

9,182 sf

Suite 200 • Full floor

## OFFICE SPACE FOR LEASE

7101 5th Street SE  
Calgary

**P** One of the best parking ratios – 1:213 sq. ft.



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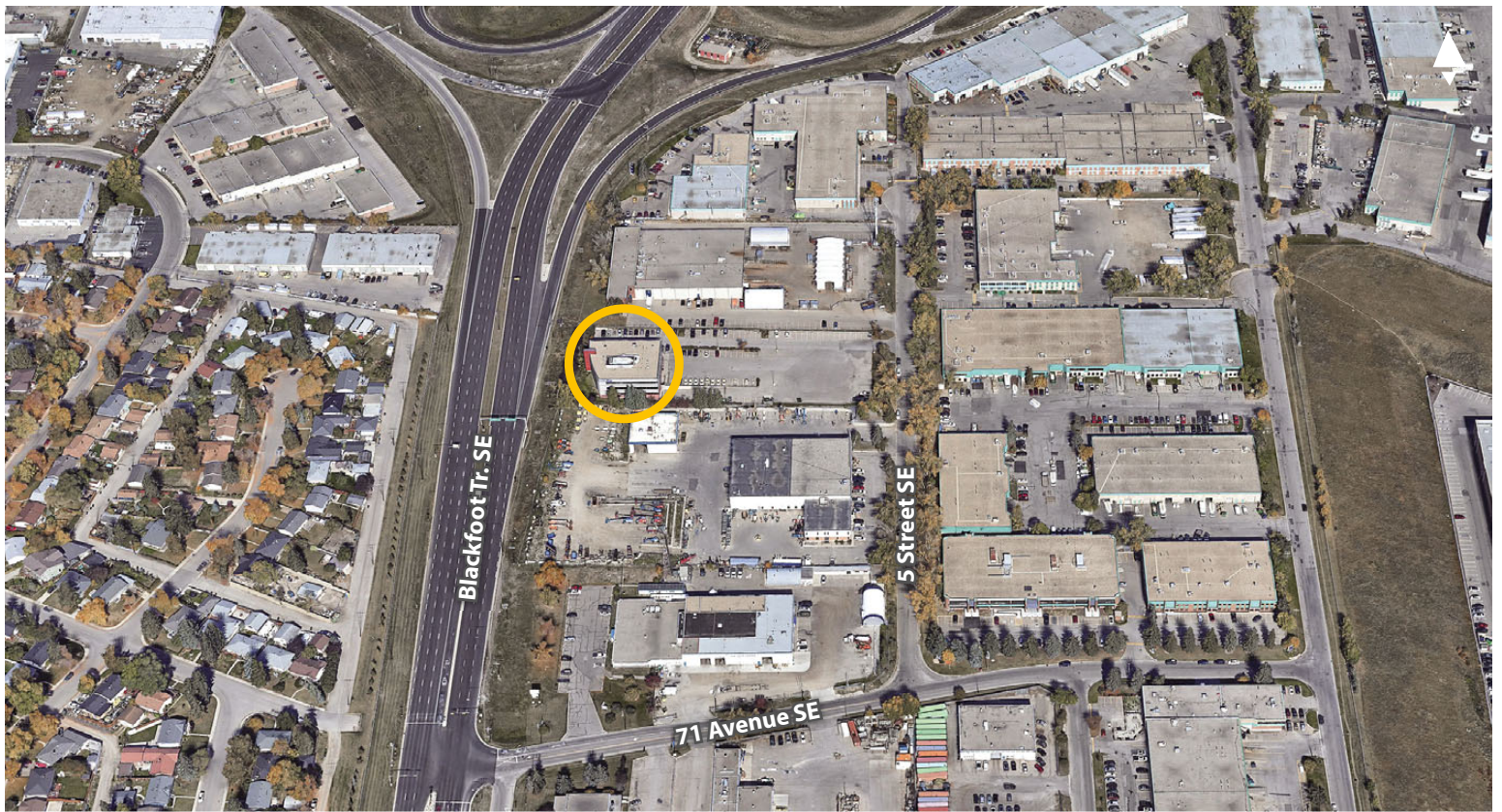
LOCAL EXPERTISE MATTERS



CELEBRATING

50 YEARS

1973-2023



- » Suburban office space with one of the best parking ratios.
- » Superior access to Blackfoot Tr. SE and Glenmore Tr. SE.



Signage on 5 Street SE



Surface parking

## LEASE INFORMATION

MUNICIPAL ADDRESS: 7101 5th Street SE, Calgary

AVAILABLE FOR LEASE:

» 9,182 sq. ft. – Suite 200  
• Full floor.

~~» 3,557 sq. ft. – Suite 100~~ **LEASED**  
• Private entrance.

