

Shared class A flex space with secured yard

savills

FOR SUBLEASE 11090 - 48 Street SE Calgary, Alberta



SPACE PROFILE

±957 – 5,228 SF
Total SF

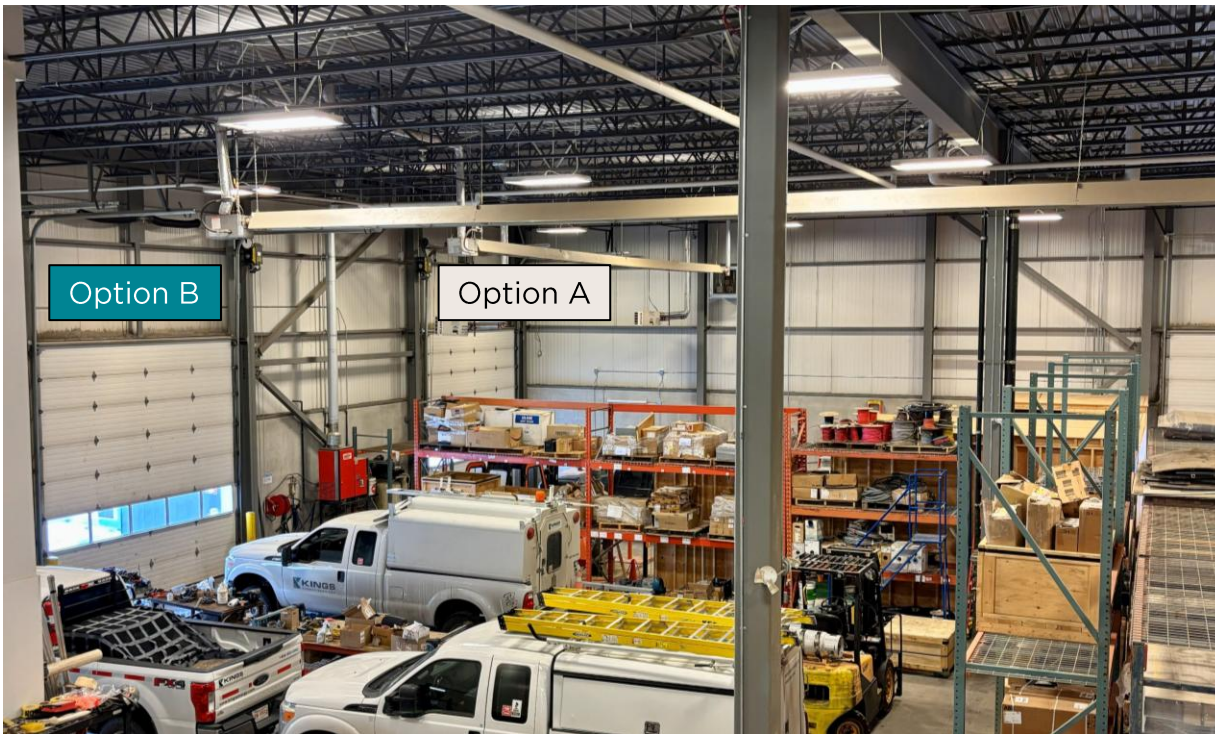
Market
Rental rate

March 31, 2029
Term expiry

Immediate
Availability

\$ 8.79/SF
Op Costs (2026 est)

