

SMALL BAY IN EASTLAKE INDUSTRIAL  
// 2,250 SF

# FOR LEASE

Unit 104, 5050 106 Avenue SE, Calgary, AB



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# PROPERTY HIGHLIGHTS



- “A” Class building built by Telsec Development Corporation in 2012;
- Layout includes open showroom, kitchenette, and three (3) private offices;
- Tenant improvement allowance is available and negotiable at additional cost;
- Loading depth of 70 ft. behind building;
- Eastlake location offers close proximity to Barlow Trail SE, 114th Avenue SE, and Deerfoot Trail SE;
- Cabinetry (tenant fixtures) will be removed upon expiry of the current lease.

**FOR LEASE** | Unit 104, 5050 - 106 Avenue SE

## PROPERTY OVERVIEW

<b>Address:</b>	Unit 104, 5050 - 106 Ave SE
<b>District:</b>	Eastlake Industrial
<b>Zoning:</b>	Industrial General (I-G)
<b>Square Footage:</b>	Office - 1,296 SF Warehouse - 810 SF <b>Total - 2,250 SF</b>
<b>Clear Height:</b>	22 ft.
<b>Loading:</b>	1 Drive-in (10'w x 12'h)
<b>Power:</b>	225 Amps @ 120/208 Volts
<b>Lease Rate:</b>	\$16.00 PSF with escalations
<b>Op. Costs (est. 2021):</b>	\$9.35 PSF (2024)
<b>Availability:</b>	March 1, 2024
<b>Parking:</b>	3 Stalls ( 2 Front & 1 Rear)



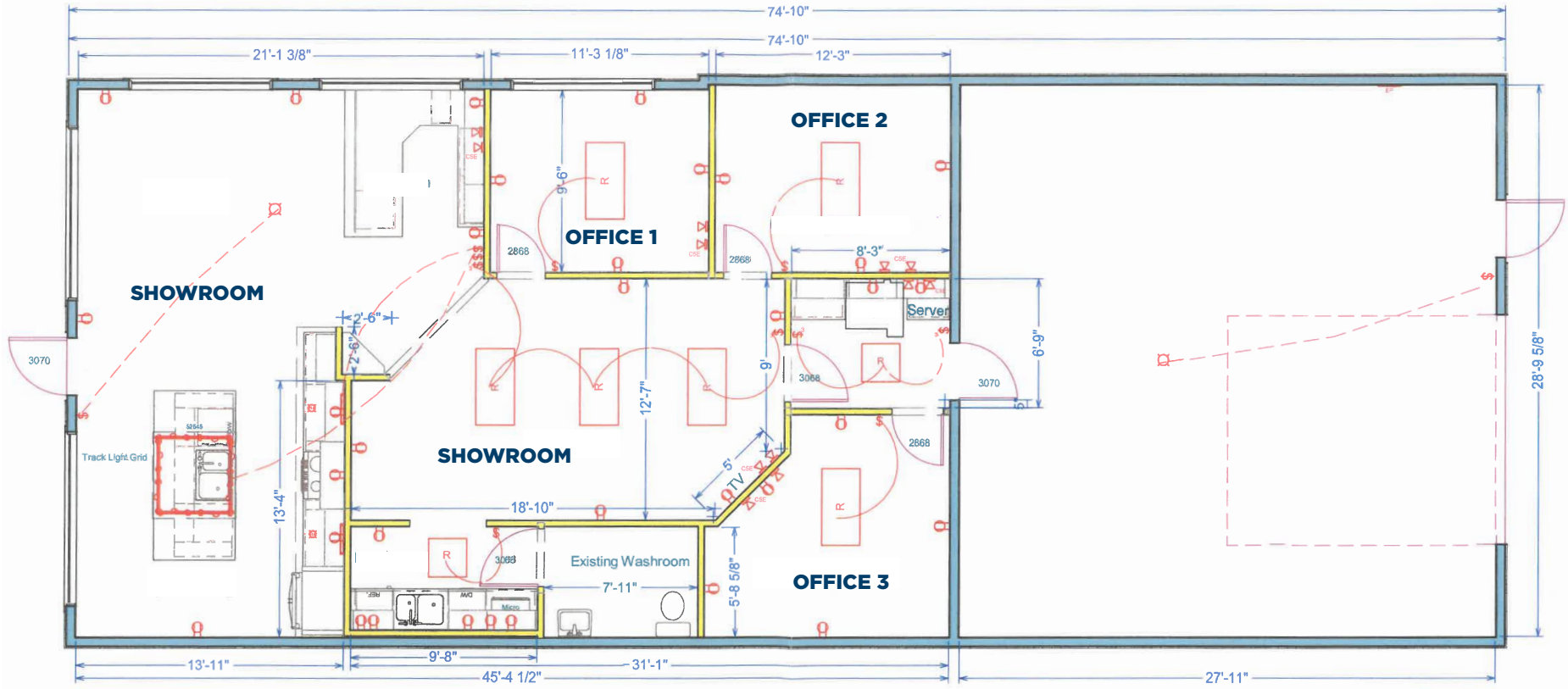
# INTERIOR FEATURES // Unit 104, 5050 - 106 Avenue SE



