



**GRASSROOTS**  
REALTY GROUP

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19, 4905 102 Avenue SE  
Calgary, Alberta

MLS # A2279579



**\$18 per sq.ft.**

**Division:** East Shepard Industrial

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,991 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Office equipment is available for lease

Turnkey, fully furnished office space located in the Eastlake Industrial Park, offering approximately 1,991 sq. ft. of total interior area over two levels. The space may be leased together or as two separate units, providing flexibility for a variety of professional users. The main floor (approx. 967 sq. ft.) features multiple private offices, washrooms, and a functional layout suitable for administrative or client-facing operations. The second floor (approx. 1,023 sq. ft.) benefits from a separate exterior entrance, making it ideal for a standalone office user. This level includes private offices, a boardroom/meeting room, kitchen, a washroom, and excellent natural light. Both floors are fully built out and furnished, allowing for immediate occupancy with minimal setup. On-site parking is available, and the property offers convenient access to major transportation routes and nearby amenities. An excellent opportunity for tenants seeking a flexible, move-in-ready office solution, with the option to occupy one floor or the entire premises.