AVAILABILITY: Immediate

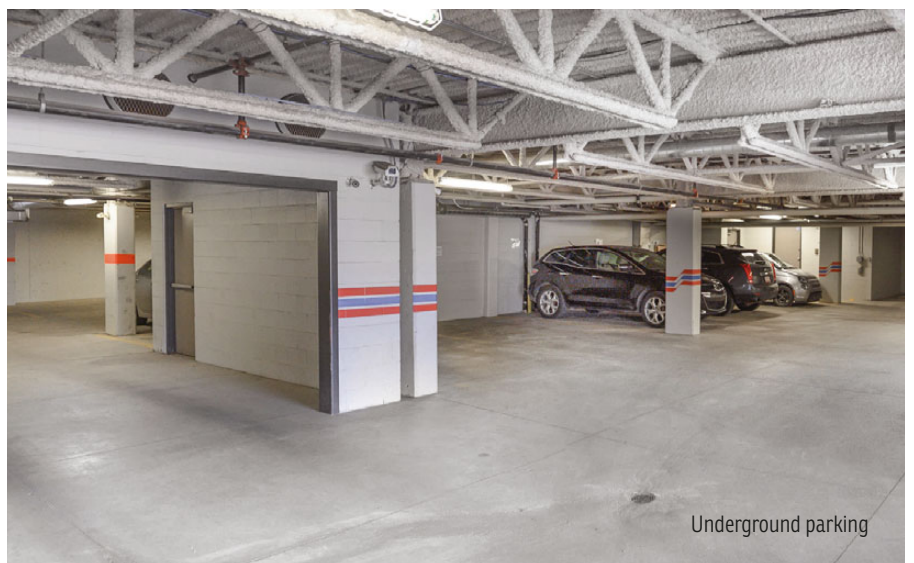
PARKING:

- » 1:213 sq. ft. ratio;
- » Underground and surface stalls available;
- » No charge for surface stalls.

T.I.A.: Negotiable

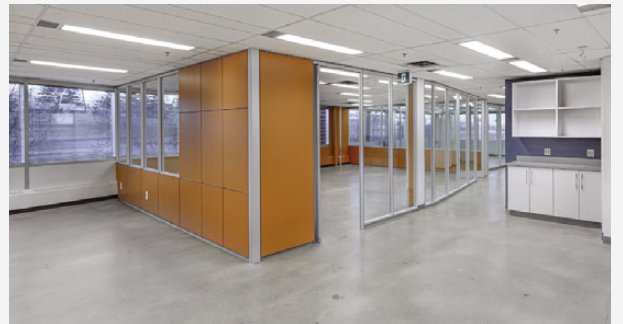
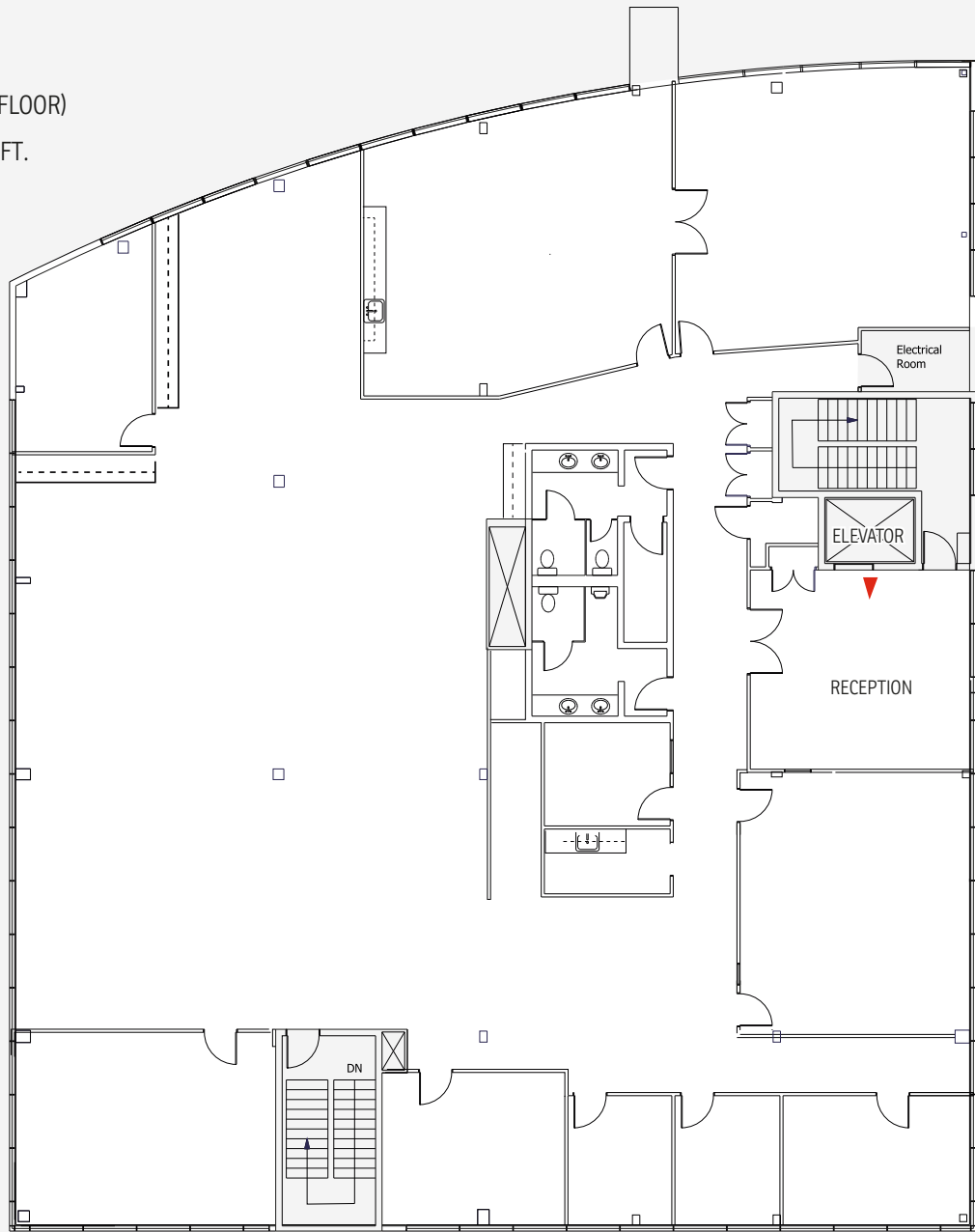
OP. COSTS AND TAXES: \$12.38 per sq. ft. (est., 2024)

