

FOR LEASE



10500 - 48th Street SE, Suite 200, Calgary, AB
3,079 square feet | Second Floor Office



Free Parking



Only 190 Meters
to Closest Bus Stop



Located in
Eastlake Business Park

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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | lee-associates.com/calgary

PROPERTY DETAILS

AVAILABLE AREA:

Second Floor Office: 3,079 sq. ft.

NET LEASE RATE:

\$14.00 per sq. ft. per annum

OPERATING COSTS:

\$7.09 per sq. ft. per annum (for 2025)

*Not including utilities

AVAILABILITY:

Immediate

ZONING:

I-G (Industrial General)

DISTRICT:

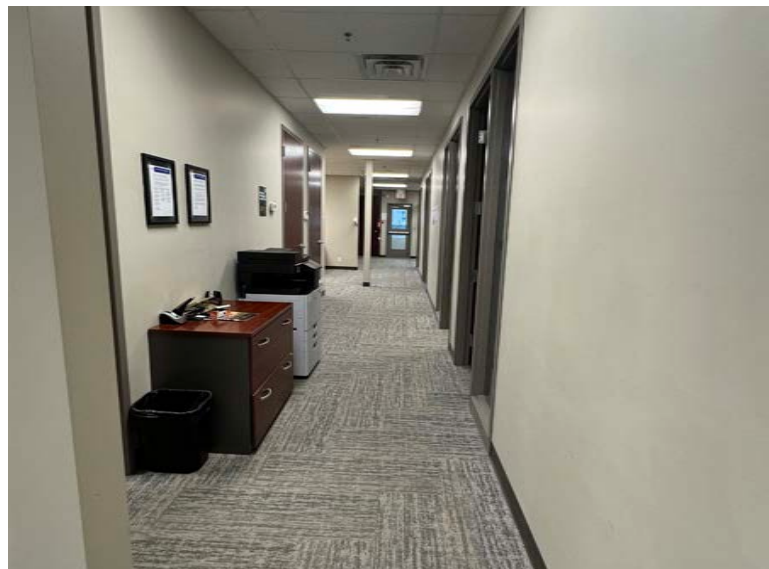
Eastlake Industrial Park

HVAC:

Rooftop HVAC units

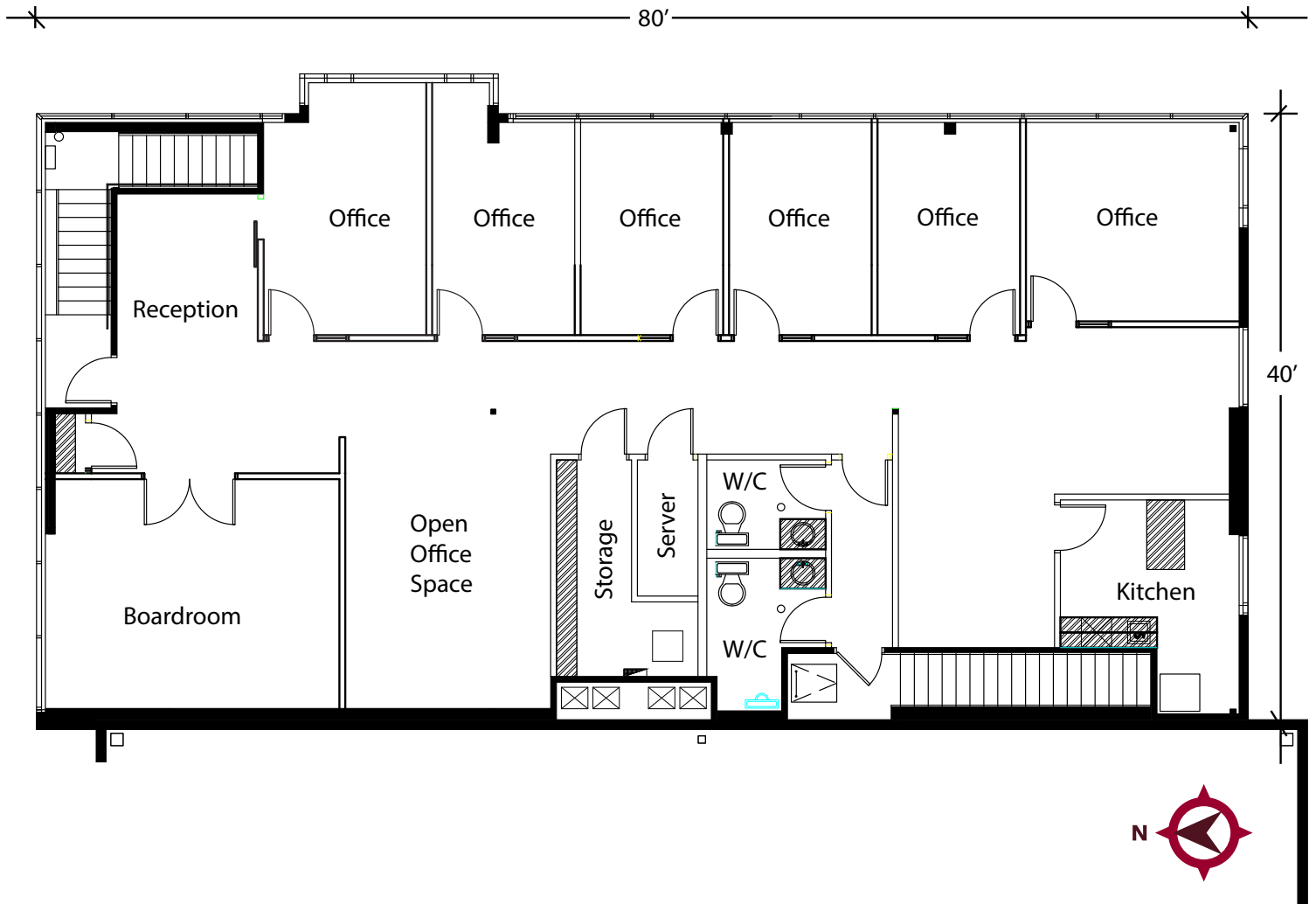
PARKING:

