

Move-in Ready Suites For Lease

Fully Revamped Modern Exterior and Ready to Lease!



Fisher Park

Calgary, AB



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**AVISON
YOUNG**

Fisher Park

Property overview

PARKING RATE	1 stall per 260 - 315 sq.ft.
VISITOR PARKING	4 - 12 visitor parking stalls per building
LAND USE ZONING	Direct Control <i>flexible zoning for a variety of tenants</i>
HIGHLIGHTS	Excellent South Central location, with exposure onto Glenmore Trail Common outdoor courtyards for tenants use
SIGNAGE OPPORTUNITIES	Highly visible signage opportunities to Glenmore and around Fisher Park near Macleod Trail

Property highlights

-  Well established business park situated at the southeast intersection of Macleod & Glenmore Trail
-  Efficient single story buildings with low operating costs
-  Building exterior and outdoor courtyard recently upgraded
-  Within a 10 min. walk to Chinook LRT and multiple bus routes
-  Competitive parking ratio with ample visitor stalls
-  5-10 min. walk to Chinook Centre, Cactus Club Cafe, Starbucks, Kinjo Sushi, The Keg and much more

DRONE FLYOVER VIDEO
CLICK HERE 



SUITE 460
FISHER PARK I



SUITE 230
FISHER PARK I



SUITE 460
FISHER PARK I



SUITE 460
FISHER PARK I



SUITE 310
FISHER PARK I



SUITE 80/210
FISHER PARK II



SUITE 80/210
FISHER PARK II



SUITE 80/210
FISHER PARK II

Quality Move-in Ready Suites

BUILDING	SUITE AND SIZE (SF)	SUITE CONDITION	SUITE DESCRIPTION	BASIC RENT (PSF)	OP. COSTS (PSF 2025)	AVAILABILITY
Fisher I <i>6940 Fisher Road SE</i>	Suite 230 <i>5,849 sf</i>	Move-in ready	Mix of existing office and open area with good quality improvements	Market	\$13.40	May 1, 2026
	Suite 310 <i>1,800 - 9,738 sf**</i>	Move-in ready	Good quality, existing built out office unit with a mix of open area and private offices. Demised units start at 1,800 sf			Immediately
	Suite 460 <i>14,103 sf</i>	Move-in ready	High quality, existing built out office unit with a mix of open area and private offices.			Immediately
Fisher II <i>6712 Fisher Street SE</i>	Suite 80 / 210 <i>2,192 - 10,730 sf</i>	Ready for improvements	Large white-boxed corner suite - ready for tenant improvements Demised units start at 2,192 sf	Market	\$14.50	Immediately
	Suite 150 <i>3,876 sf</i>	Ready for improvements	Unique open suite with double-man door dock-height loading In-suite washrooms			Immediately
	Suite 170 <i>5,476 sf</i>	Move-in ready	Office intensive suite Good quality, existing improvements			January 1, 2026
Fisher III <i>7330 Fisher Street SE</i>	Suite 180 <i>13,671 sf</i>	Ready for improvements	Can be demised White-boxed suite <i>Variety of users welcome!</i>	Market	\$15.00	Immediately
Fisher IV <i>7220 Fisher Street SE</i>	Suite 310 <i>2,228 sf</i>	Ready for improvements	Efficient office suite Ample glazing	Market	\$14.00	January 1, 2026

Fisher Park I & II Aerial

6940 Fisher Road SE & 6712 Fisher Street SE



Fisher Park III & IV Aerial

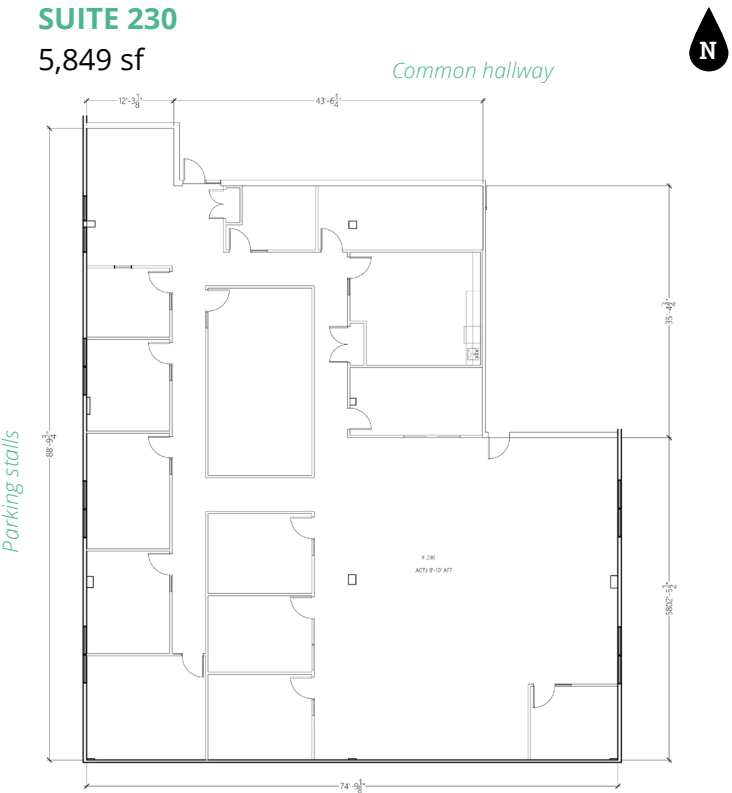
7330 Fisher Street SE & 7220 Fisher Street SE



