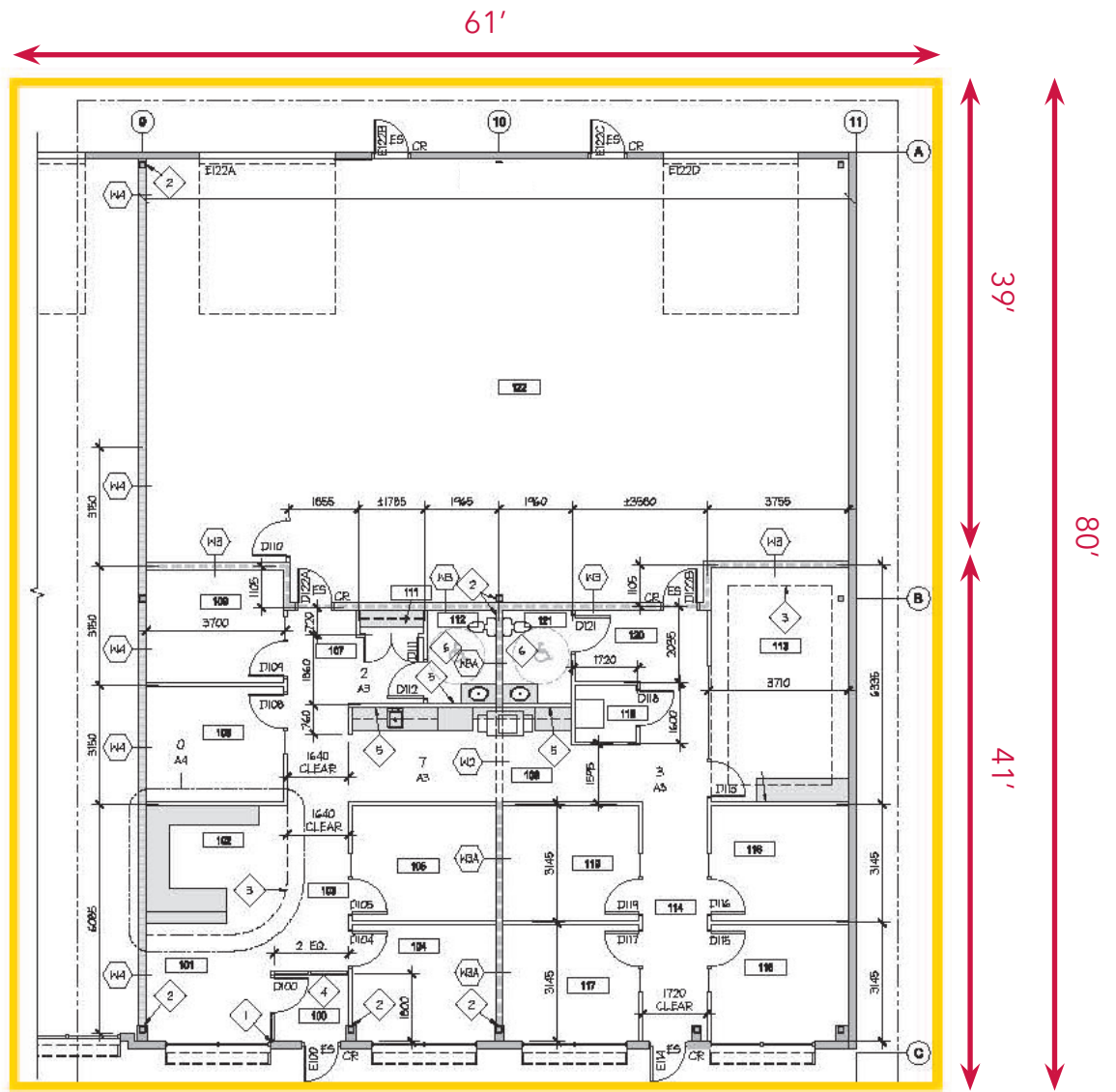
12 parking stalls (6 front, 6 rear)

COMMENTS:

- » High quality office improvements
- » Bonus Storage Mezzanine
- » One Sump
- » Epoxy coated warehouse flooring
- » Furniture negotiable
- » Direct exposure to 106th Avenue SE with quick access to Barlow Trail & 52nd Street SE



