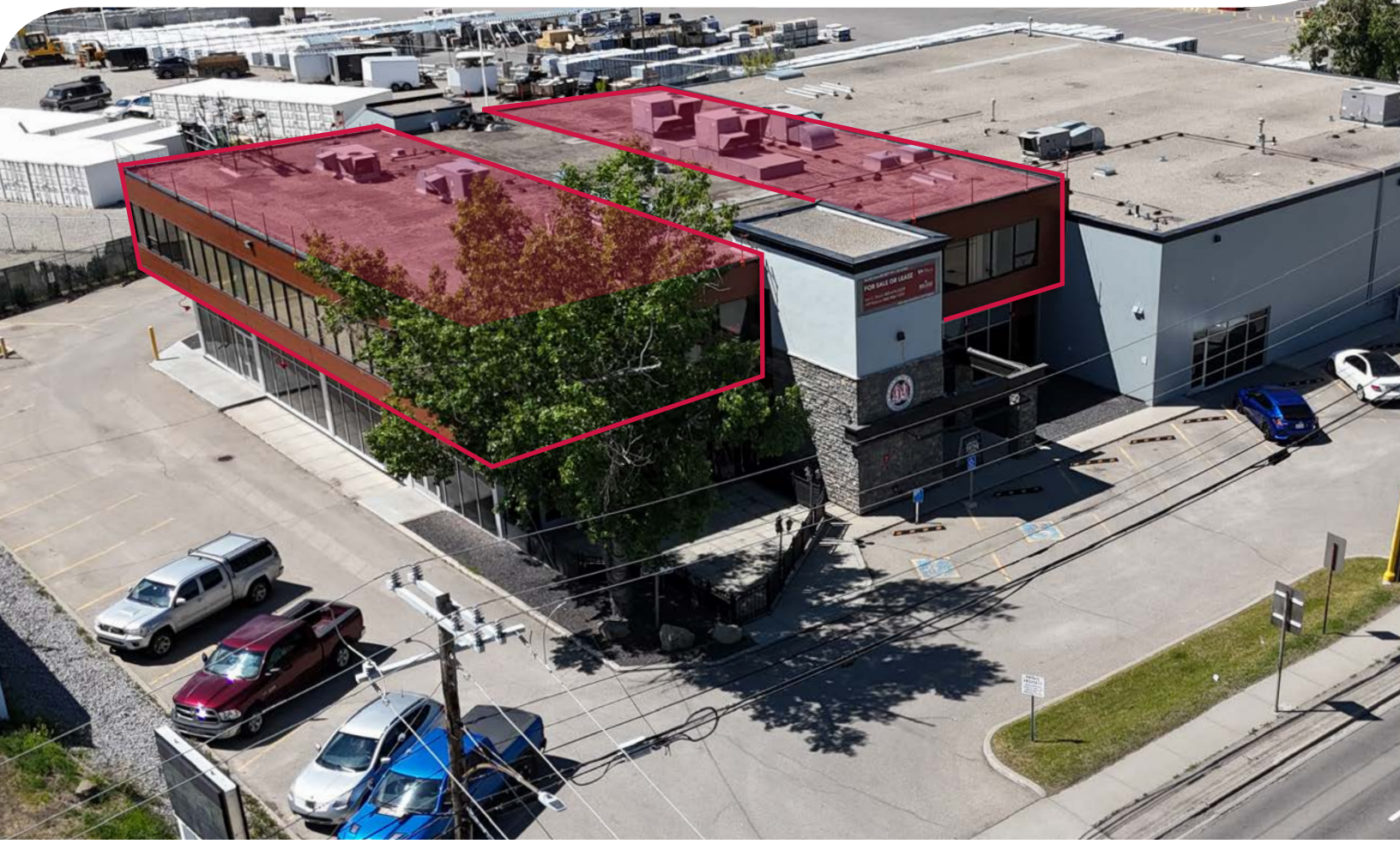
FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

7207 Fairmount Drive SE, Suite 200 & 202, Calgary, AB

3,688 - 7,852 sq. ft. | Second Floor Office



Central Location

Free Parking Included

Quick Access to Glenmore & Macleod Trail

JON C. MOOK, SIOR
PRESIDENT | FOUNDING PRINCIPAL
C: 403-616-5239
jmook@lee-associates.com

BRAD STONE
VICE PRESIDENT, PRINCIPAL
C: 403-613-2898
bstone@lee-associates.com

ELIAS TSOUGRIANIS
INDUSTRIAL SALES & LEASING ASSOCIATE
C: 403-680-4875
etsougrianis@lee-associates.com

5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

SUITE 200 PROPERTY DETAILS

AVAILABLE AREA:
Second Floor Office: 3,688 sq. ft.
*Can be leased with suite 2 for a total of 7,852 sq. ft.

