

Multiple Office Spaces for Lease

# 4441 76 AVE SE

Calgary, AB



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# Property Information

Positioned in Calgary's well-established southeast industrial corridor, **4441 76 Avenue SE** offers functional, low-cost spaces ideal for **office use and storage**. This multi-tenant building features **direct main-floor access** to select suites and **excellent connectivity** to major arterial routes. It is **well-served by public transit**, making it an accessible option for teams and clients alike.



**Excellent Connectivity** – Quick access to Glenmore Trail, Barlow Trail SE, and Deerfoot Trail



**Well-Served by Public Transit** – Multiple bus stops within a 2–5 minute walk



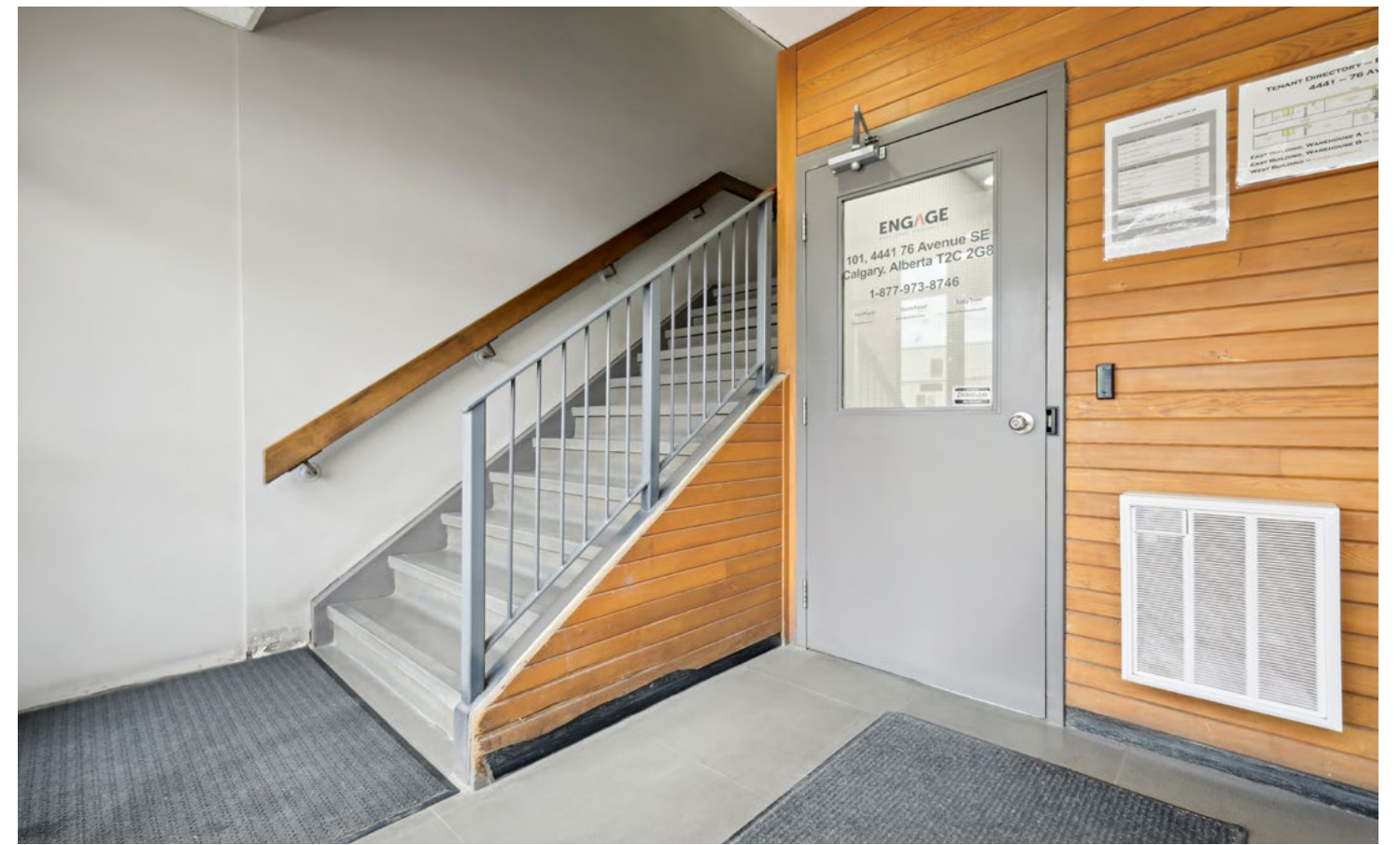
**Direct Main Floor Access (Select Units)** - Provides ease of entry



**Low-Cost Options with Flexible Terms** – Ideal for businesses seeking affordable space with adaptable leasing arrangements

