

# FOR LEASE

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**10500 - 48th Street SE, Suite 200, Calgary, AB**  
3,079 square feet | Second Floor Office



Free Parking



Only 190 Meters  
to Closest Bus Stop



Located in  
Eastlake Business Park

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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | [lee-associates.com/calgary](http://lee-associates.com/calgary)



# PROPERTY DETAILS

**AVAILABLE AREA:**

Second Floor Office: 3,079 sq. ft.

**NET LEASE RATE:**

\$14.00 per sq. ft. per annum

**OPERATING COSTS:**

\$7.09 per sq. ft. per annum (for 2025)

\*Not including utilities

**AVAILABILITY:**

Immediate

**ZONING:**

I-G (Industrial General)

**DISTRICT:**

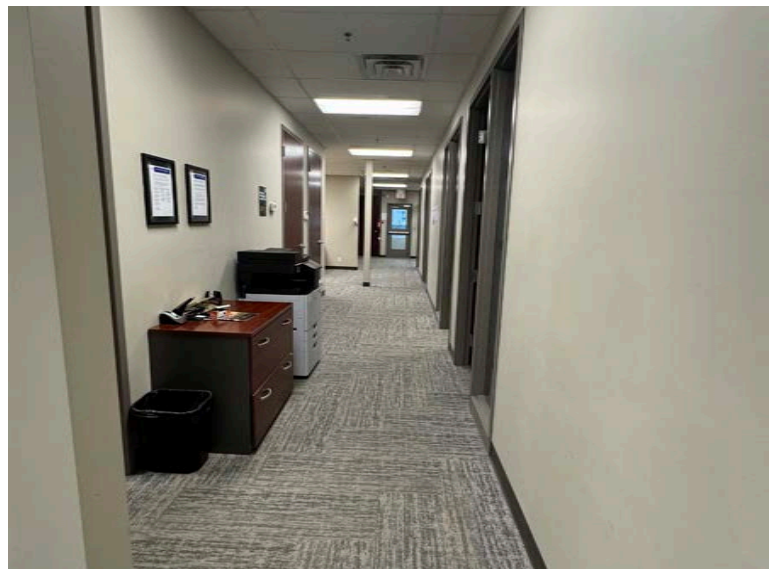
Eastlake Industrial Park

**HVAC:**

Rooftop HVAC units

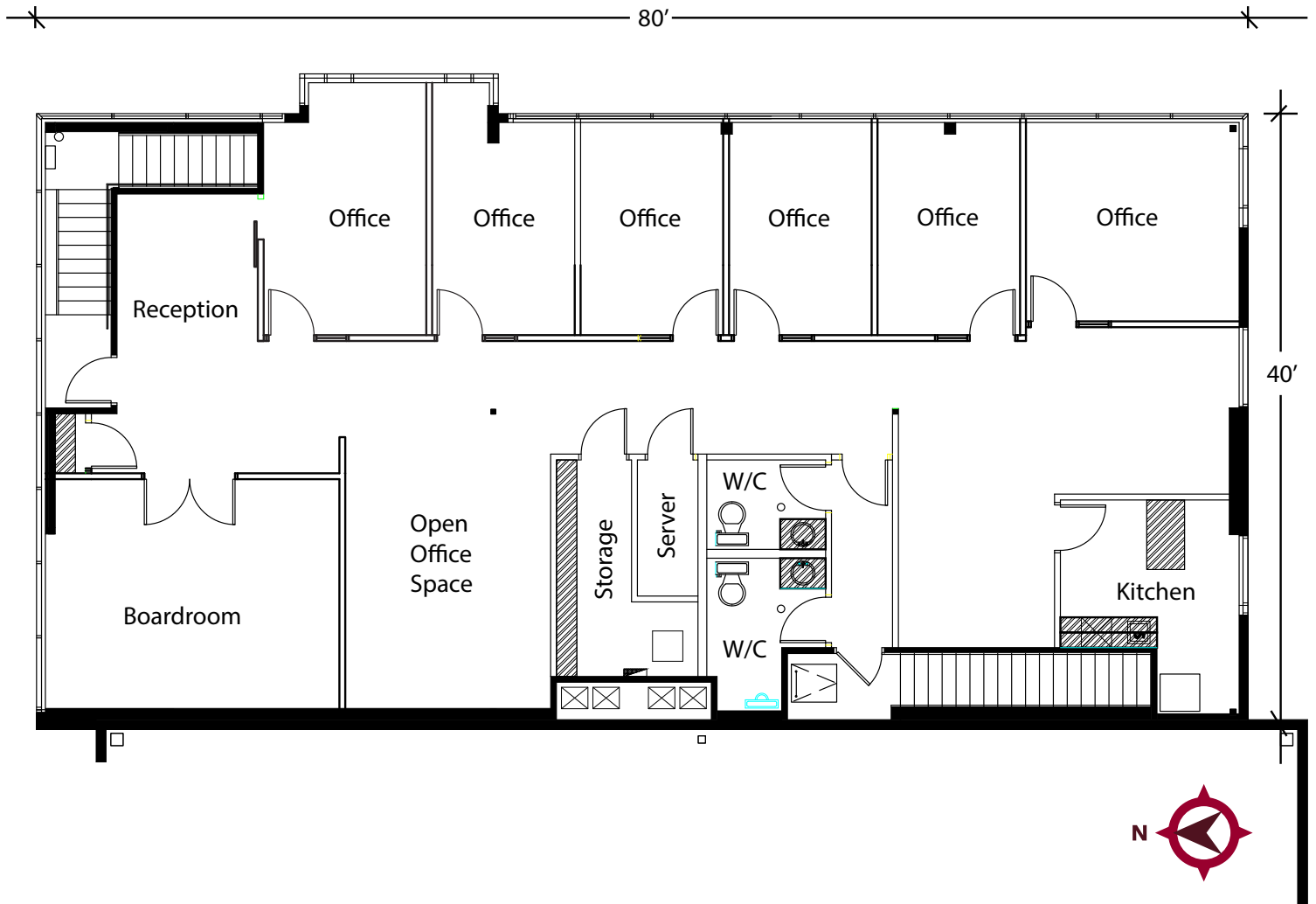
**PARKING:**

8 stalls free of charge

**COMMENTS:**

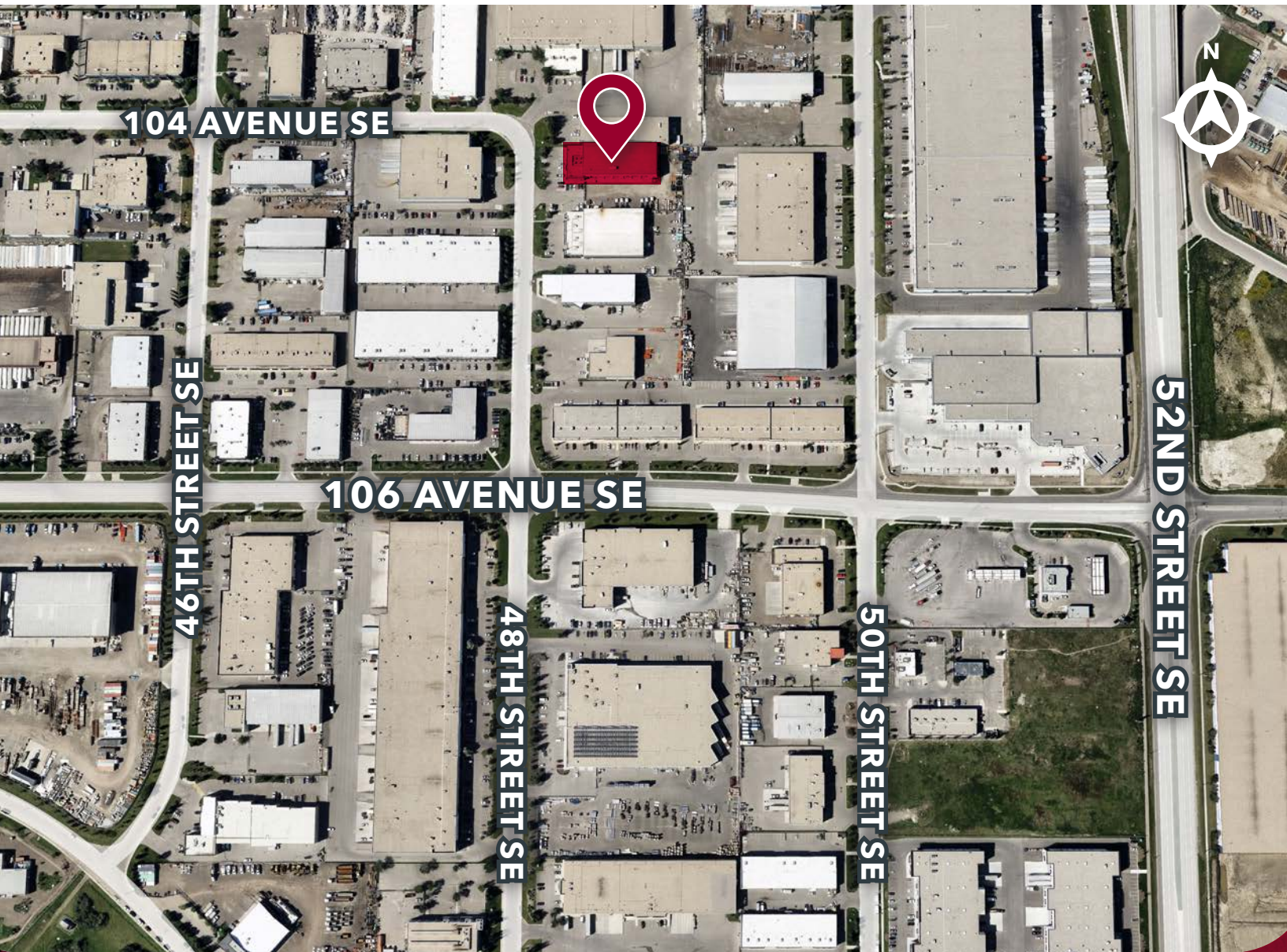
- » Private stairway to second floor
- » Boardroom, 6 private offices and open area for work stations
- » Dedicated washrooms
- » High end finishes throughout
- » Fibre Optic service
- » Furniture Included

# FLOOR PLAN





# LOCATION



## CONTACT US



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