NET LEASE RATE:
$12.00 per sq. ft. per annum

OPERATING COSTS:
$7.67 per sq. ft. per annum (for 2026)
*Includes Water and Electricity (excludes Natural Gas)

PARKING:
Approx. 8 stalls free of charge

AVAILABILITY:
Immediate

ZONING:
C-COR3

DISTRICT:
Fairview

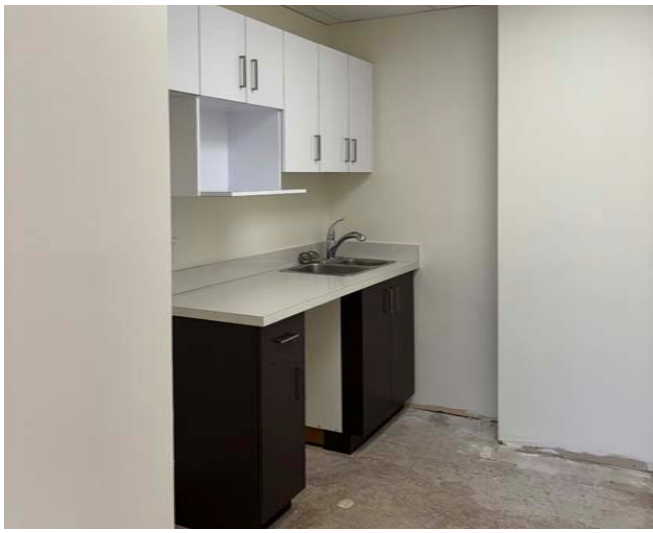
UNCONDITIONAL

COMMENTS:

- Newly renovated with flooring to be installed
- Brand new dedicated washrooms
- Located on the corner of Fairmount Drive & Flint Road SE

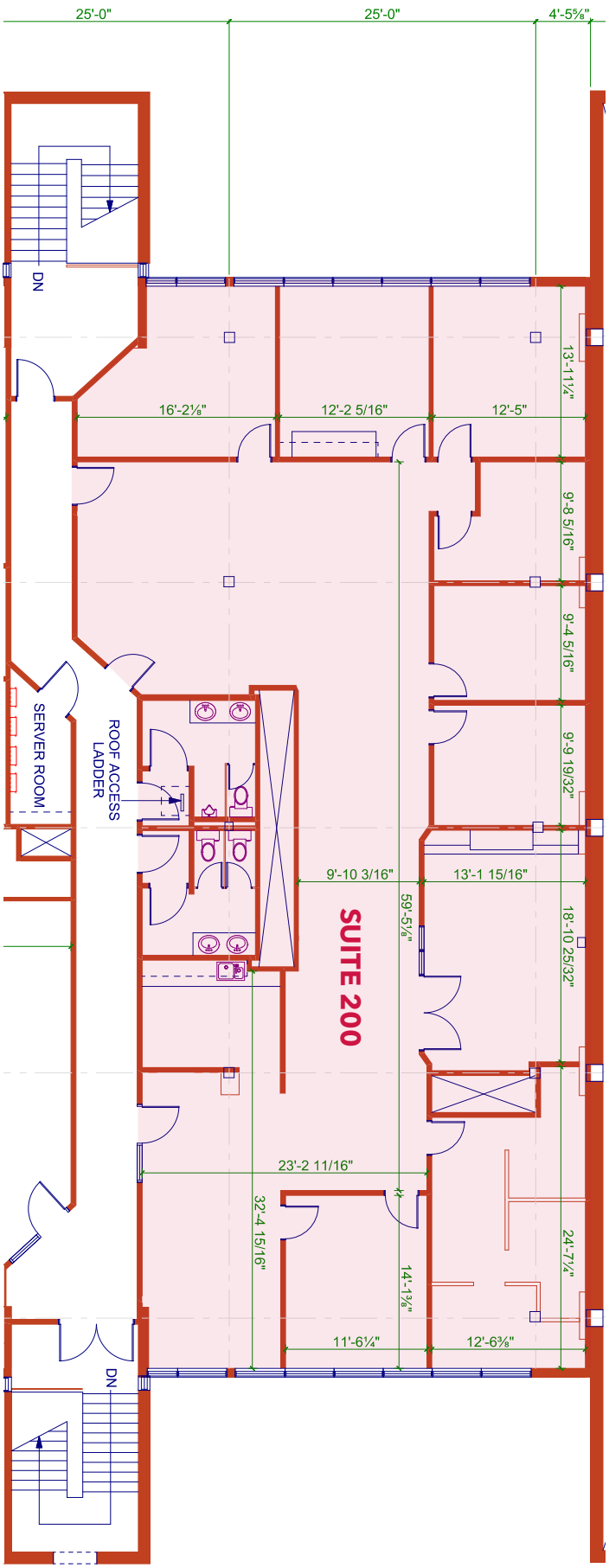








SUITE 200 FLOOR PLAN



SUITE 202 PROPERTY DETAILS

AVAILABLE AREA:
Second Floor Office: 4,164 sq. ft.

