FOR LEASE

HYATT COUNTRY HILLS

11390 - 14th Street NE, Bays 116 & 150, Calgary, AB

3,584 sq.ft. & 7,040 sq.ft. Brand New, High Quality Industrial Bays with Dock & Drive-In Loading

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Mezzanine Storage

Direct Exposure to Country Hills Blvd.

Quick access to Deerfoot

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HIGHLIGHTS

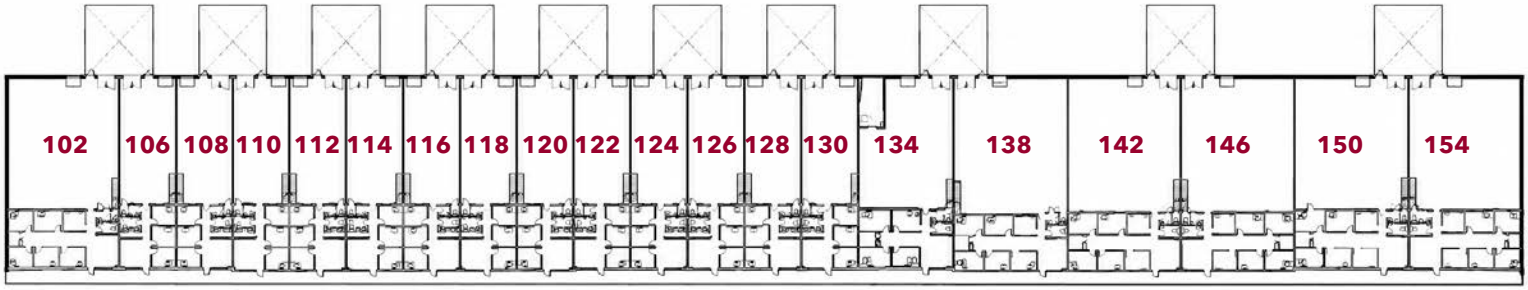




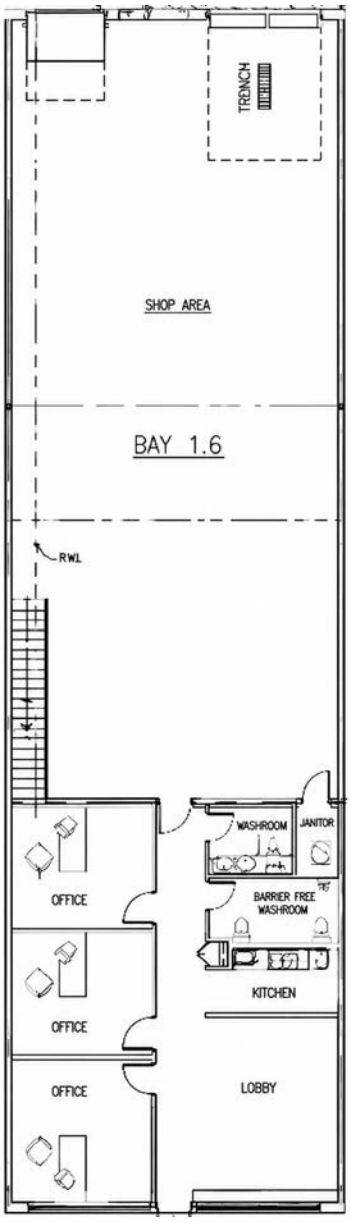


- Pre-cast Concrete Construction
- Quality office build out
- Ample double row parking at front
- Large Marshalling area to accommodate 53′ Trailers
- A/C in office area
- Radiant and Overhead gas fired unit heaters in warehouse
- LED Lighting in Office and Warehouse
- Full Office build out included
- One block West of Deerfoot Trail and adjacent to new Country Hills North District