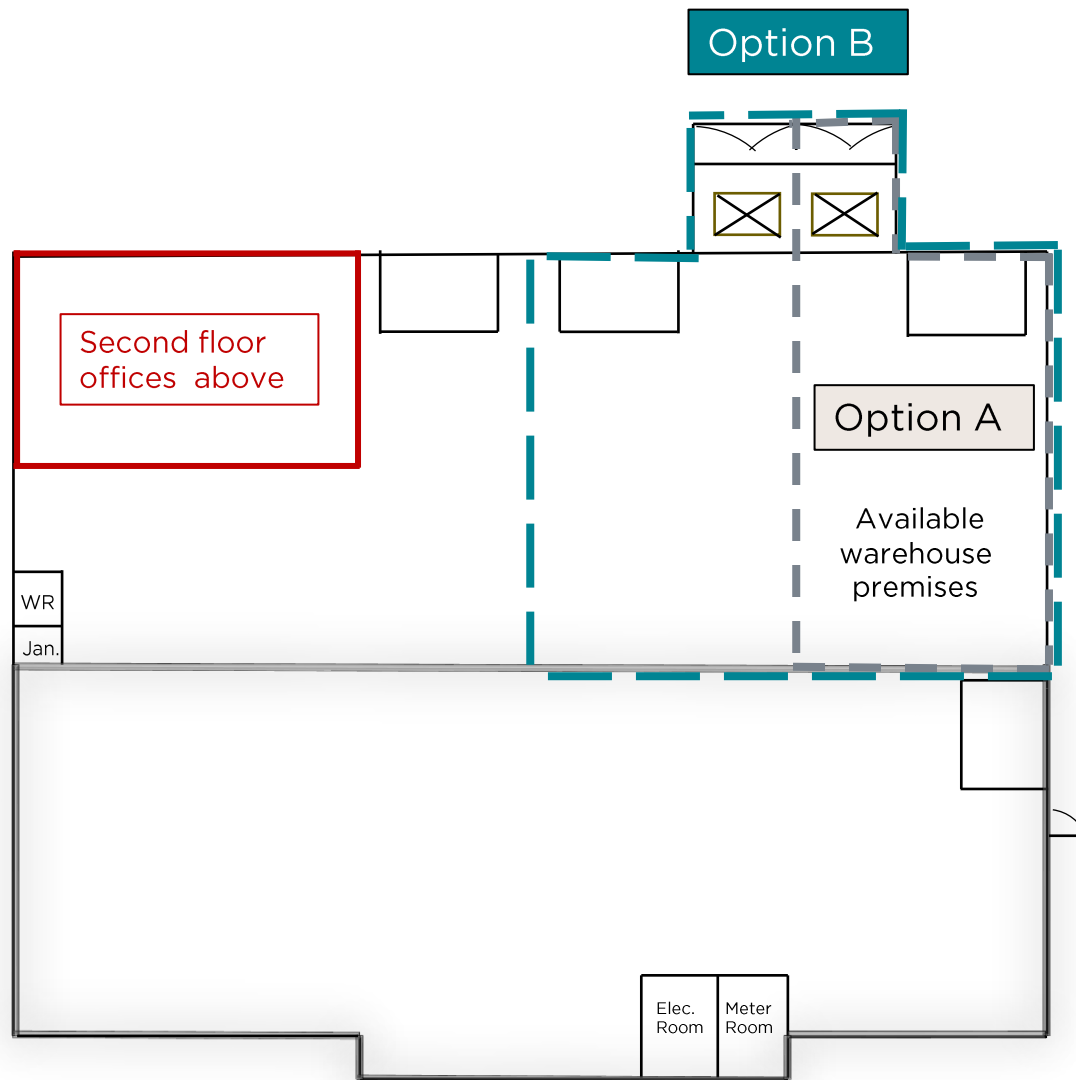
Multiple Options Including exclusively office or warehouse and combined
Premises



PROPERTY OVERVIEW

- Class A facility
- Secured yard area
- Excellent SE location with quick access to Stoney Trail
- Flexible office options to accommodate subtenants needs
- Drive in loading
- Shared boardroom, kitchen & washrooms

