

# FOR LEASE



**7207 Fairmount Drive SE, Calgary, AB**  
3,688 square feet | Second Floor Office



**Central  
City Location**



**Free Parking  
Included**



**Quick Access to  
Glenmore & Macleod Trail**

**JON C. MOOK, SIOR**  
PRESIDENT, MANAGING DIRECTOR  
C: 403-616-5239  
jmook@lee-associates.com

**EMILY GOODMAN, B.COMM**  
VICE PRESIDENT, PRINCIPAL  
C: 403-862-4348  
egoodman@lee-associates.com

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

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | [lee-associates.com/calgary](http://lee-associates.com/calgary)



# PROPERTY DETAILS

## AVAILABLE AREA:

Second Floor Office: 3,688 sq. ft.

## NET LEASE RATE:

\$12.00 per sq. ft. per annum

## OPERATING COSTS:

\$11.47 per sq. ft. per annum (for 2025)

\*Utilities Included

## PARKING:

Approx. 5 stalls free of charge

## AVAILABILITY:

Immediate

## ZONING:

C-COR3

## DISTRICT:

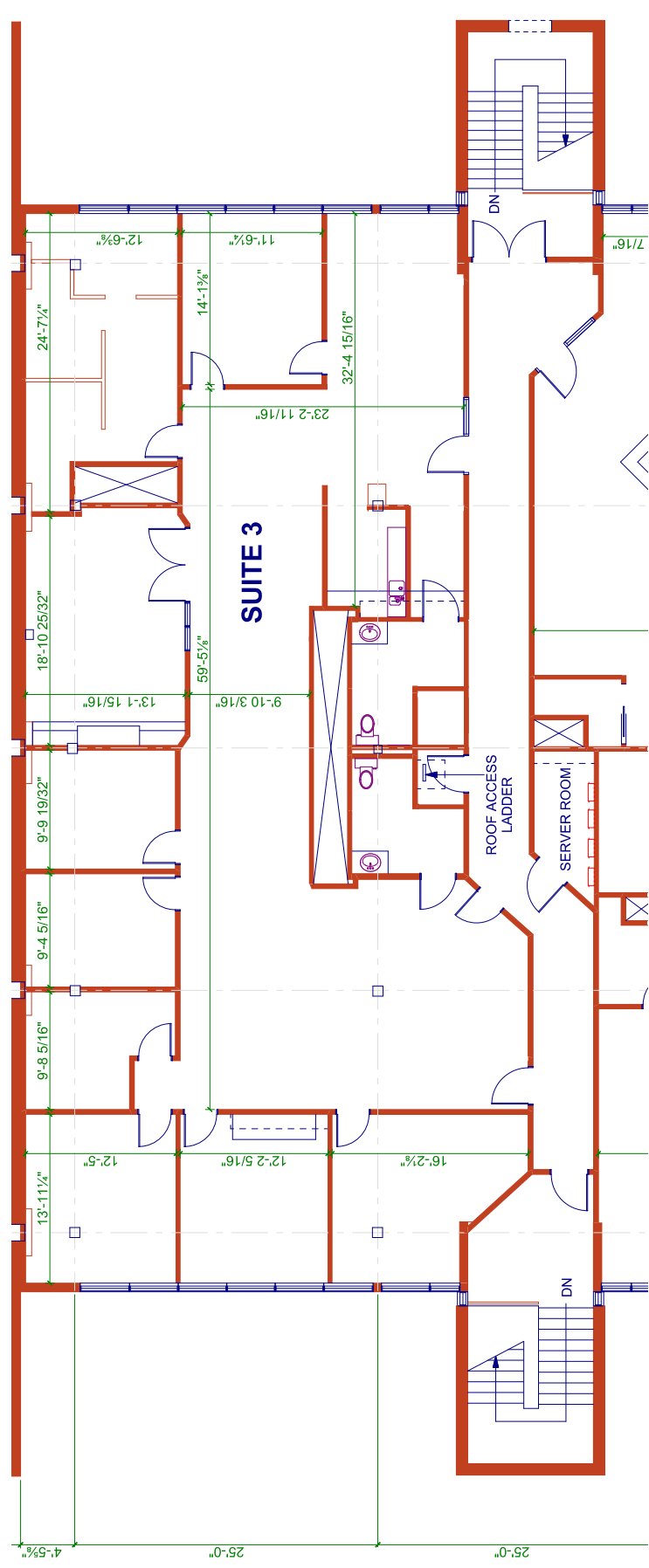
Fairview

## COMMENTS:

- » Newly renovated with flooring to be installed
- » Brand new dedicated washrooms
- » Located on the corner of Fairmount Drive & Flint Road SE
- » Quick access to Glenmore Trail & Macleod Trail

