

MOVE-IN READY SUITES FOR LEASE

FISHER PARK

Calgary, AB

BE A PART OF THE ACTION

We are proud to welcome the following users to Fisher Park:

- Engineering
- Construction
- Drone service
- Ballet Studio
- Escape Room
- Compound Pharmacy
- Indoor golf simulator

CHECK OUT OUR RENOVATED EXTERIOR AND LANDSCAPING

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**AVISON
YOUNG**

FISHER PARK

Calgary, AB

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 flexible zoning for a variety of tenants
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



Accepting a variety of users: recently leased suites to office, retail, recreation, and flex tenants



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



QUALITY MOVE-IN READY SUITES

BUILDING	SUITE AND SIZE (SF)	SUITE CONDITION	SUITE DESCRIPTION	BASIC RENT (PSF)	OP. COSTS (PSF 2026)	AVAILABILITY
FISHER I 6940 Fisher Road SE	SUITE 460 Up to 14,103 sf	MOVE-IN READY	High quality, existing built out office unit with a mix of open area and private offices. Possible demising options	Market	\$13.40	Immediately
FISHER II 6712 Fisher Street SE	SUITE 85 3,121 or 3,993 sf	READY FOR IMPROVEMENTS	Demised white-boxed suite - ready for tenant improvements Adjacent to indoor golf simulator user			Immediately
	SUITE 150 3,876 sf	READY FOR IMPROVEMENTS	Unique open suite with double-man door dock-height loading In-suite washrooms	Market	\$14.50	Immediately
	SUITE 170 1,680 or 3,702 sf or 5,382 sf	MOVE-IN READY	Office intensive suite Good quality, existing improvements			Immediately
FISHER III 7330 Fisher Street SE	SUITE 180 Up to 13,671 sf	READY FOR IMPROVEMENTS	Can be demised Base-building suite Variety of users welcome!	Market	\$15.00	Immediately 3,357 sf Leased
FISHER IV 7220 Fisher Street SE	SUITE 310 2,228 sf	READY FOR IMPROVEMENTS	White-boxed suite, ready for tenant improvements Ample glazing	Market	\$14.00	Immediately

FISHER PARK I AERIAL

6940 Fisher Road SE

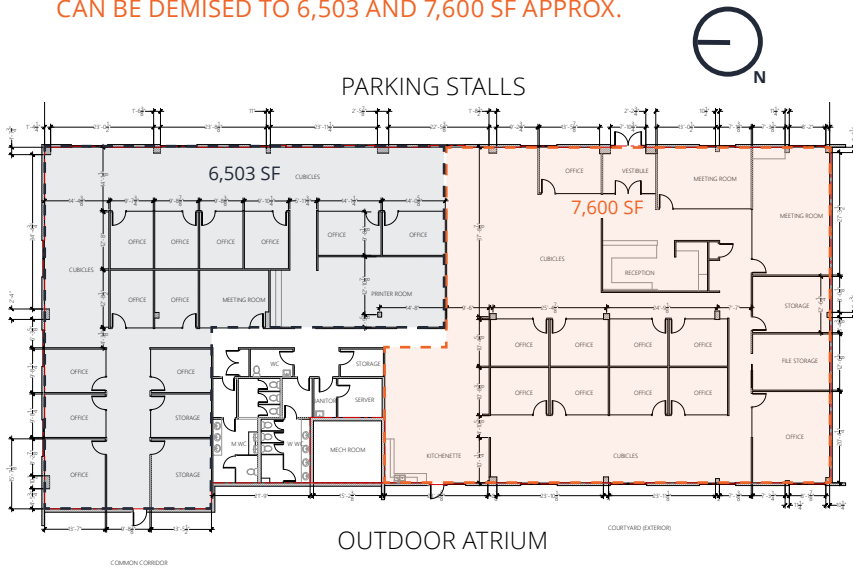


FISHER PARK I

6940 Fisher Road SE

SUITE 460 14,103 SF

CAN BE DEMISED TO 6,503 AND 7,600 SF APPROX.



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

VIRTUAL TOUR
CLICK HERE



FISHER PARK II AERIALS

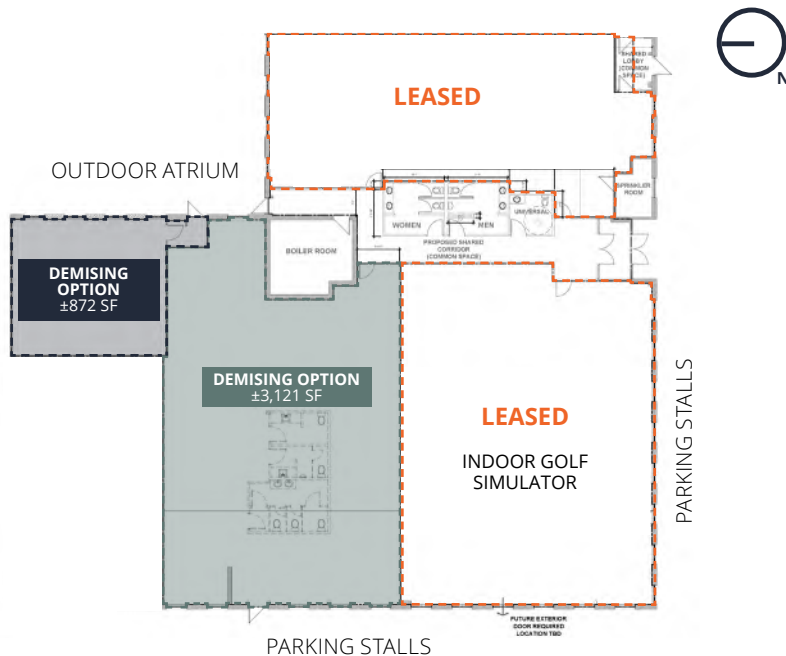
6712 Fisher Street SE



FISHER PARK II

6712 Fisher Street SE

SUITE 85 3,121- 3,993 SF



SUITE FEATURES

Large white-boxed, corner unit

Excellent exposure to Fisher Street SE

Ideal for Office User, great signage opportunity and exposure

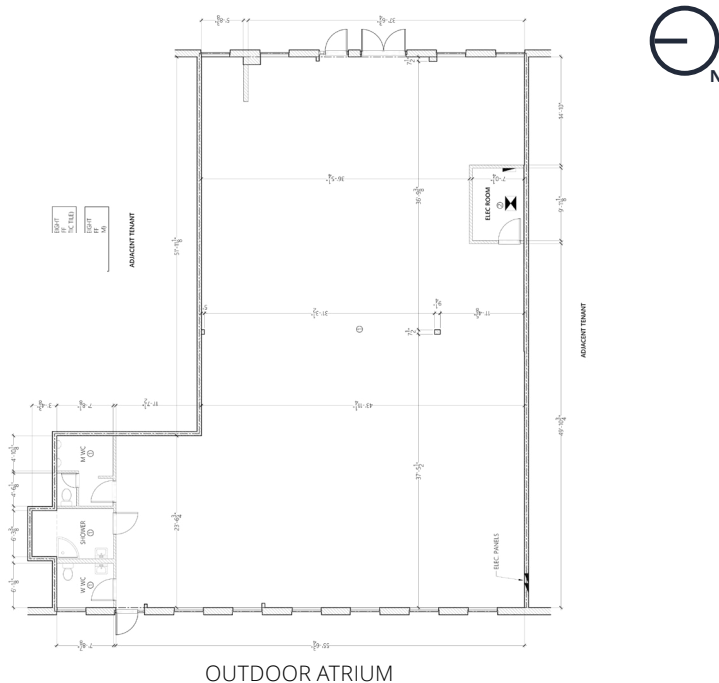
Ready for tenant improvements and finishes

Can be demised to **3,121** and **3,993 sq.ft. (approx.)**

VIRTUAL TOUR
CLICK HERE



SUITE 150 3,876 SF



SUITE FEATURES

Open, white boxed space

Direct access to parking surface

Existing internal, accessible washrooms

Ideal for retail and flex users

Existing double-man door, dock-height loading

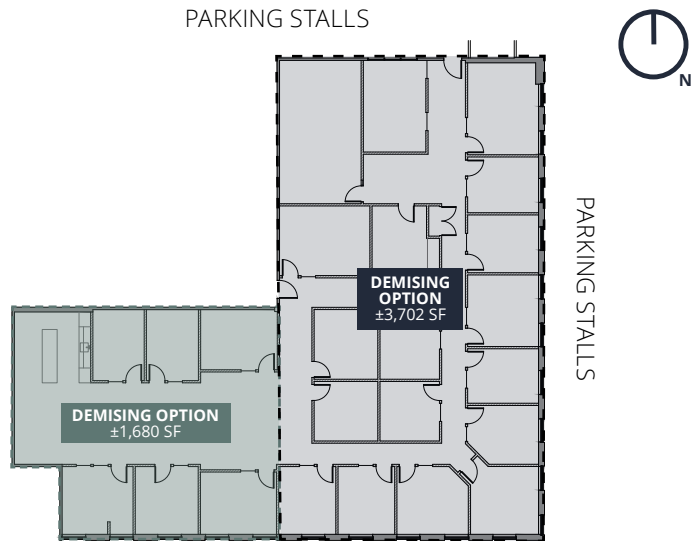
VIRTUAL TOUR
CLICK HERE



FISHER PARK II

6712 Fisher Street SE

SUITE 170 5,382 SF



SUITE FEATURES

18 offices and 2 meeting rooms

Copy / print area

Open kitchen / lunchroom

Office intensive suite

Good quality, existing improvements

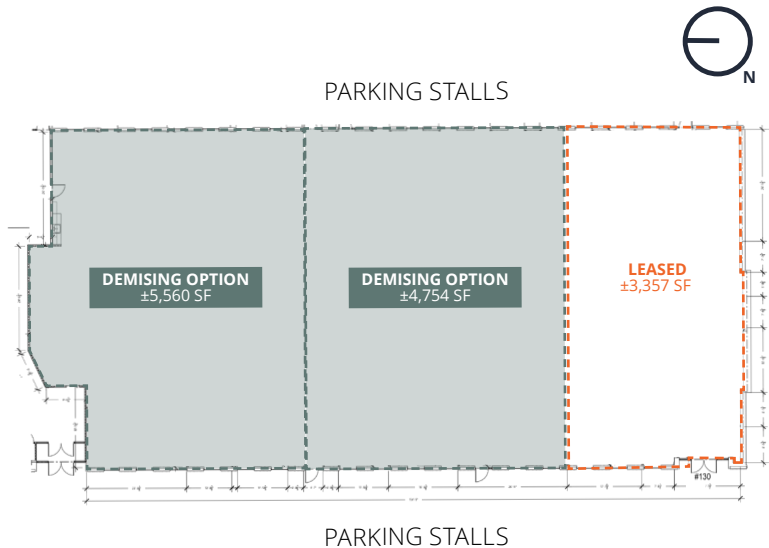


FISHER PARK III

7330 Fisher Street SE

SUITE 180 13,671 SF

3,357 SF LEASED



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
CLICK HERE



FISHER PARK IV

7220 Fisher Street SE

SUITE 310 2,228 SF



SUITE FEATURES

Bright white-boxed suite

Ample east-facing glazing

Direct access to parking surface

Ready for Tenant Improvements

Double row parking



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 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
 - 4 Fisher Park IV



GET MORE INFORMATION

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