

ATTRACTIVE OFFICE
EASTLAKE INDUSTRIAL
// 3,350 SF

FOR LEASE

11010 46 Street SE, Unit 6, Calgary, AB



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PROPERTY HIGHLIGHTS



- 3,350 SF office space.
- 5 offices with glazing, 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 (Est. 2025). Utilities extra.
- Unit is vacant & ready for incoming owner/user.
- 7 assigned surface parking stalls.
- Well managed property.

PROPERTY OVERVIEW

Address:	11010 46 Street SE, Unit 6
District:	East Shepard Industrial
Zoning:	Industrial – General (Office)
Year Built:	2008
Total Size:	3,350 SF
Site Area:	1.80 Acres
Parking:	7 Designated stalls plus street & visitor parking
Base Rent:	Starting at \$16.00 PSF
Operation Costs:	\$3.31 PSF (Est. 2025)
Property Taxes:	\$4.21 PSF (Est. 2025)
Lease Term:	3 to 5 years
Availability:	Immediately (vacant)



EXTERIOR FEATURES //

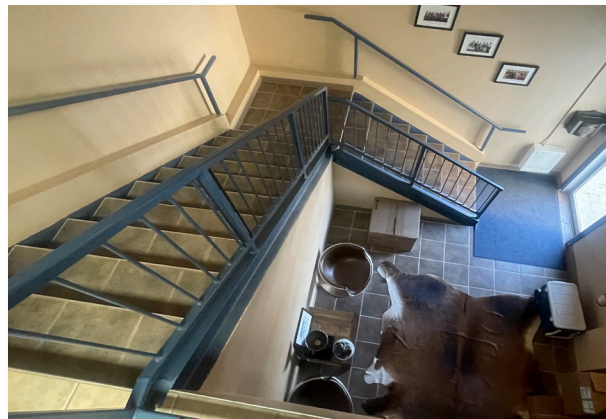


INTERIOR FEATURES //



Features:

- Top left: Office space.
- Top right: Hallway.
- Bottom (left to right): Kitchen, ground-level entrance, and two private washrooms.



LOCATION

Located in Eastlake Industrial Business Park, with convenient access to major roadways for easy access to Barlow Trail, Deerfoot Trail, Stoney Trail, 106 Ave SE, and 52 Street SE.



Drive Times:

Deerfoot Trail SE: **4 minutes**

Stoney Trail: **9 minutes**

Calgary Airport: **25 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations





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