8 stalls free of charge

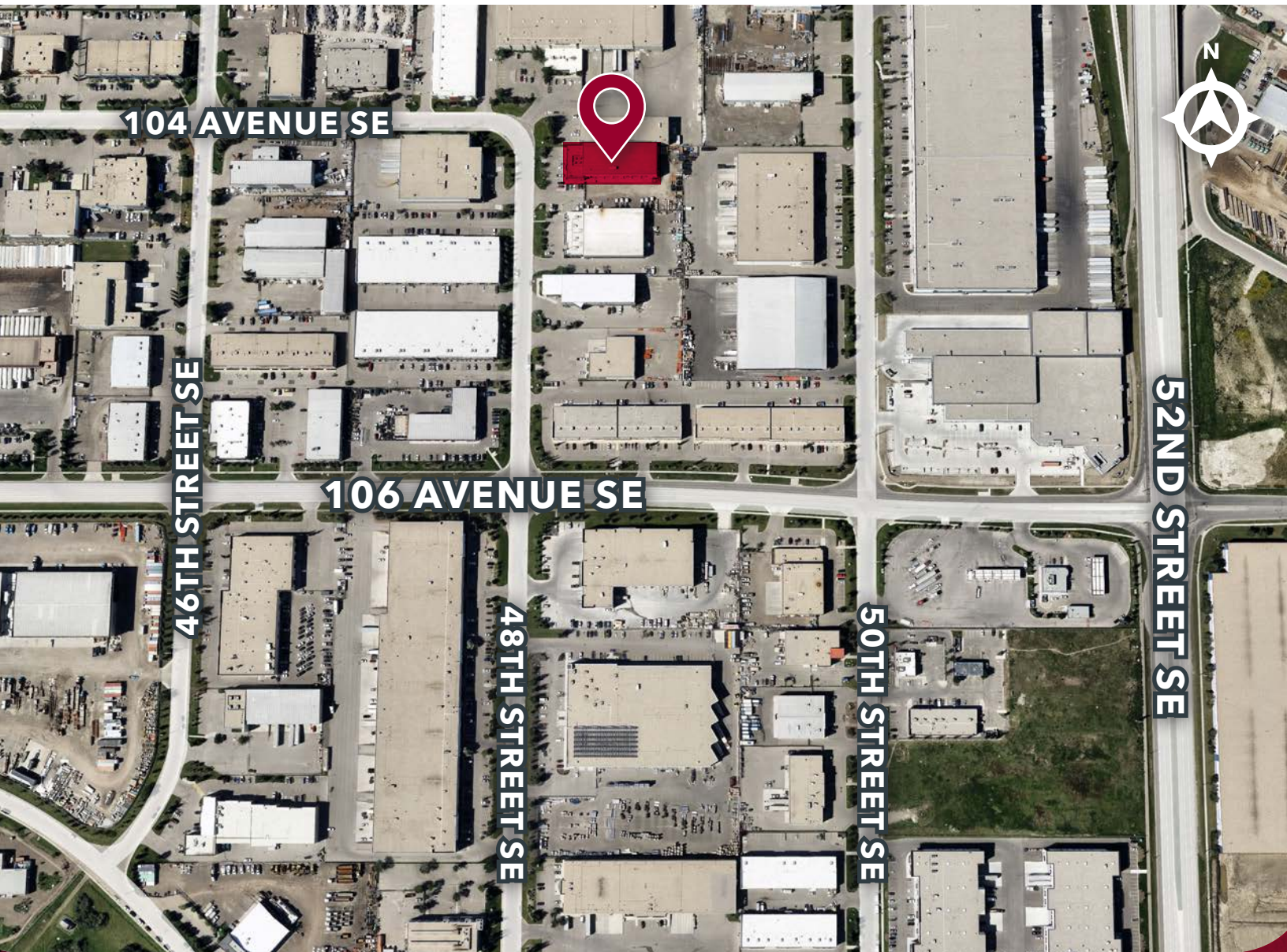
**COMMENTS:**

- » Private stairway to second floor
- » Boardroom, 6 private offices and open area for work stations
- » Dedicated washrooms
- » High end finishes throughout
- » Fibre Optic service
- » Furniture Included

FLOOR PLAN



LOCATION



CONTACT US



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