



**GRASSROOTS**  
REALTY GROUP

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6, 11010 46 Street SE  
Calgary, Alberta

MLS # A2257978



**\$16 per sq.ft.**

Division: East Shepard Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 349,410 sq.ft.

Zoning: I-G

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: na

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

3,350 SF office space (registered size). Base Rent: Starting at \$16.00 PSF/Annum plus Op. & 5 generously sized offices with glazing plus large boardroom. Kitchen & 2 Private Washrooms. Unit has private ground level entrance with staircase up to 2nd level office. Abundance of natural light. Excellent location in Eastlake Industrial Park. Low operating costs of \$7.52 PSF comprised of property taxes & condo fees (Est. 2025). Unit is vacant & ready for incoming owner/user. 7 assigned surface parking stalls at no additional cost. Well managed property.