

ATTRACTIVE OFFICE SPACE
PEIGAN CROSSING
// 3,188 SF Main Level
+ 2,122 SF on
2nd Level Optional

FOR LEASE

3750 46 Ave SE, Unit 101, Calgary, AB



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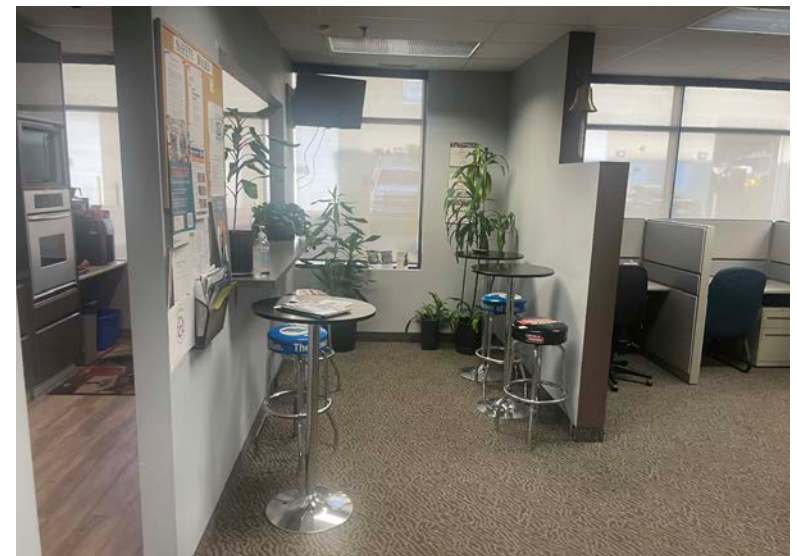
PROPERTY HIGHLIGHTS



- Attractive office premises.
- Available Dec 1st, 2025.
- Main level space with mix of office & open plan.
- Abundance of natural light.
- Ample unreserved parking stalls.
- Unit available for sale. Sale brochure available upon request.
- Unit is comprised of Unit 101A (main level) of 3,188 SF and Unit 101B (second level) of 2,122 SF for a total of 5,310 SF.
- 2nd level is leased with mutual 90-day termination clause. Space could be available on request.

PROPERTY OVERVIEW

Address:	3750 46 Ave SE, Unit 101
District:	Peigan Crossing Business Park
Zoning:	Industrial – General (Office)
Year Built:	2007
Main Level Area:	3,188 SF
2nd Level Area:	2,122 SF (optional on notice)
Parking:	Ample
Base Rent:	\$14.00 PSF
Operation Costs:	\$3.31 PSF (Est. 2025)
Property Taxes:	\$4.09 PSF (Est. 2025)
Lease Term:	3 to 5 years (Negotiable)
Availability:	December 1st, 2025



PROPERTY FEATURES //



LOCATION

Located in SE Calgary, Peigan Crossing Business Park, with convenient access to major roadways for easy access to Deerfoot Trail, Glenmore Trail, Stoney Trail, and Barlow Trail.



Drive Times:

Stoney Trail: **6 minutes**

Deerfoot Trail SE: **16 minutes**

Calgary Airport: **23 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services

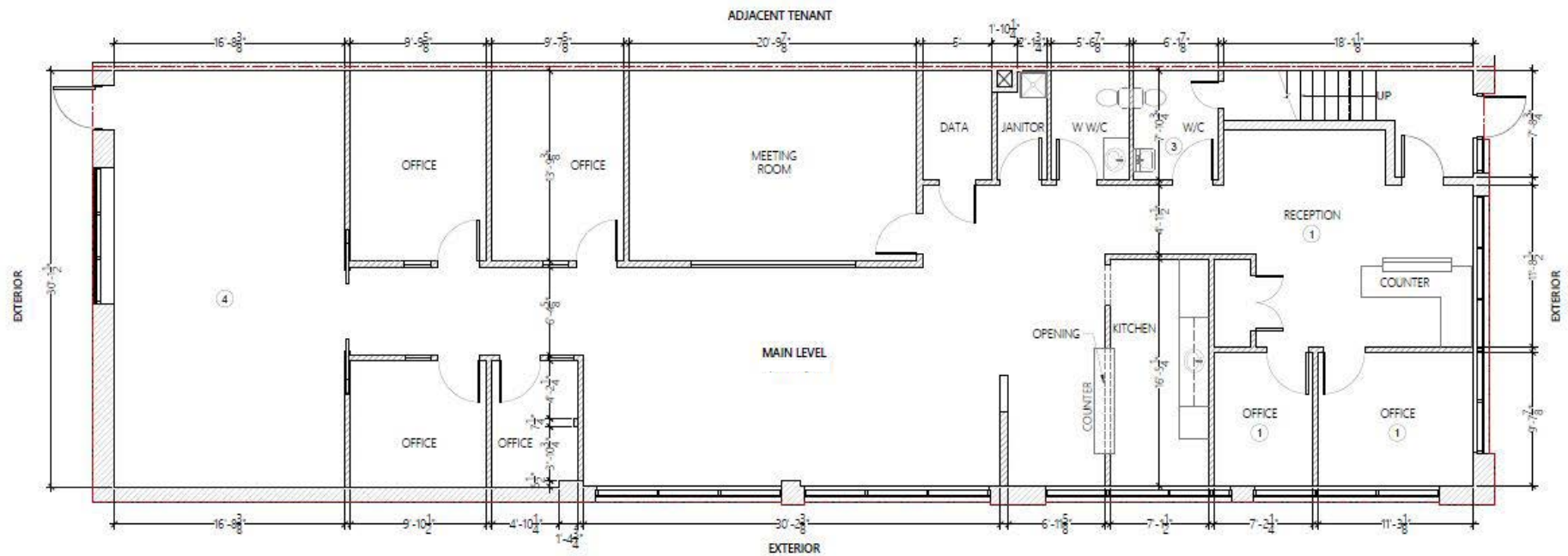


restaurants & fast food



fuel / charging stations

FLOOR PLANS



Main Level // 3,188 SF *Registered Size



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