

FOR SUBLEASE



7004 - 5th Street SE, Unit F, Calgary, AB
4,333 square feet with bonus mezzanine



**Rare Small-Bay
Dock Loading**



**Short-term Sublease
opportunity**



**Premier Central
Calgary Location**

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PROPERTY DETAILS

ZONING:

I-G (Industrial General)

AVAILABLE AREA:

Office: +/- 589 sq. ft.

Warehouse: +/- 3,744 sq. ft.

Total: 4,333 sq. ft.

Bonus Mezzanine: 685 sq. ft.

NET SUBLEASE RATE:

Market

AVAILABLE:

August 1st, 2026

SUBLEASE TERM:

July 31st, 2027

OPERATING COSTS:

\$7.94 per sq. ft. per annum (estimated for 2026)

HEATING/HVAC:

Gas fired overhead unit heater

CEILING HEIGHT:

20'2" clear

LOADING:

1 - 10' x 10' dock door

POWER:

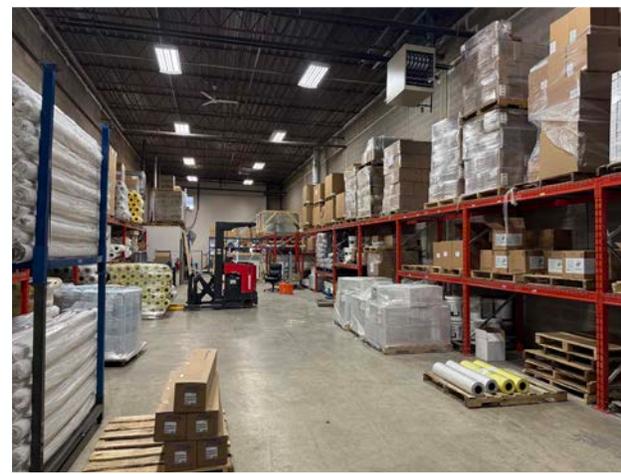
100 amps (TBV)

LIGHTING:

T5 high-efficiency fluorescent lighting

PARKING:

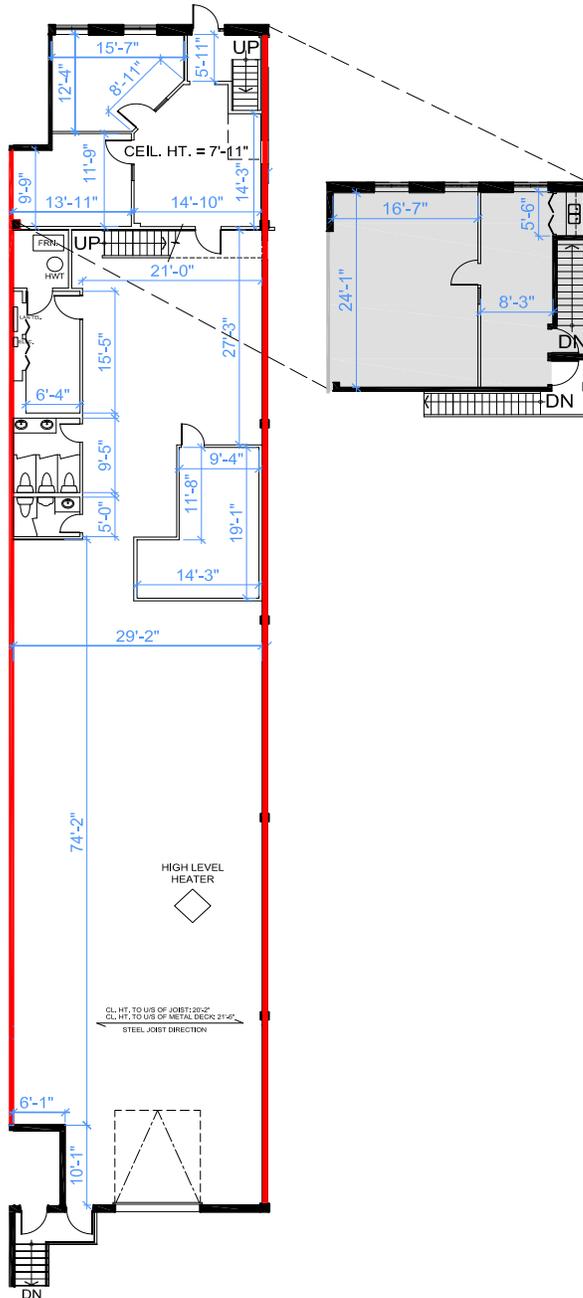
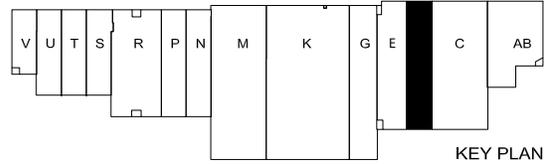
4 stalls