Fisher I

6940 Fisher Road SE

SUITE 230
5,849 sf

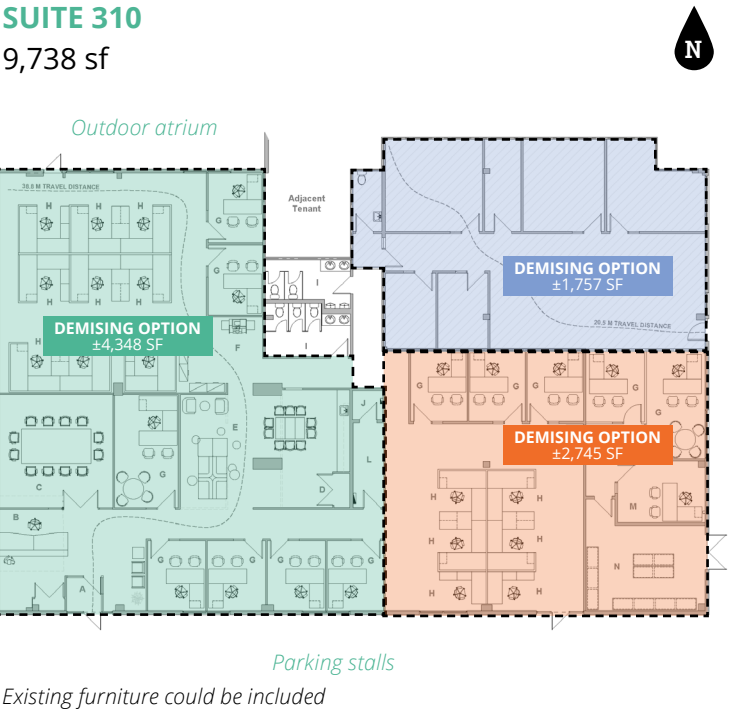


Suite features

- 7 - 8 private offices
- 1 board room / meeting room
- Large open area for workstations
- Good quality existing improvements
- Existing kitchen and lunch room
- Ideal for office users looking for mix of open and office area
- Recently upgraded common washrooms

VIRTUAL TOUR
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SUITE 310
9,738 sf



Suite features

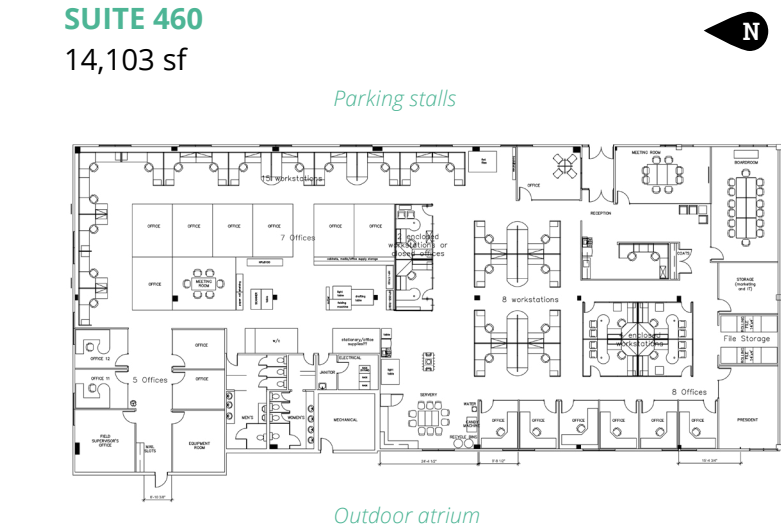
- Can be demised to 1,800 sf + (approx.)
- Good quality, existing built out office unit with a mix of open and build out offices
- Double man door access on East side of building to existing storage room
- Interior washrooms
- 5 - 10 year terms