# Particulars

Municipal Address	4441 76 Avenue SE
Year Built	1979
Building Class & Zoning	Class B I-G (Industrial – General)
Available Space	Suite 102 - ±1,465 sf Suite 106 - <b>Leased</b> Suite 108 - ±1,295 sf Suite 201 - ±409 sf Suite 207* - ±823 sf ] *Can be combined Suite 208* - ±789 sf ] <b>1,612 sf</b>
Rent Rate	Gross deal structure available
Parking	Surface - dedicated stalls per unit
Occupancy	Immediately



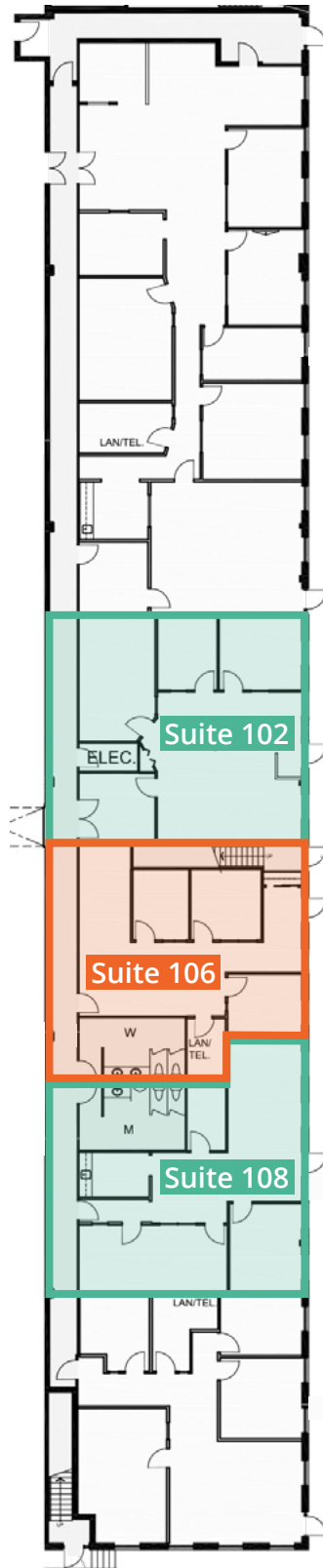
# Floorplan

Main floor



# Floorplan

Second floor



## Suite 102 details

**SIZE**  
±1,465 sf

**AVAILABILITY**  
Immediately

**RENT RATE**  
Gross deal structure available

## Suite 106 Leased

**SIZE**  
±1,160 sf

**AVAILABILITY**  
Immediately

**RENT RATE**  
Gross deal structure available

## Suite 108 details

**SIZE**  
±1,295 sf

**AVAILABILITY**  
Immediately

**RENT RATE**  
Gross deal structure available

## Suite features

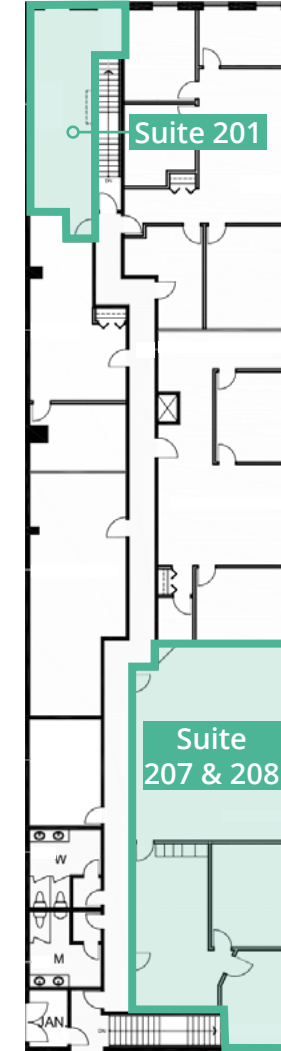
- Main floor access
- 3 Offices
- Open layout
- Updated carpet and paint

## Suite features

- Main floor access
- 3 Offices
- Open layout
- Updated carpet and paint

## Suite features

- Open work area
- Kitchenette
- 1 Office + boardroom area
- Main floor access
- Updated carpet and paint
- Storage



## Suite 201 details

**SIZE**  
±409 sf

**AVAILABILITY**  
Immediately

**RENT RATE**  
Gross deal structure available

## Suite 207 & 208 details

**SIZE**  
Suite 207 ±823 sf  
Suite 208 ±789 sf  
Combined ± 1,612 sf

**AVAILABILITY**  
Immediately

**RENT RATE**  
Gross deal structure available

## Suite features

- Open plan
- 1 north-facing window
- Updated carpet and paint

## Suite features

- Open plan
- Can be leased together or separately
- Updated flooring and paint
- Well maintained



# Location overview

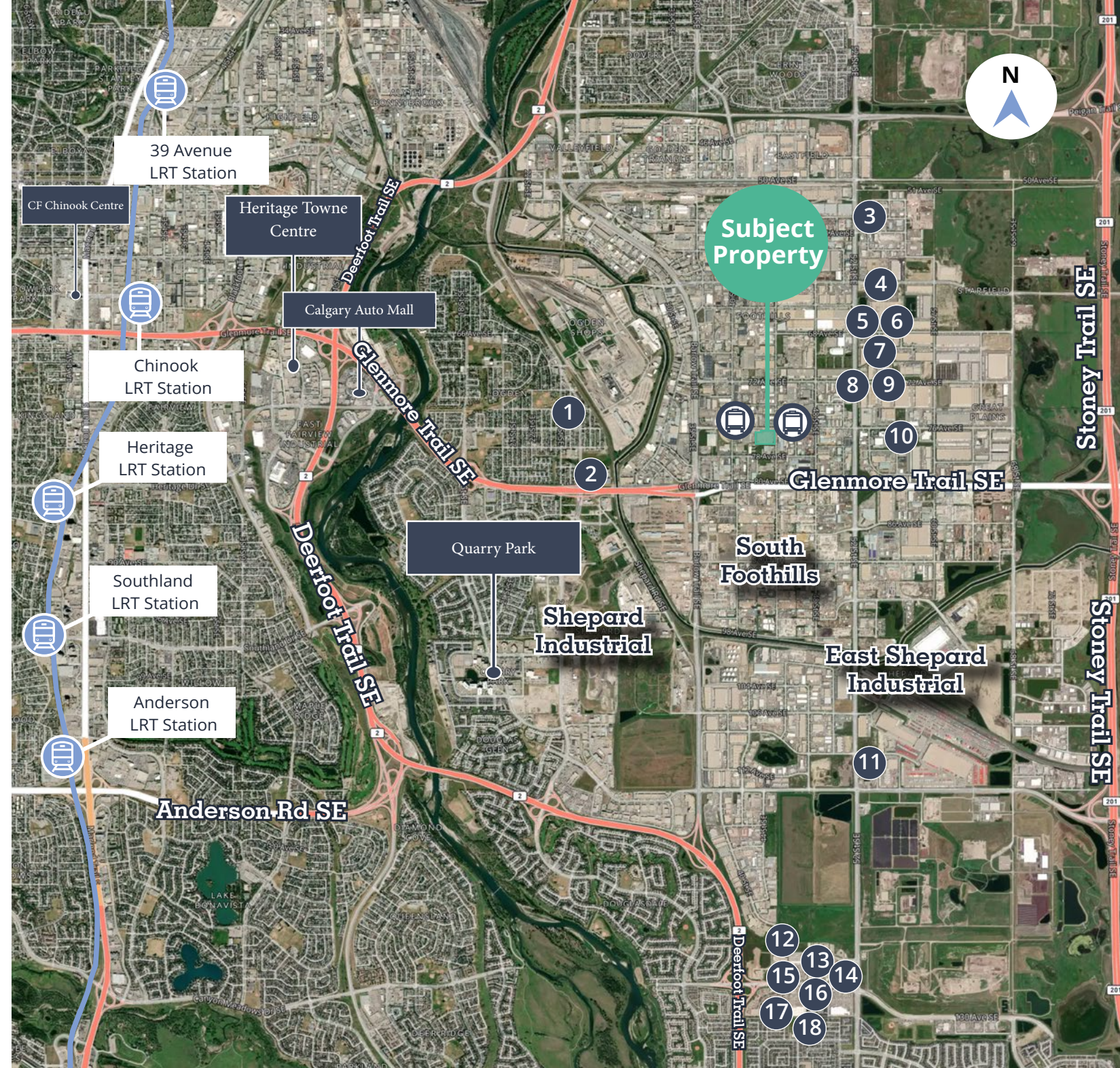
Located in Calgary's southeast industrial hub, 4441 76 Avenue SE offers excellent accessibility. The property is situated just minutes from Glenmore Trail, Barlow Trail SE, and Deerfoot Trail, providing seamless access to surrounding industrial districts, the downtown core, and the broader highway network.

Public transit is also readily available, with multiple bus stops within a short walking distance, supporting employee access.

- 8** Minutes  
Quarry Park
- 10** Minutes  
CF Chinook Centre
- 15** Minutes  
Downtown Calgary

## Immediate access to

Glenmore Trail, Barlow Trail SE, and Stoney Trail



## Nearby amenities

- |                              |                                  |                         |
|------------------------------|----------------------------------|-------------------------|
| 1. Ogden Pizza & Pub         | 7. DQ Grill & Chill Restaurant   | 13. Good Life Fitness   |
| 2. Indian Ocean Restaurant   | 8. Tim Hortons (second location) | 14. RBC                 |
| 3. Brewsters Brewing Company | 9. Edo Japan                     | 15. The Keg             |
| 4. Shawarma Factory          | 10. Big Rock Brewery             | 16. Earls Kitchen + Bar |
| 5. Tim Hortons               | 11. Jamrock Lounge & Grill       | 17. Starbucks           |
| 6. Subway                    | 12. Canadian Tire                | 18. Safeway             |

# Your Vision Our Expertise

If you would like more  
information, please contact:

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