LEASE RATE: Market



Underground parking

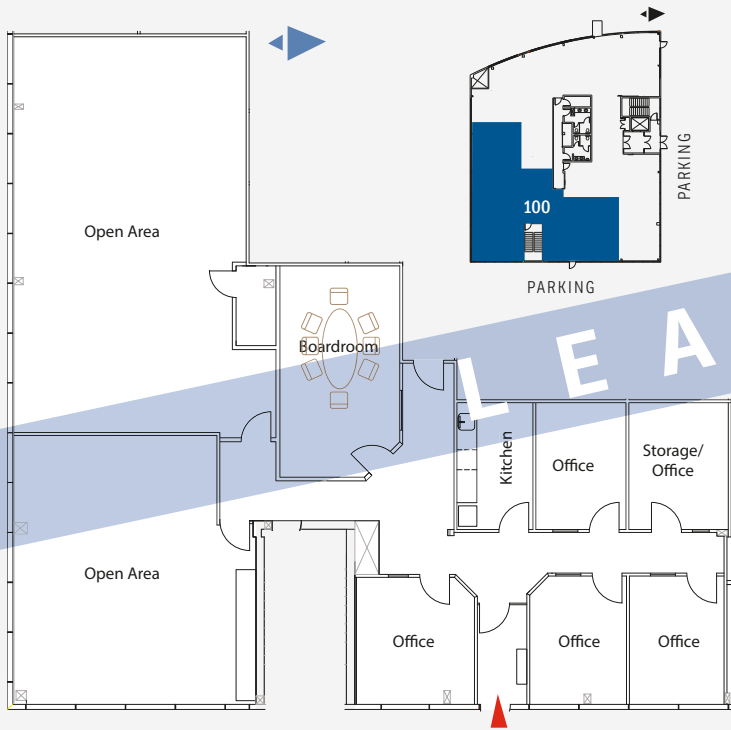
SUITE 200 (2ND FLOOR)  
**9,182** SQ.FT.



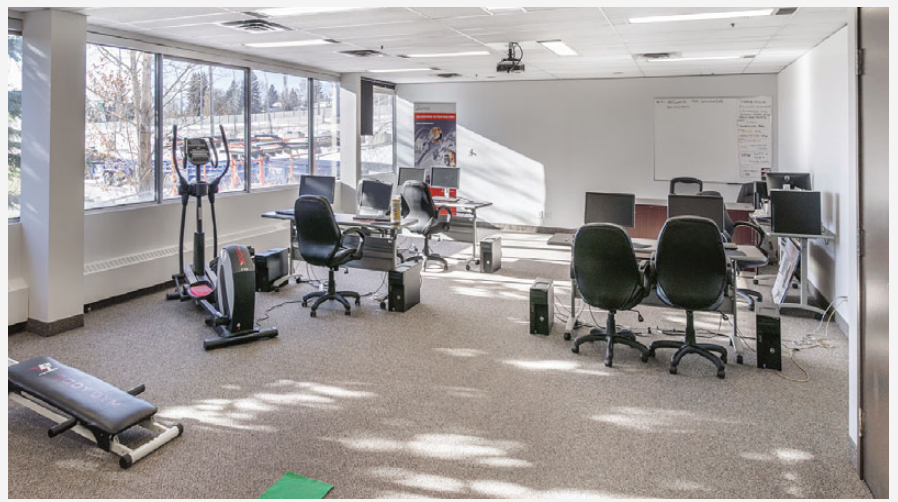
SUITE 100 (MAIN FLOOR)  
**3,557** SQ.FT.



PRIVATE ENTRY



**LEASED**



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