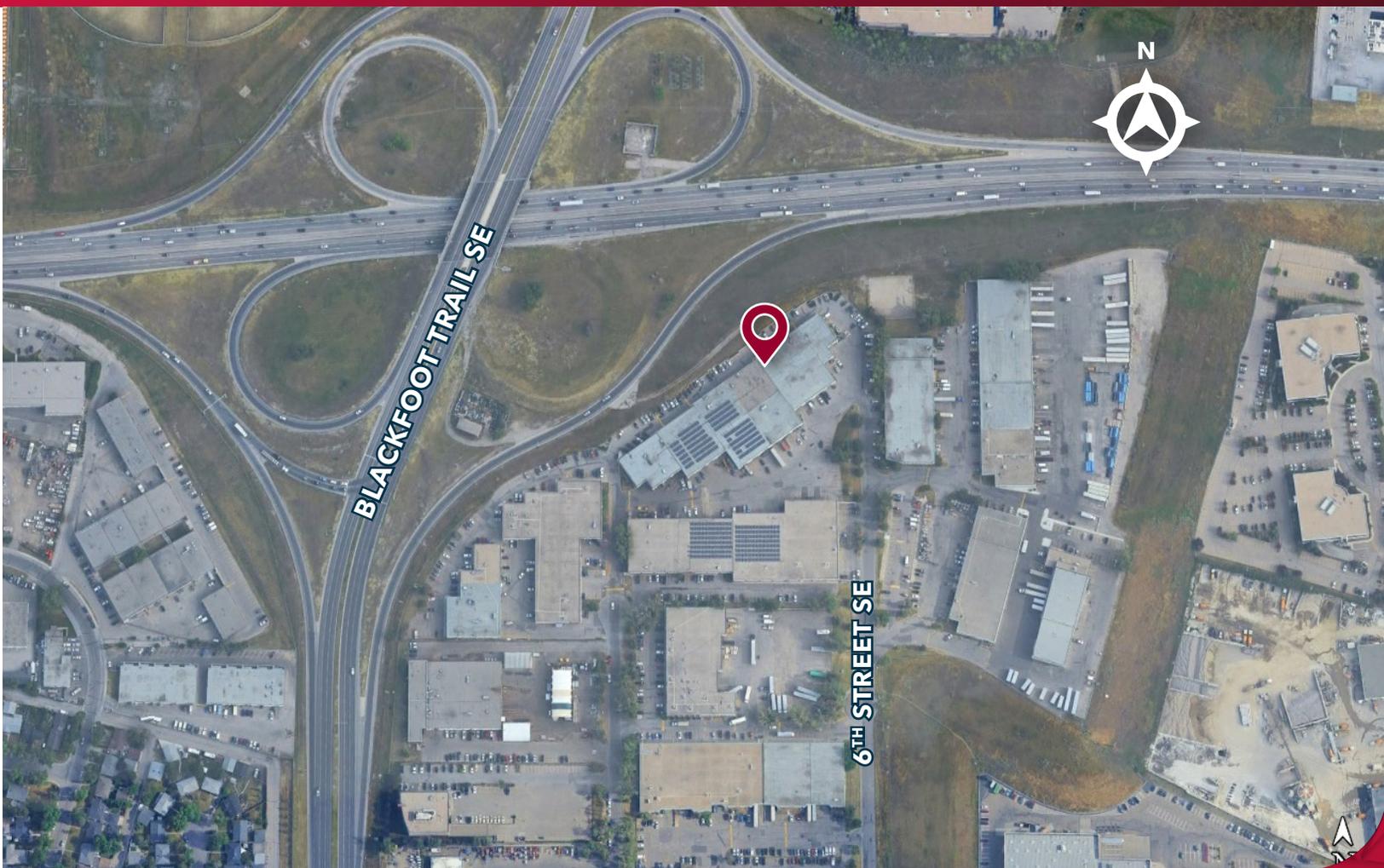
COMMENTS:

- » Short-term sublease opportunity with possibility for headlease extension
- » Rare, small bay unit with dock loading
- » Bonus 685 sq. ft. mezzanine area at no additional cost
- » Fully sprinklered
- » Well-maintained office area with bright showroom area
- » Located in the heart of the Central Market
- » Quick access to Glenmore Trail and Blackfoot Trail

FLOOR PLAN



LOCATION



CONTACT US



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