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Fisher I

6940 Fisher Road SE

SUITE 460
14,103 sf



Suite features

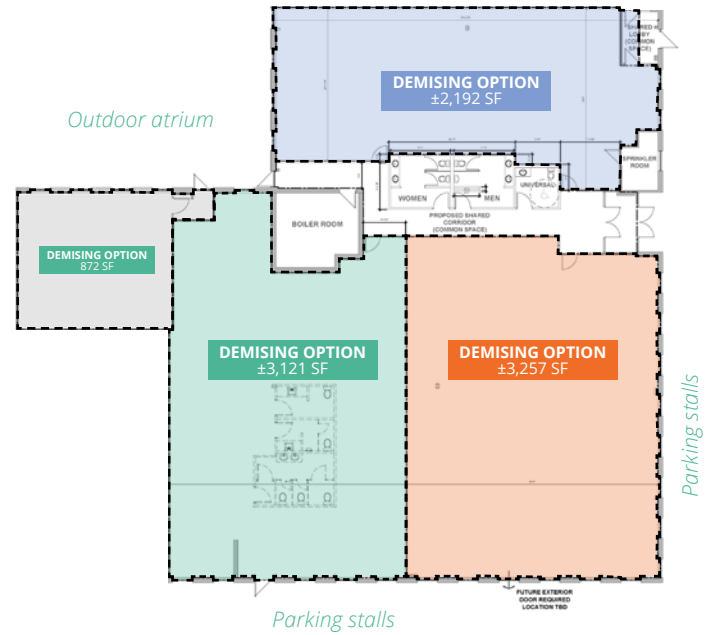
- High quality, existing built out office unit with a mix of open and build out offices
- Bright natural light from exterior and outdoor atrium
- Interior washrooms
- 5 - 10 year terms

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Fisher II

6712 Fisher Street SE

SUITE 80 / 210
10,555 sf

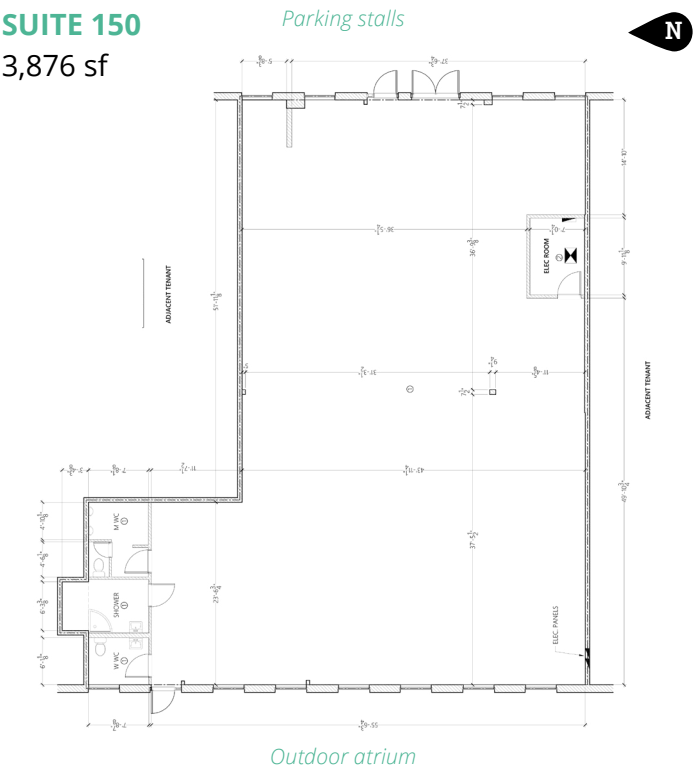


Suite features

- Large white-boxed, corner unit
- Excellent exposure to Fisher Street SE
- **Ideal for retail and flex users looking for exposure**
- Ready for tenant improvements and finishes
- Can be demised to **2,192, 3,121 and 3,257 sq.ft. (approx.)**