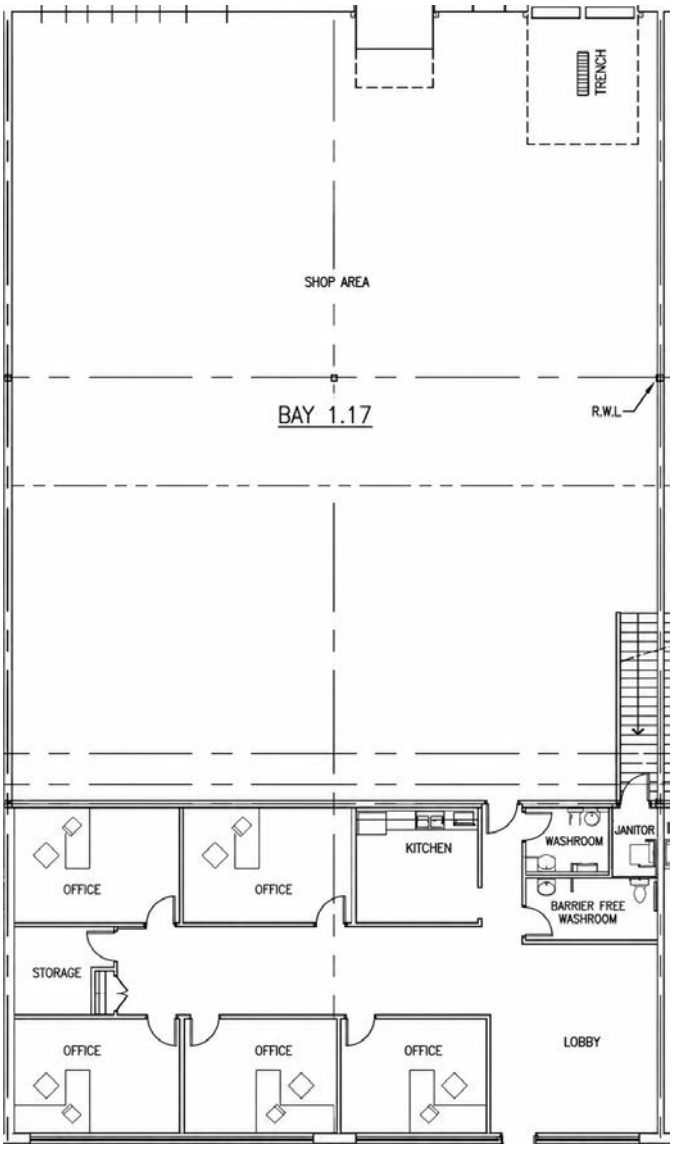
SITE PLAN & FLOOR PLANS



BAY 116



BAY 150



PROPERTY DETAILS
BAY 116

AVAILABLE AREA:

Office:	+/- 1,227 sq. ft.
Warehouse:	+/- 2,357 sq. ft.
Total:	+/- 3,584 sq. ft.
Mezzanine: (Concrete)	+/- 1,227 sq. ft.

NET LEASE RATE (MAIN FLOOR):
$16.00 psf per annum
*With escalations

GROSS LEASE RATE (MEZZANINE):
$8.00 psf per annum, fixed for the term

OPERATING COSTS:
$6.50 psf per annum (for 2026)
(payable only on main floor sq.ft.)

AVAILABLE:
Immediately

DISTRICT:
Country Hills

ZONING:
Industrial General (I-G)

SPRINKLERS:
ESFR

CEILING HEIGHT:
24' clear

ELECTRICAL:
70 amp, 347/600 volt stepped down to
144 amp, 120/208 volt, 3 phase

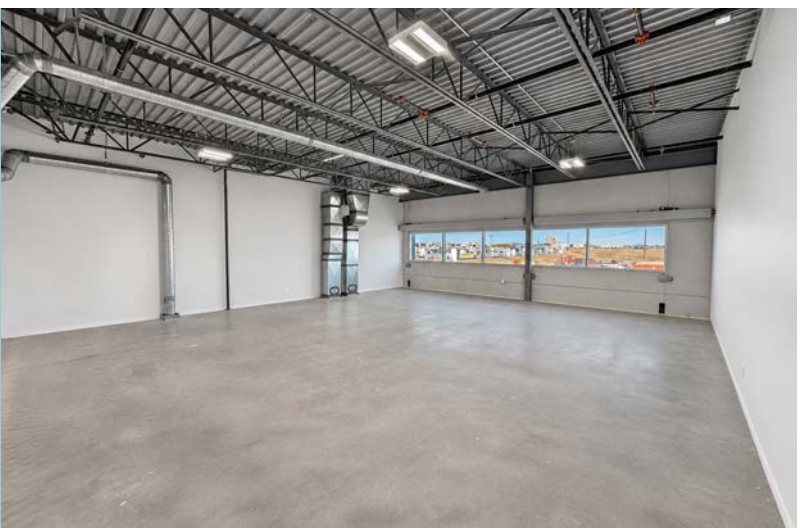
LOADING:
1 - 12' x 14' Drive-in (electric opener)
1 - 9' x 10' Dock Door (with leveler)