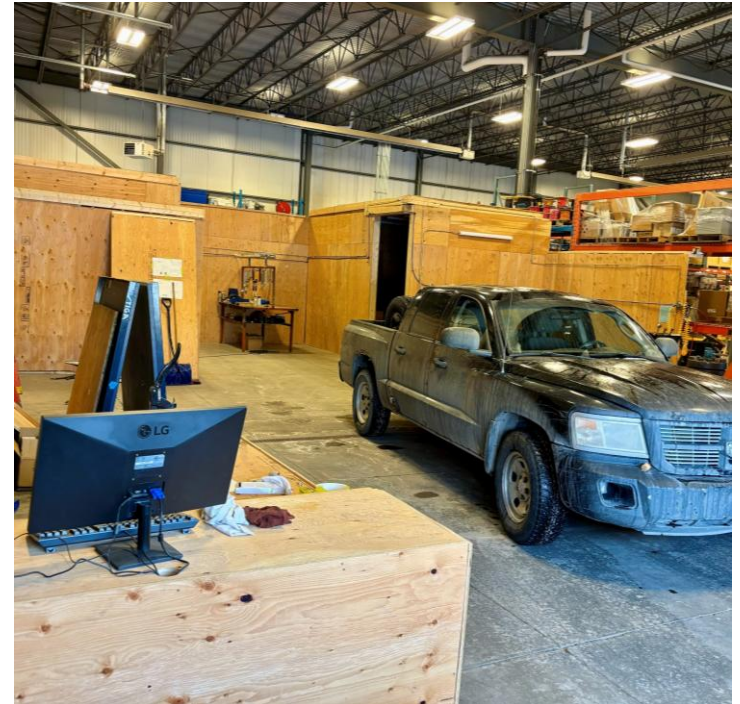


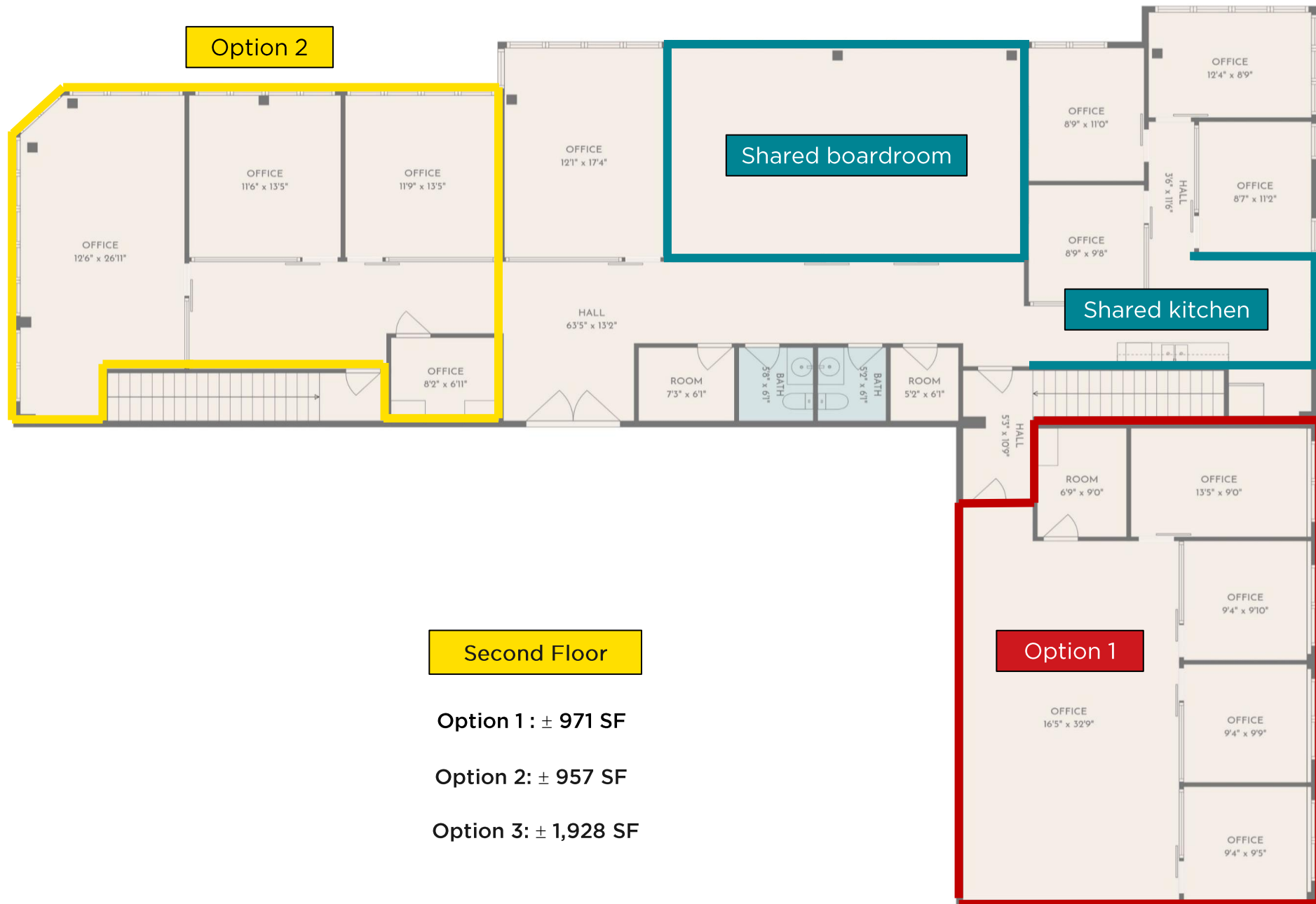


Main Floor Warehouse

Option A ±1,650

Option B up to ±3,300SF





Second Floor

Option 1 : ± 971 SF

Option 2 : ± 957 SF

Option 3 : ± 1,928 SF



Option 1

- (4) Offices with natural light
- Large open space work area suitable for up to 6 cubicles
- Storage Room
- Shared Boardroom and Kitchen

Option 2

- (1) Executive Office
- (2) Offices with natural light
- Shared Boardroom and Kitchen
- Additional small office or storage room



Storage Yard

± 8,500 SF





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