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SUITE 150
3,876 sf



Suite features

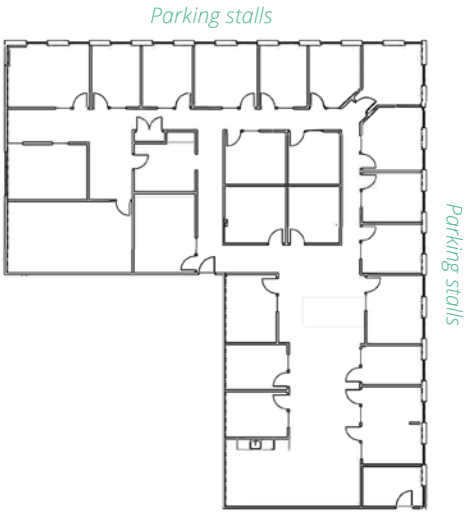
- 4 private office
- Good exposure to Glenmore Trail
- Existing internal, accessible washrooms
- **Ideal for retail and flex users**
- Existing double-man door, dock-height loading

VIRTUAL TOUR
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Fisher II

6712 Fisher Street SE

SUITE 170
5,476 sf



Suite features

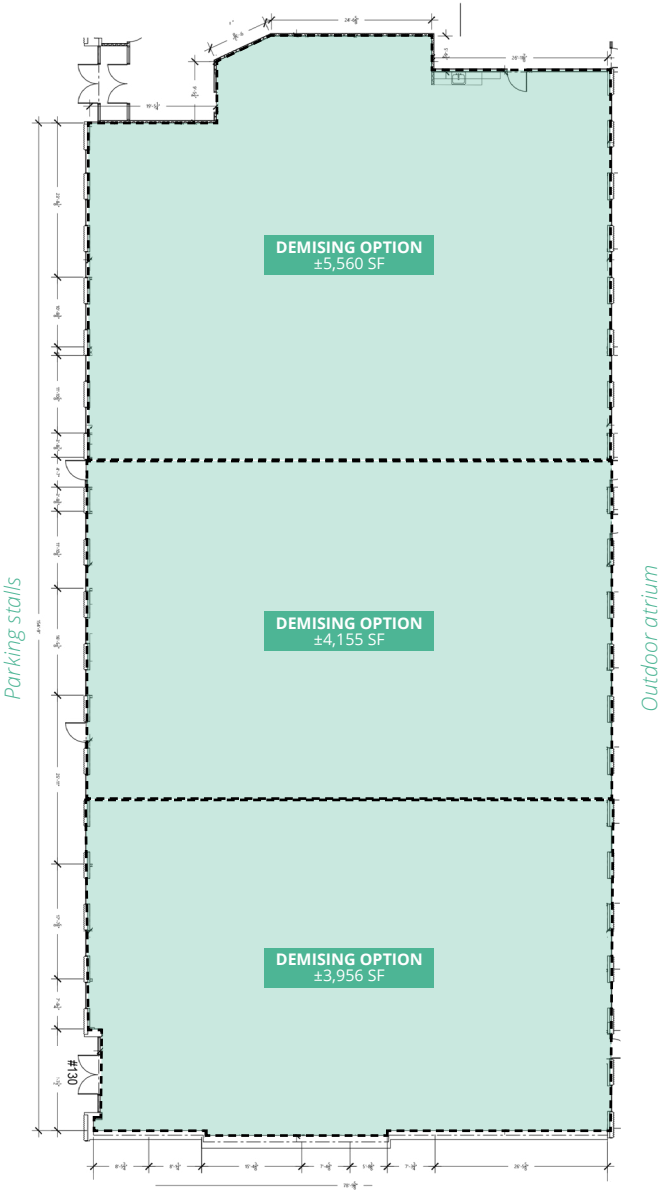
- **Available January 1, 2026**
- Office intensive suite
- Good quality, existing improvements



Fisher III

7330 Fisher Street SE

SUITE 180
13,671 sf



Suite features

- Ideal for retail users
- Undergoing white-boxing
- **Can be demised to 4,000 sf +**
- Excellent west-facing glazing
- Exposure onto Fisher Street
- Excellent access to Macleod Trail
- **Double row parking**

VIRTUAL TOUR
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Fisher IV

7220 Fisher Street SE

SUITE 310
2,228 sf

Suite features

- Efficient existing built out office suite
- Ample east-facing glazing
- Quick access to parking surface
- Landlord willing to improve suite
- **Double row parking**

Floor plan coming soon!