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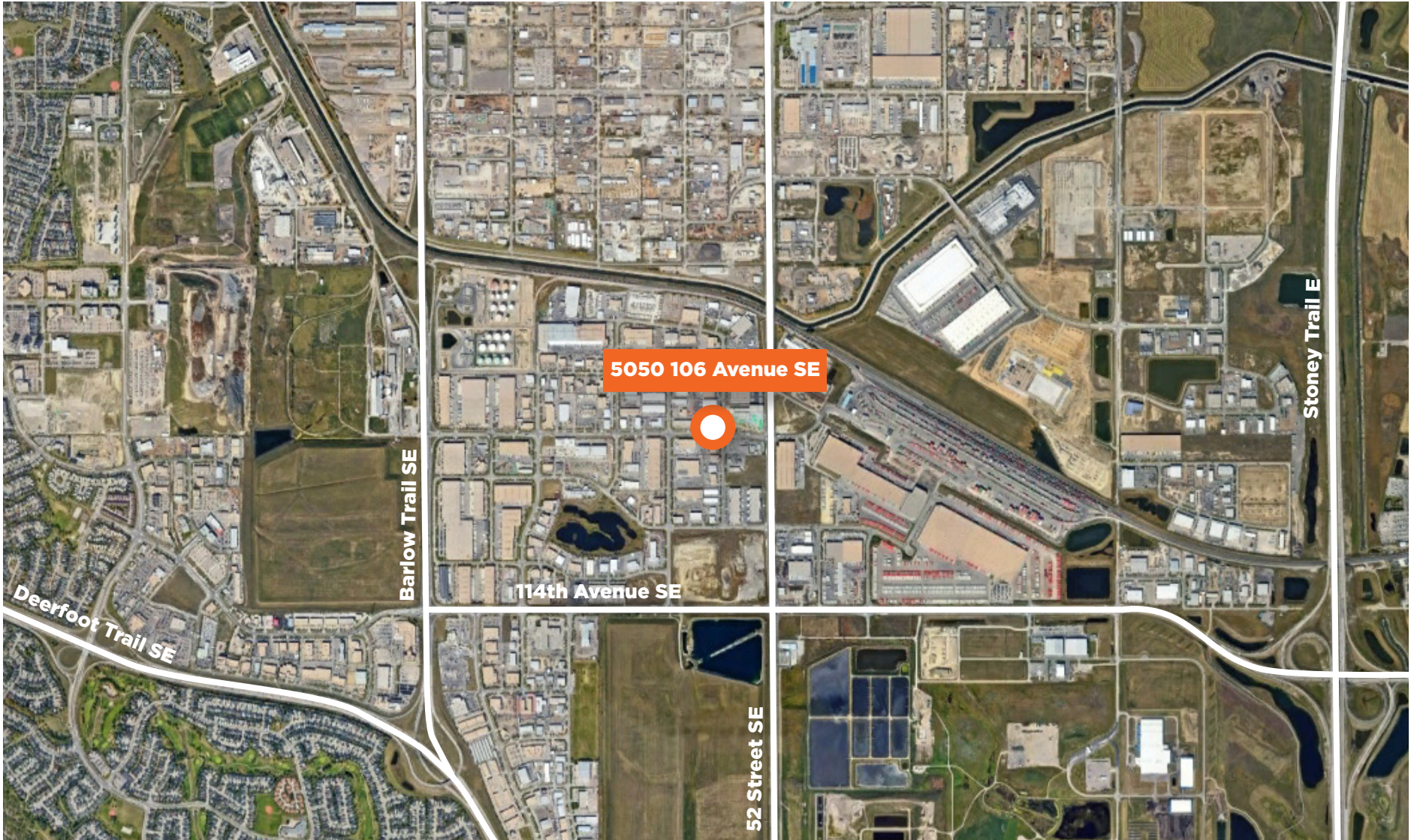


# FLOOR PLAN



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

# LOCATION



**Drive Times:**

Deerfoot Trail SE: **5 minutes**  
Glenmore Trail: **5 minutes**

Stoney Trail: **6 minutes**  
Barlow Trail: **3 minutes**

Calgary Airport: **25 minutes**  
Calgary Downtown: **21 minutes**



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