NET LEASE RATE:
$12.00 per sq. ft. per annum

OPERATING COSTS:
$9.86 per sq. ft. per annum (for 2026)
*Includes all Utilities (Water, Electricity, Natural Gas)

PARKING:
Approx. 8 Parking stalls free of charge

AVAILABILITY:
Immediately

ZONING:
C-COR3

DISTRICT:
Fairview

COMMENTS:

- In-suite washroom
- Additional barrier-free washroom available upon request
- LED lighting available upon request
- Landlord to paint upon request
- Rooftop HVAC units
- Located on the corner of Fairmount Drive & Flint Road SE

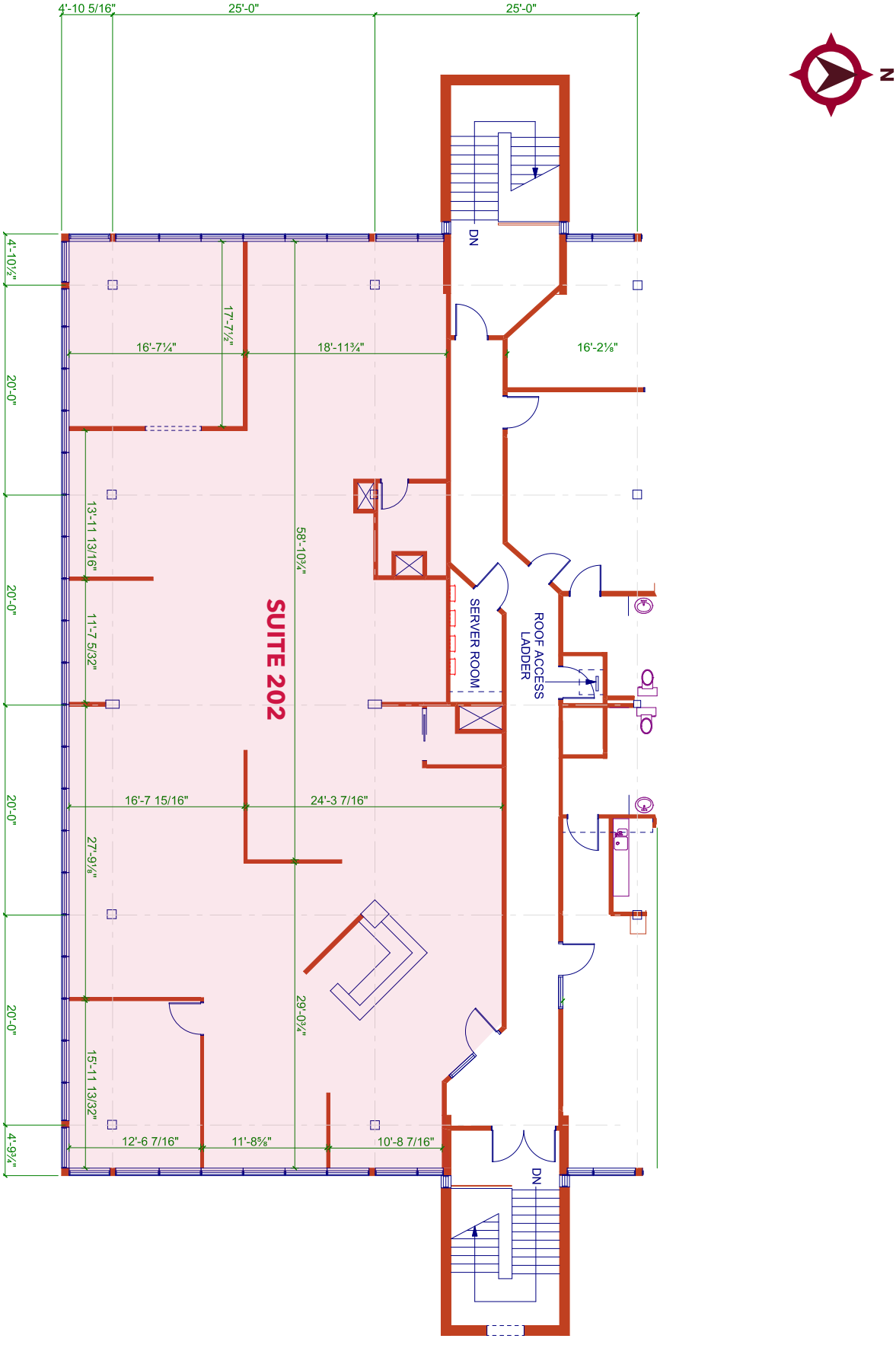




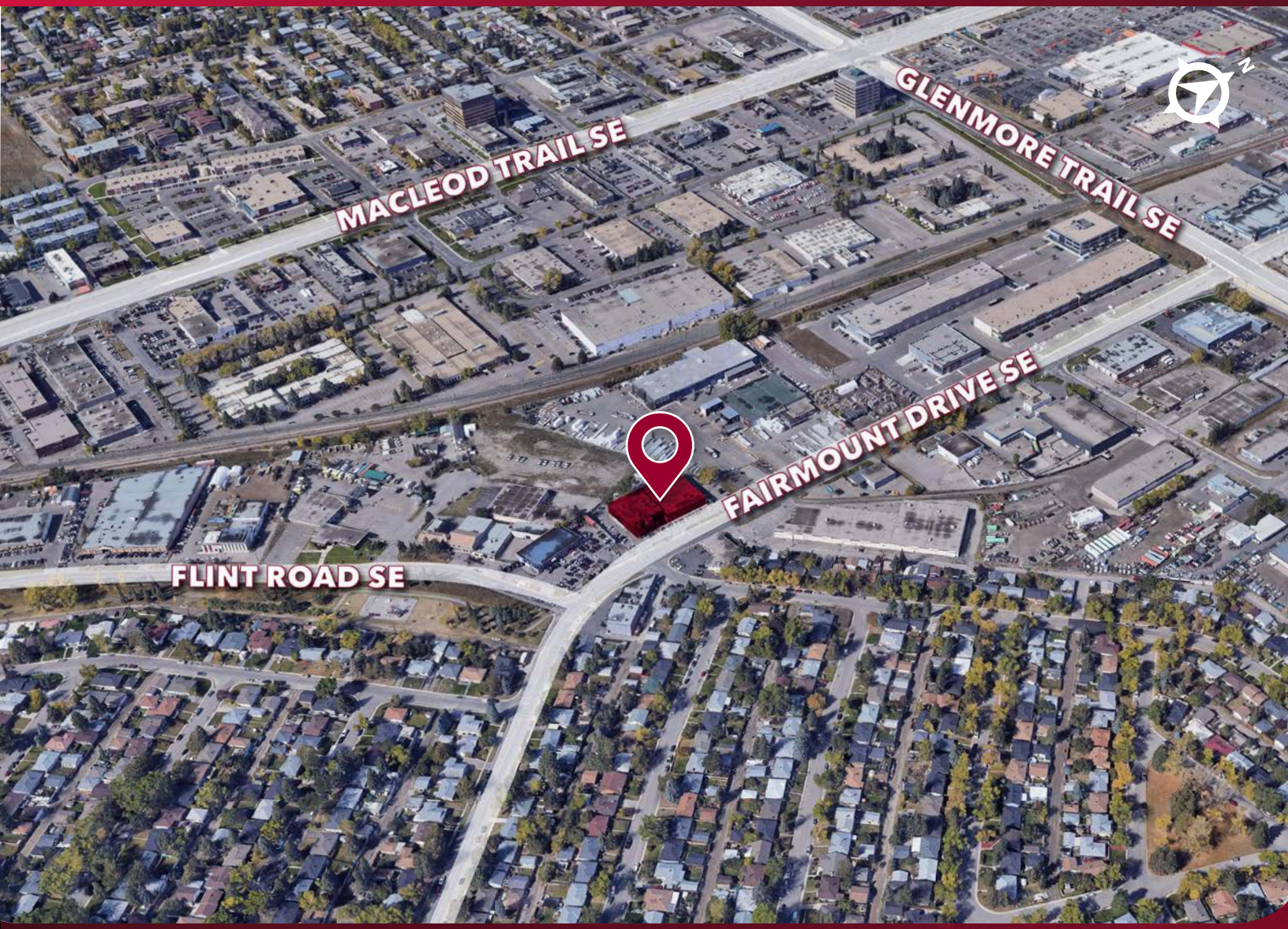




SUITE 202 FLOOR PLAN



LOCATION



CONTACT US

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