Location

- 1

Double Zero Pizza
- 2

Prairie Dog Brewing
- 3

Home Depot
- 4

Pasquales
- 5

Smuggler's
- 6

Cactus Club Cafe
- 7

Kinjo Sushi & Grill
- 8

Wendy's
- 9

Denny's
- 10

The Keg Steakhouse
- 11

Starbucks
- 12

Limericks Traditional Public House
- 13

Anejo Restaurant
- 14

Original Joe's
- 15

Mary Brown's Chicken
- 16

The Cheesecake Cafe
- 17

Han Corea
- 18

Calgary Farmers Market
- 19

Big T's Smokehouse
- 20

Costco Wholesale
- 21

Benny's Breakfast Bar
- 22

Noodlebox
- 23

Tim Hortons
- 24

Boston Pizza
- 25

Dollarama
- 26

Real Canadian Superstore
- 27

T&T Supermarket
- 28

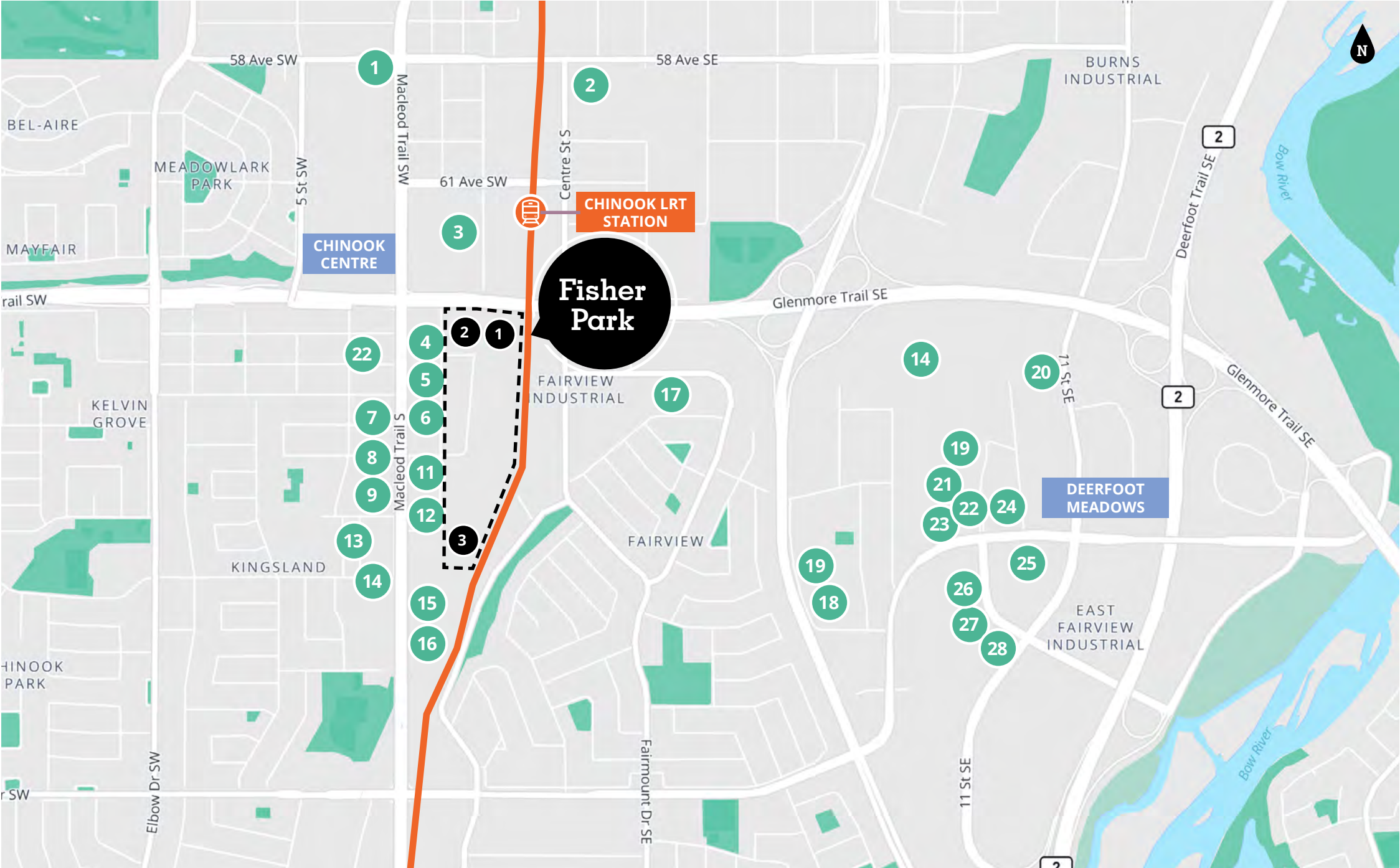
Walmart Supercentre

- 1

Fisher Park I
- 2

Fisher Park II
- 3

Fisher Park III



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