

+/- 5,941 sf Office Space 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 - ±1,160 sf Suite 108 - ±1,295 sf Suite 201 - ±409 sf Suite 207* - ±823 sf Suite 208* - ±789 sf <i>*Can be combined 1,612 sf</i>
Rent Rate	Gross deal structure available
Parking	Surface - dedicated stalls per unit
Occupancy	Immediately



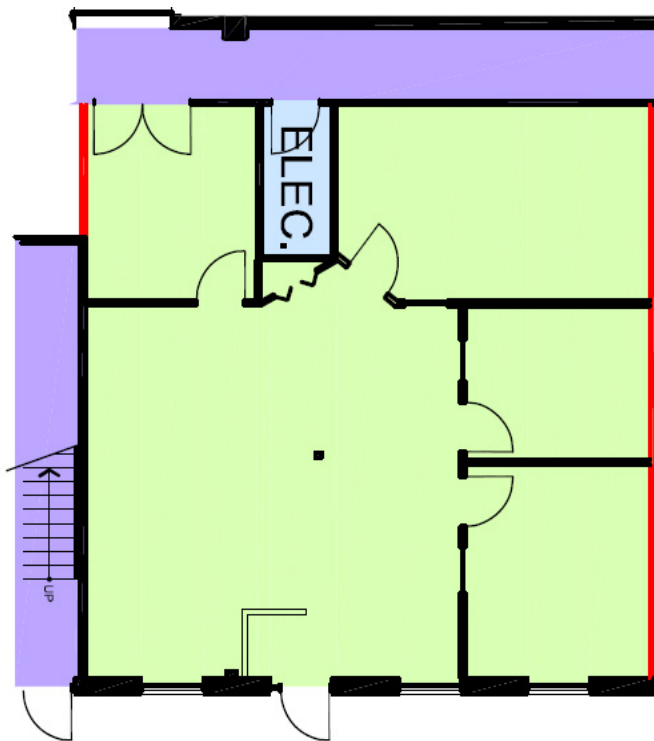
Floorplan

Suite 102



Floorplan

Suite 106



Salient details

SIZE

±1,465 sf

AVAILABILITY

Immediately

RENT RATE

Gross deal structure available

Suite features



Main floor access



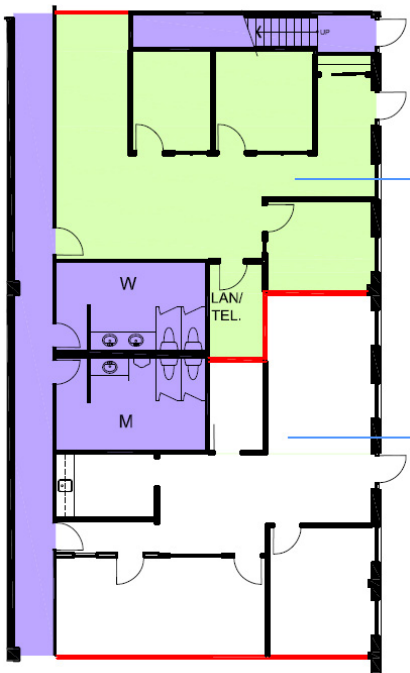
3 Offices



Open layout



Updated carpet and paint



SUITE 106

SUITE 108

Salient details

SIZE

±1,160 sf

AVAILABILITY

Immediately

RENT RATE

Gross deal structure available

Suite features



Main floor access



3 Offices



Open layout



Updated carpet and paint