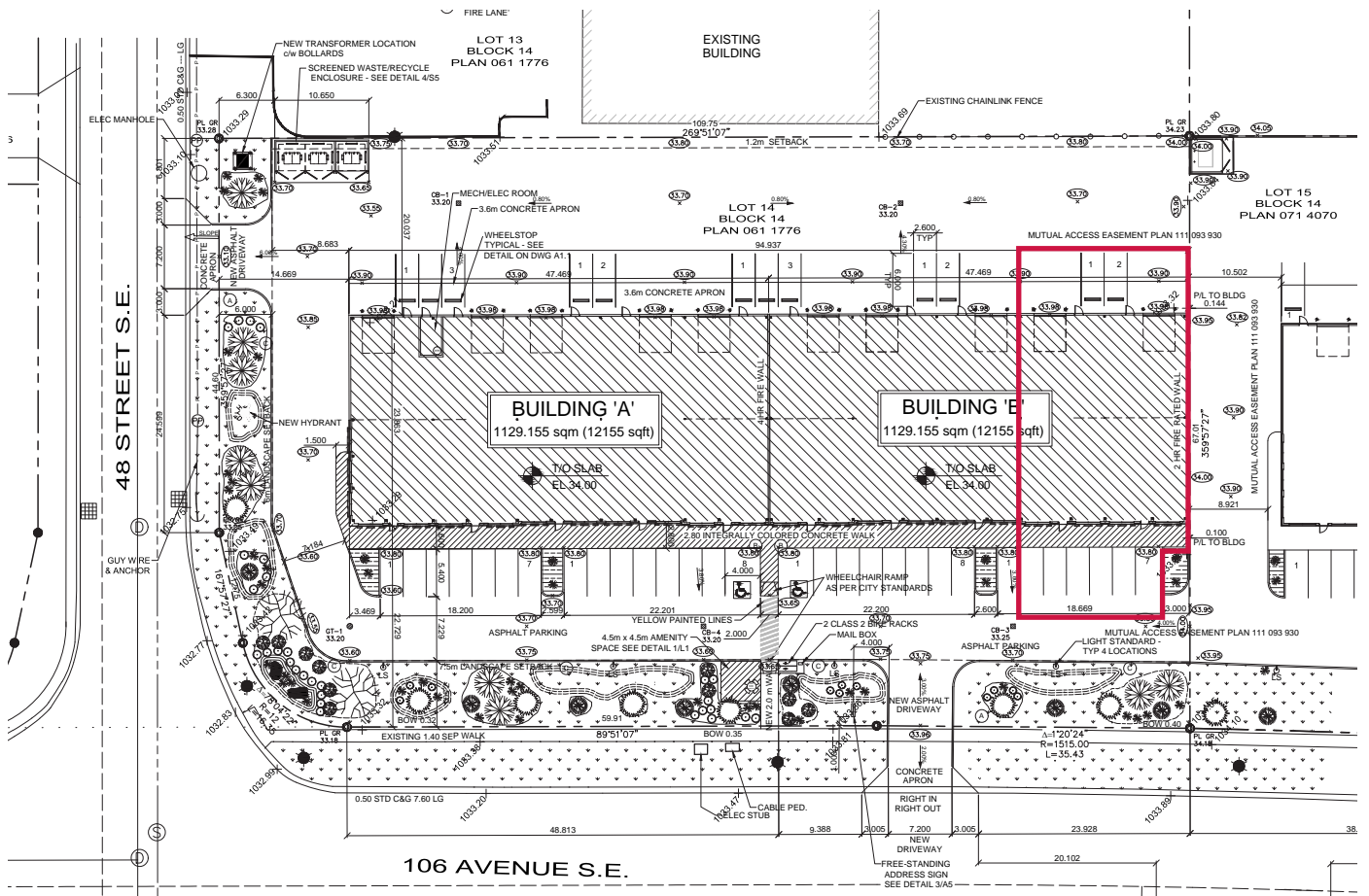
FLOOR PLAN



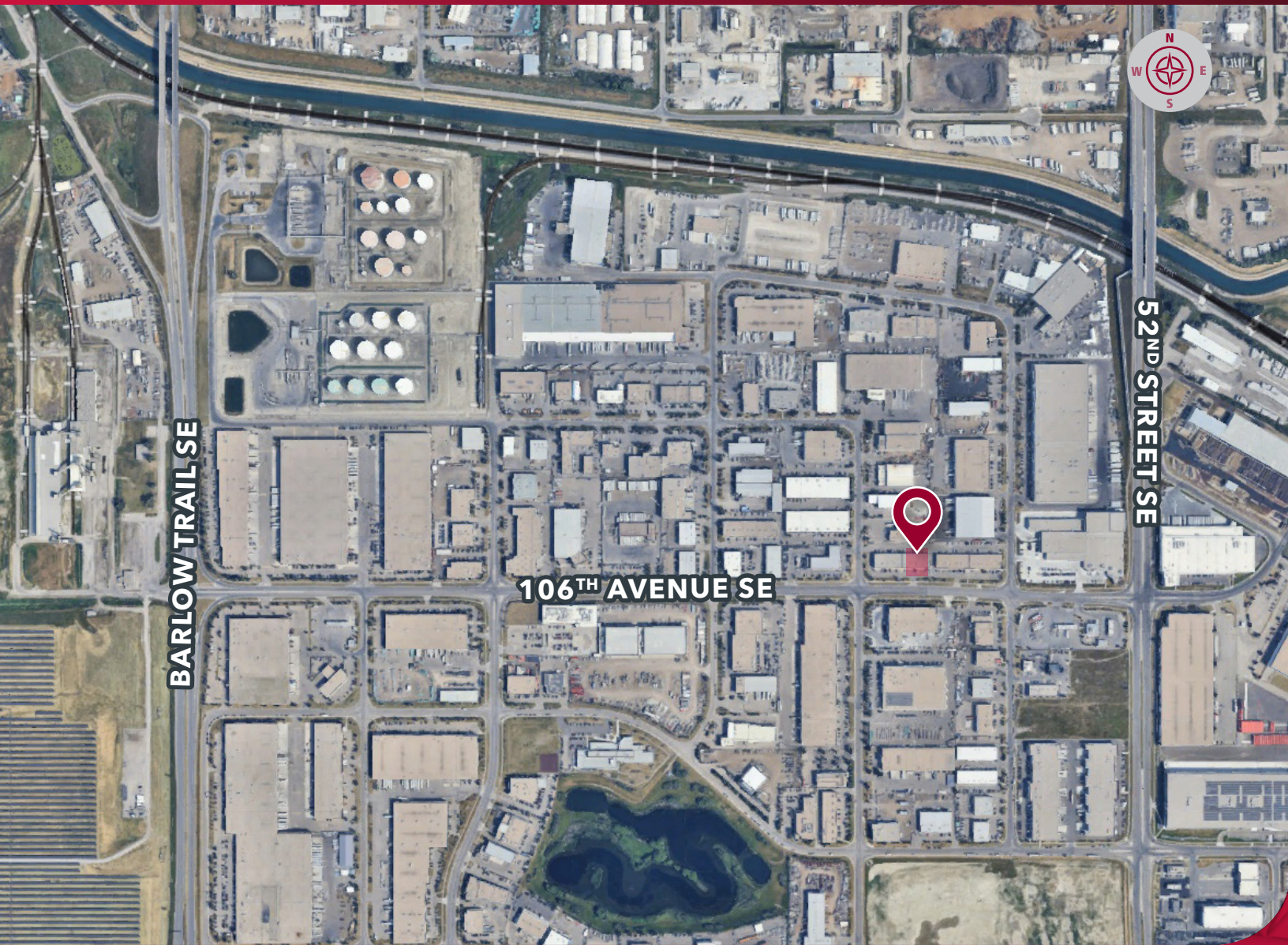
1 PARTITION PLAN
A1 SCALE: 1/4" = 1'-0"



SITE PLAN



LOCATION



CONTACT US

JON C. MOOK, SIOR
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

ELIAS TSOUGRIANIS
INDUSTRIAL SALES & LEASING ASSOCIATE
C: 403-680-4875
etsougrianis@lee-associates.com

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9
lee-associates.com/calgary

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES