

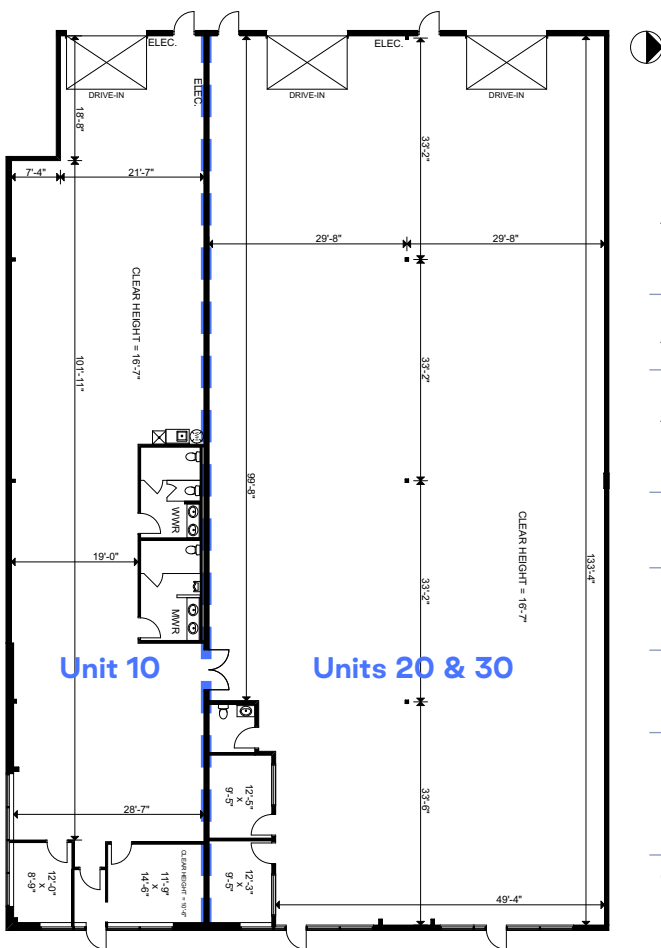
For Lease

East Foothills Building 9

5200 64 Avenue SE
Calgary, AB



Units 10, 20 & 30



Available Space

Unit 10: 3,941 SF (382 SF Office)
Units 20 & 30: 8,187 SF (270 SF Office)
Total: 12,128 SF

Availability

October 1, 2026

Additional Rent

Operating Costs: \$3.28 PSF
Property Taxes: \$3.64 PSF
Total: \$6.92 PSF (2026 Estimate)

Loading

3 - 12'x14' Drive-In Doors

Lighting

Unit 10: LED
Unit 20 & 30: Fluorescent

Mechanical

Office: Rooftop HVAC
Warehouse: Gas-Fired Unit Heaters

Power

Unit 10: 100A, 347/600V
Units 20 & 30: 100A, 347/600V
Total: 200A, 347/600V

Clear Height

16'

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