



NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

2nd Floor Office Space

Unit 55, 4511 Glenmore Trail SE, Calgary, AB | Sunvalley Business Park

PROPERTY HIGHLIGHTS

- ±1,160 SF second-floor office condominium
- Convenient connectivity to major highways and Calgary's southeast industrial hub
- Flexible office layout suitable for private offices, meeting rooms, collaborative workspaces, and administrative functions
- Ample on-site parking available for staff and visitors
- Abundant natural light from large exterior windows creates a bright and productive work environment
- Excellent access to Glenmore Trail, Barlow Trail, and 52 Street SE, providing convenient connectivity across Calgary

FOR LEASE

±1,160 SF

OFFICE CONDO

For more information,
please contact:



Kaile Landry | Senior Associate

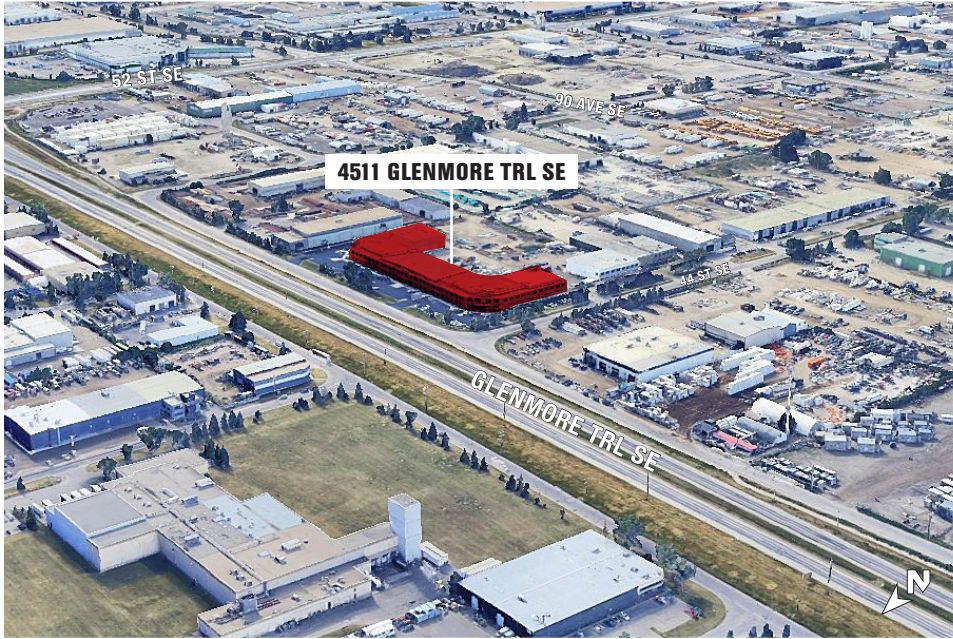
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 naiadvent.com



ABOUT THE PROPERTY

| | |
|-----------------|---------------------|
| LEGAL ADDRESS | 0716372; 24 |
| ZONING | DC (Direct Control) |
| YEAR BUILT | 2007 |
| UNIT SIZE | ±1,160 SF |
| BONUS MEZZANINE | ±170 SF |
| OP COSTS | \$6.75 PSF * |
| TIMING | Immediately |
| LEASE RATE | Market |

* Utilities billed back separately from the main floor tenant.

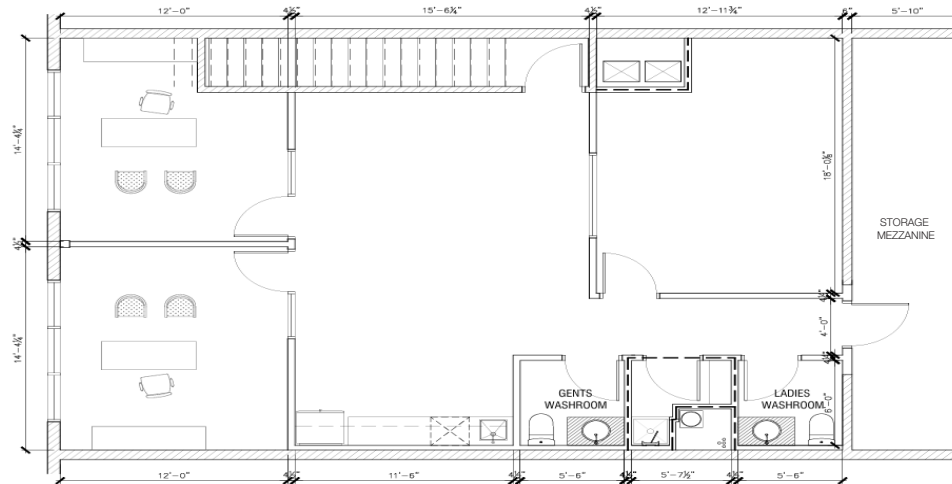


ABOUT SUNVALLEY BUSINESS PARK

- Sunvalley Business Park is a professionally maintained multi-tenant development featuring double-row parking, signage opportunities, and a well-established business environment.
- Located directly along Glenmore Trail SE with quick connections to Barlow Trail, Deerfoot Trail, and 52 Street SE, providing excellent accessibility throughout Calgary's southeast industrial market.

PROPERTY HIGHLIGHTS

- 2 Offices / Meeting Rooms
- Open Office area
- 2 Washrooms
- Kitchette
- Janitorial room
- Boardroom
- Storage mezzanine
- Overlooking Glenmore Trail SE



PROPERTY PHOTOS





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Sunvalley Business Park

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