HRV MECHANICAL SYSTEM:
500 CFM in warehouse











PROPERTY DETAILS
BAY 150

AVAILABLE AREA:

Office:	+/- 2,133 sq. ft.
Warehouse:	+/- 4,907 sq. ft.
Total:	+/- 7,040 sq. ft.
Mezzanine: (Concrete)	+/- 2,133 sq. ft.

NET LEASE RATE(MAIN FLOOR):
$16.00 psf per annum
*With escalations

GROSS LEASE RATE (MEZZANINE):
$8.00 psf per annum, fixed for the term

OPERATING COSTS:
$6.50 psf per annum (for 2026)
(payable only on main floor sq.ft.)

AVAILABLE:
Immediately

DISTRICT:
Country Hills

ZONING:
Industrial General (I-G)

SPRINKLERS:
ESFR

CEILING HEIGHT:
24' clear

ELECTRICAL:
125 amp, 347/600 volt stepped down to
200 amp, 120/208 volt, 3 phase

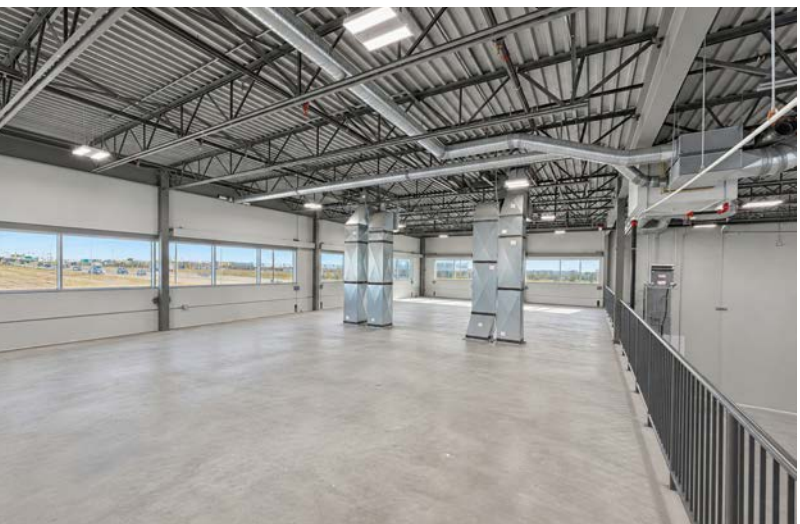
LOADING:
1 - 12' x 14' Drive-in (electric opener)
1 - 9' x 10' Dock Door (with leveler)

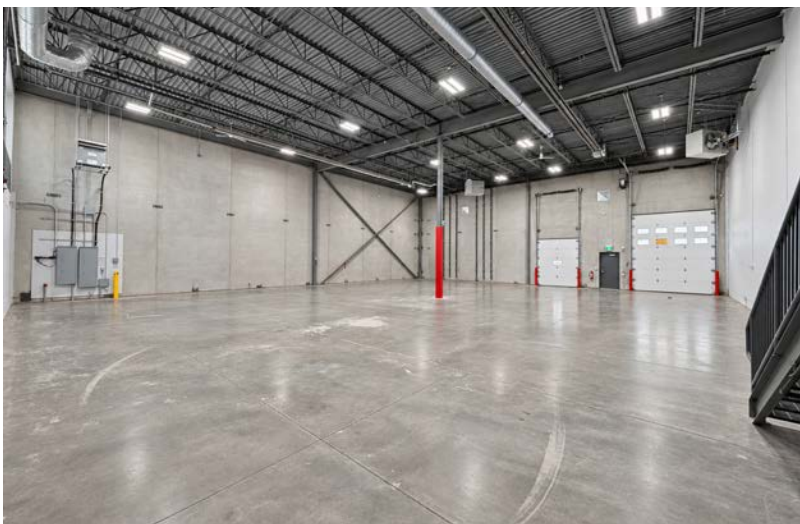
HRV MECHANICAL SYSTEM:
950 CFM in warehouse











LOCATION



CONTACT US

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