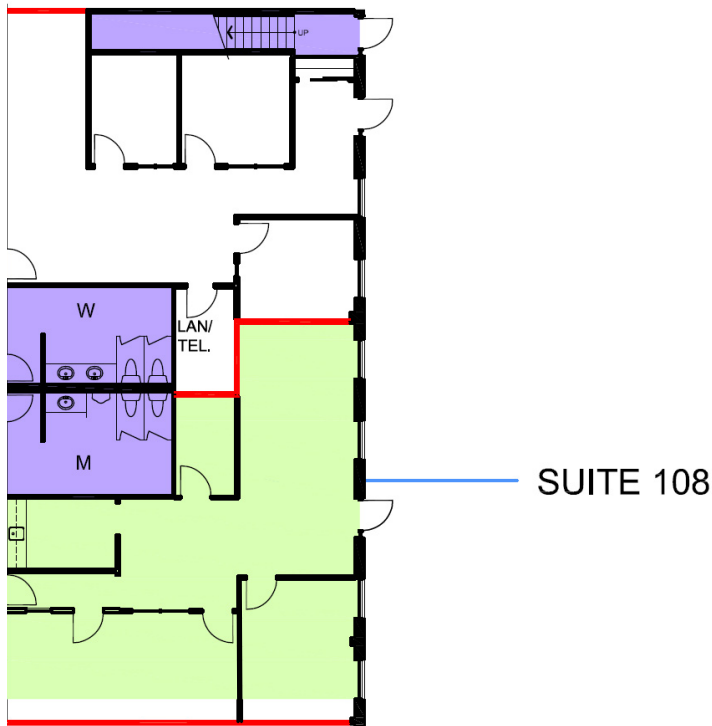
Floorplan

Suite 108



Floorplan



Suite 201

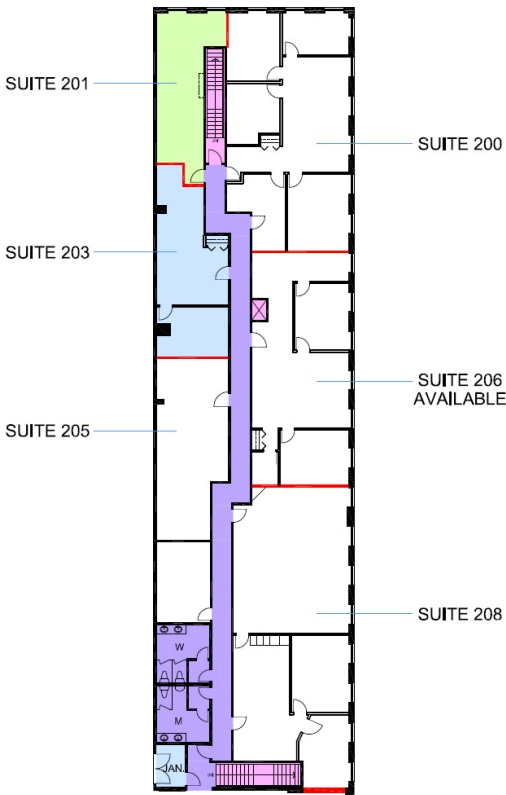


Salient details

SIZE
±1,295 sf
AVAILABILITY
Immediately
RENT RATE
Gross deal structure available

Suite features




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



Salient details

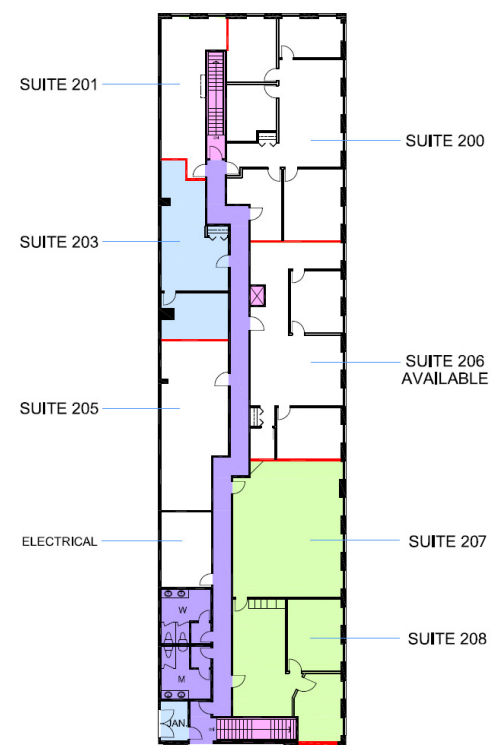
SIZE
±409 sf
AVAILABILITY
Immediately
RENT RATE
Gross deal structure available

Suite features

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

Floorplan

Suite 207 & 208



Salient details

SIZE

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

AVAILABILITY

Immediately

RENT RATE

Gross deal structure available

Suite features



Open plan



Can be leased together or separately



Updated flooring and paint



Well maintained

207 & 208



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.

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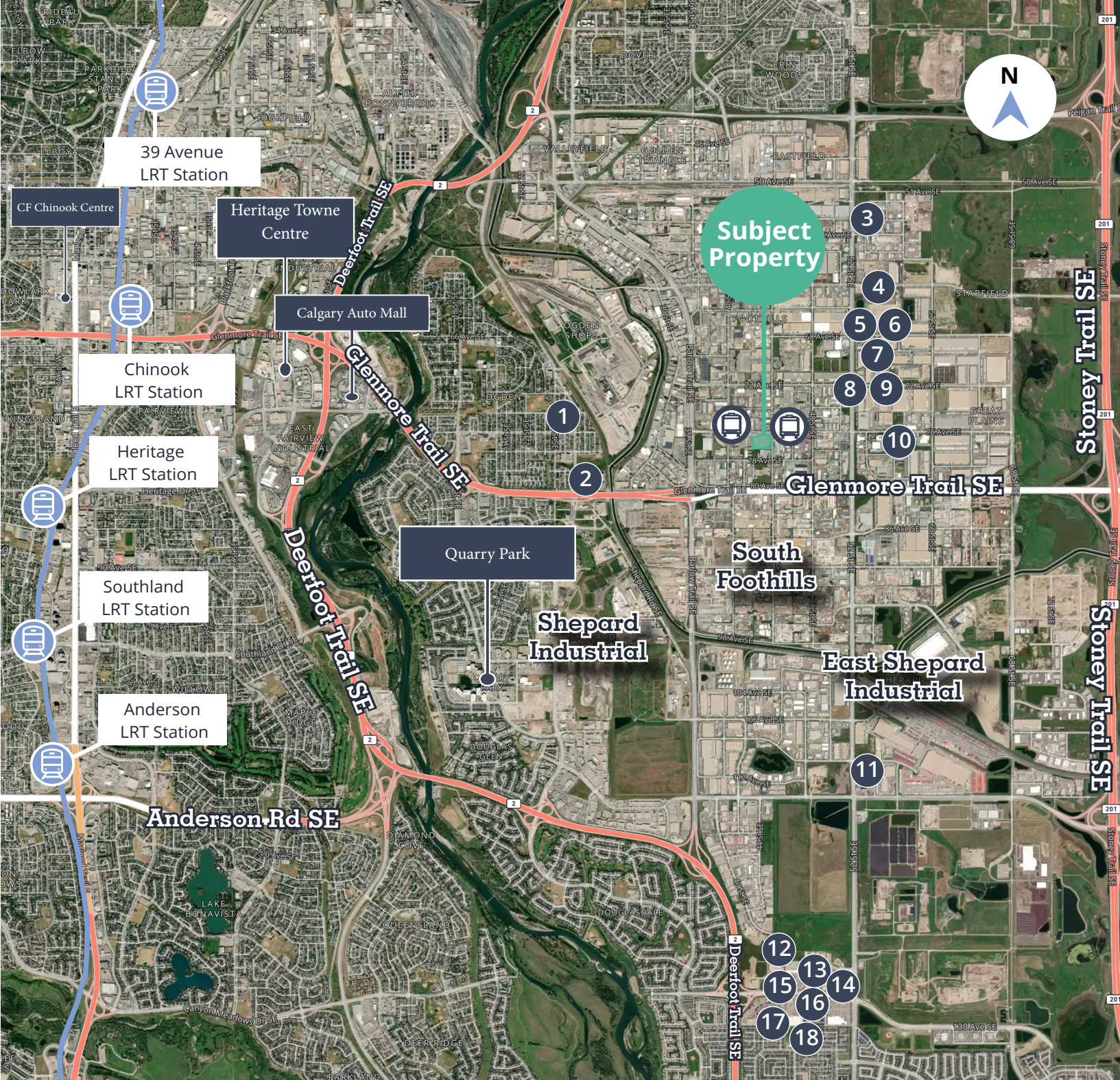
Minutes
Quarry Park
- 10

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

2. Indian Ocean Restaurant

3. Brewsters Brewing Company

4. Shawarma Factory

5. Tim Hortons

6. Subway
7. DQ Grill & Chill Restaurant

8. Tim Hortons (second location)

9. Edo Japan

10. Big Rock Brewery

11. Jamrock Lounge & Grill

12. Canadian Tire
13. Good Life Fitness

14. RBC

15. The Keg

16. Earls Kitchen + Bar

17. Starbucks

18. Safeway

Your Vision Our Expertise

If you would like more
information, please contact:

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