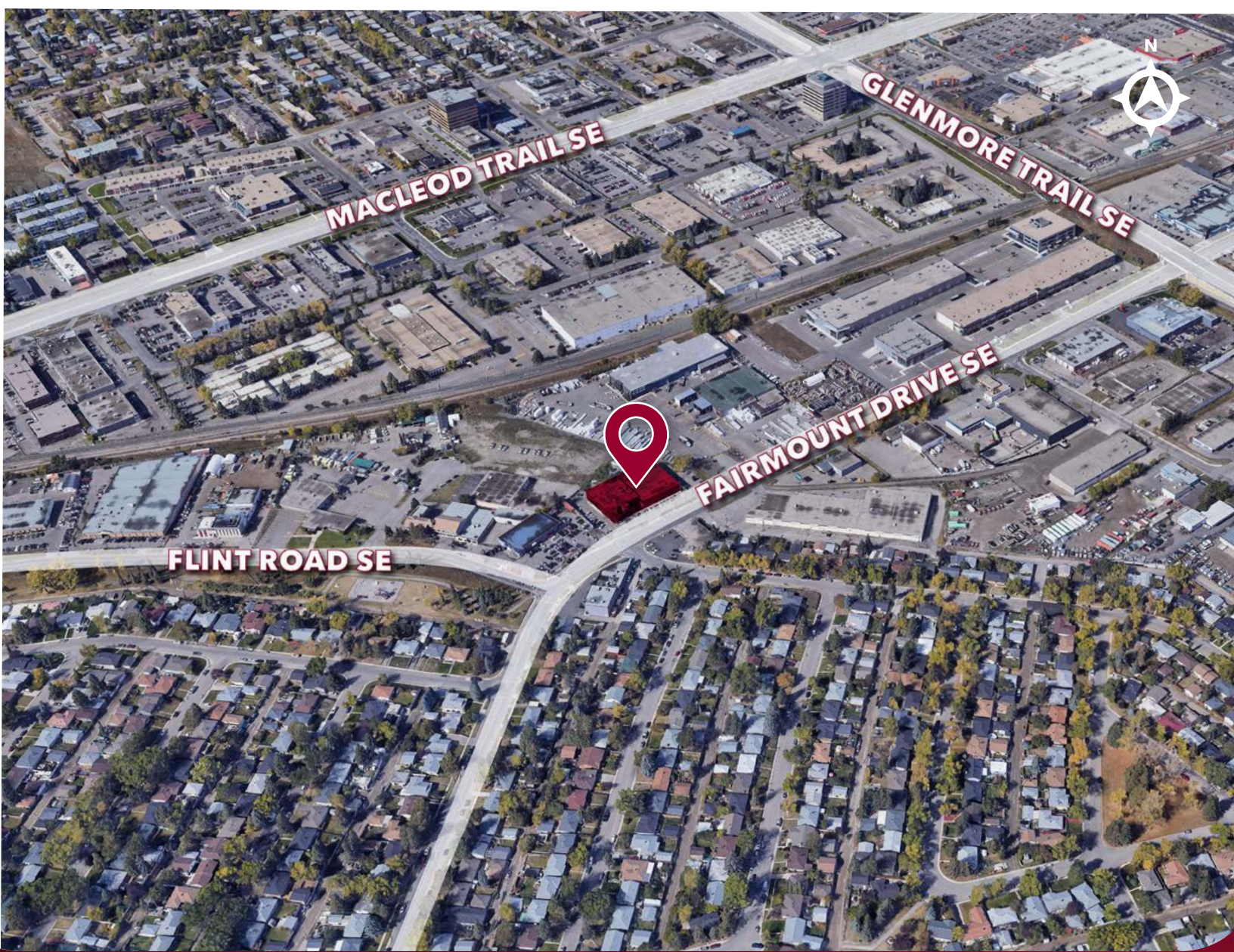


# FLOOR PLAN





# LOCATION



## CONTACT US



**JON C. MOOK, SIOR**  
PRESIDENT, MANAGING DIRECTOR  
C: 403-616-5239  
jmook@lee-associates.com



**EMILY GOODMAN, B.COMM**  
VICE PRESIDENT, PRINCIPAL  
C: 403-862-4348  
egoodman@lee-associates.com



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

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9  
[lee-associates.com/calgary](http://lee-associates.com/calgary)



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES