

FOR LEASE



7207 Fairmount Drive SE, Suite 201 & 3, Calgary, AB
3,688 - 7,852 sq. ft. | Second Floor Office



**Central
Location**



**Free Parking
Included**



**Quick Access to Glenmore
& Macleod Trail**

JON C. MOOK, SIOR
PRESIDENT | FOUNDING PRINCIPAL
C: 403-616-5239
jmook@lee-associates.com

BRAD STONE
VICE PRESIDENT, PRINCIPAL
C: 403-613-2898
bstone@lee-associates.com

ELIAS TSOUGRIANIS
INDUSTRIAL SALES & LEASING ASSOCIATE
C: 403-680-4875
etsougrianis@lee-associates.com

5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

SUITE 201 PROPERTY DETAILS

AVAILABLE AREA:

Second Floor Office: 4,164 sq. ft.

*Can be leased with suite 3 for a total of 7,852 sq. ft.

NET LEASE RATE:

\$12.00 per sq. ft. per annum

OPERATING COSTS:

\$6.83 per sq. ft. per annum (for 2025)

*Excludes Utilities

PARKING:

Approx. 8 Parking stalls free of charge

AVAILABILITY:

Immediately

ZONING:

C-COR3

DISTRICT:

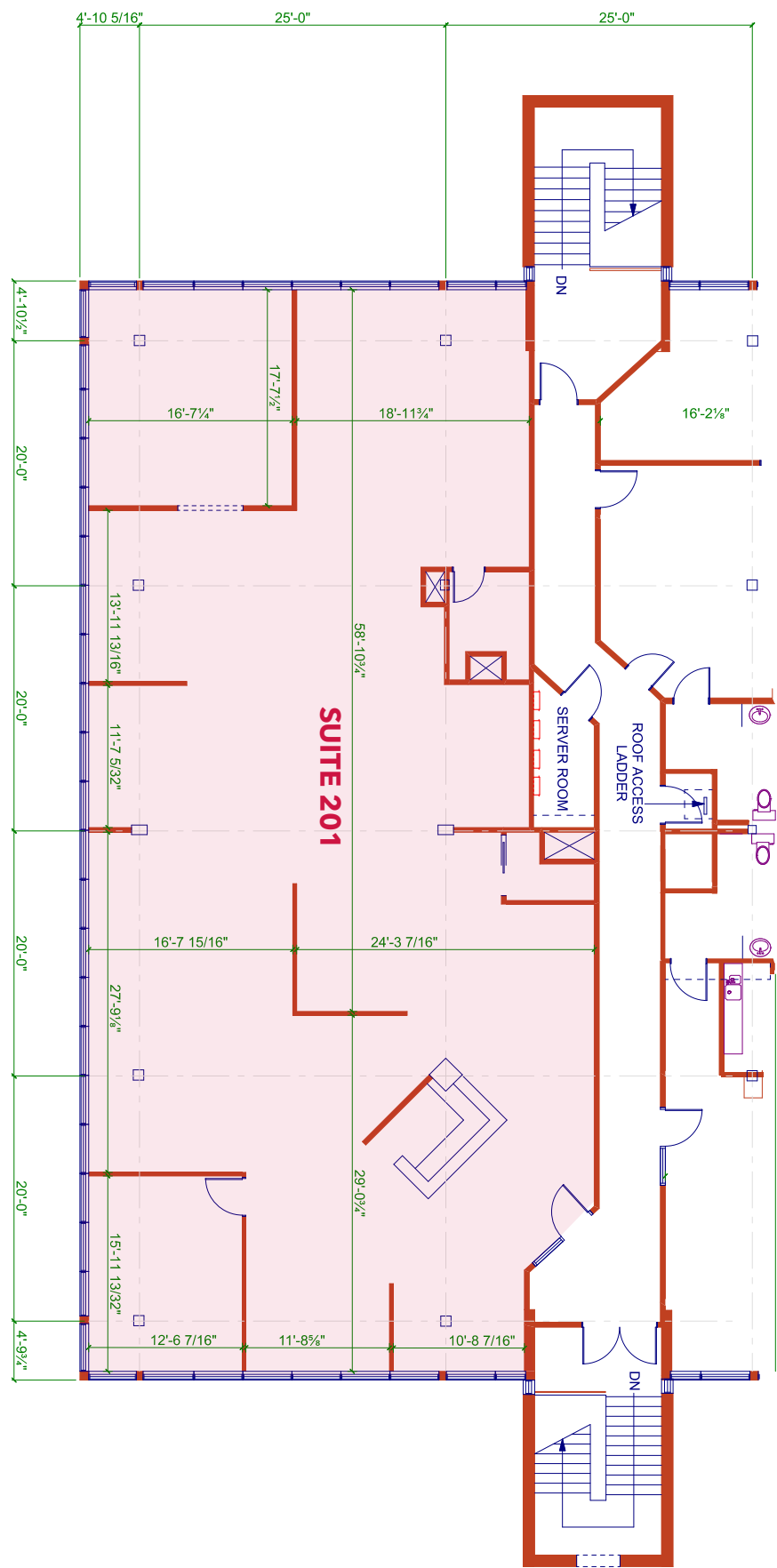
Fairview

COMMENTS:

- » New in-suite washroom
- » Landlord to paint upon request
- » Rooftop HVAC units
- » Located on the corner of Fairmount Drive & Flint Road SE



SUITE 201 FLOOR PLAN



SUITE 3 PROPERTY DETAILS

AVAILABLE AREA:

Second Floor Office: 3,688 sq. ft.

*Can be leased with suite 2 for a total of 7,852 sq. ft.

NET LEASE RATE:

\$12.00 per sq. ft. per annum

OPERATING COSTS:

\$6.83 per sq. ft. per annum (for 2025)

*Excludes Utilities

PARKING:

Approx. 5 stalls free of charge

AVAILABILITY:

September

ZONING:

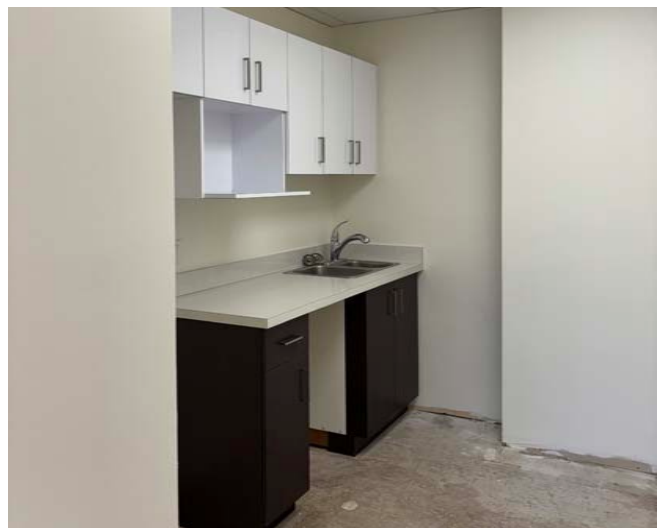
C-COR3

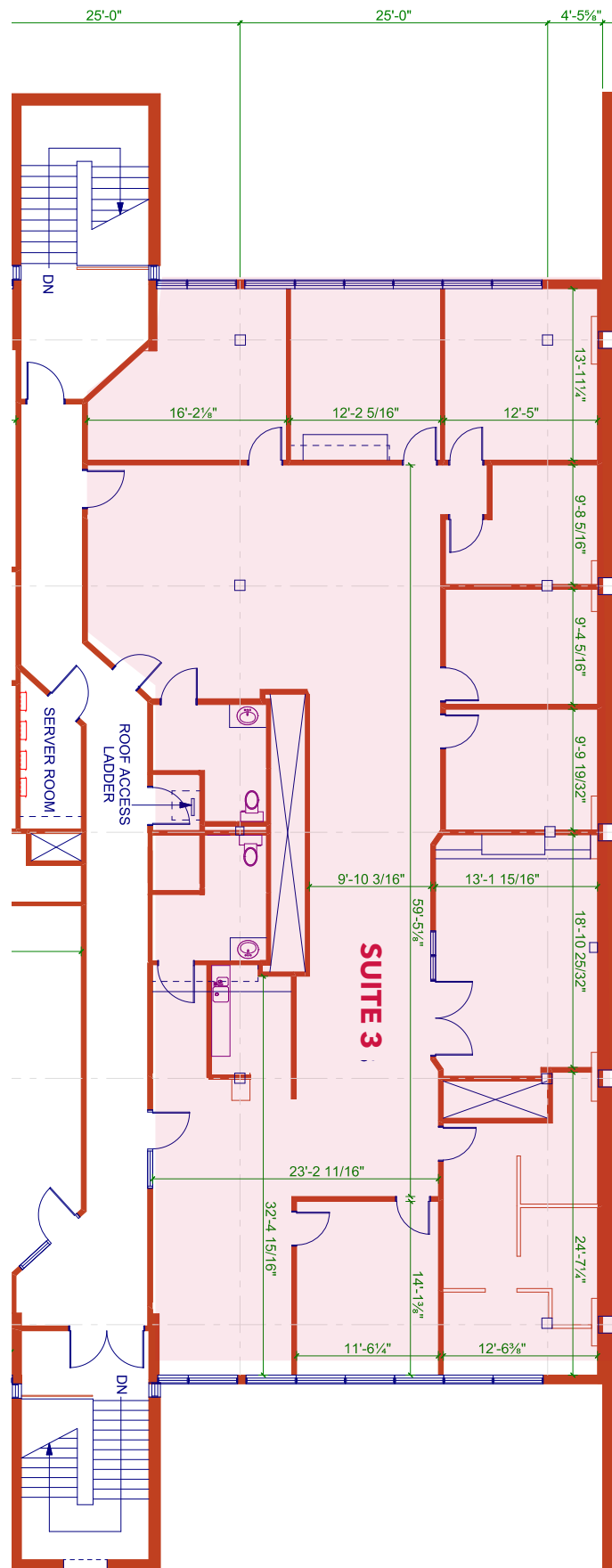
DISTRICT:

Fairview

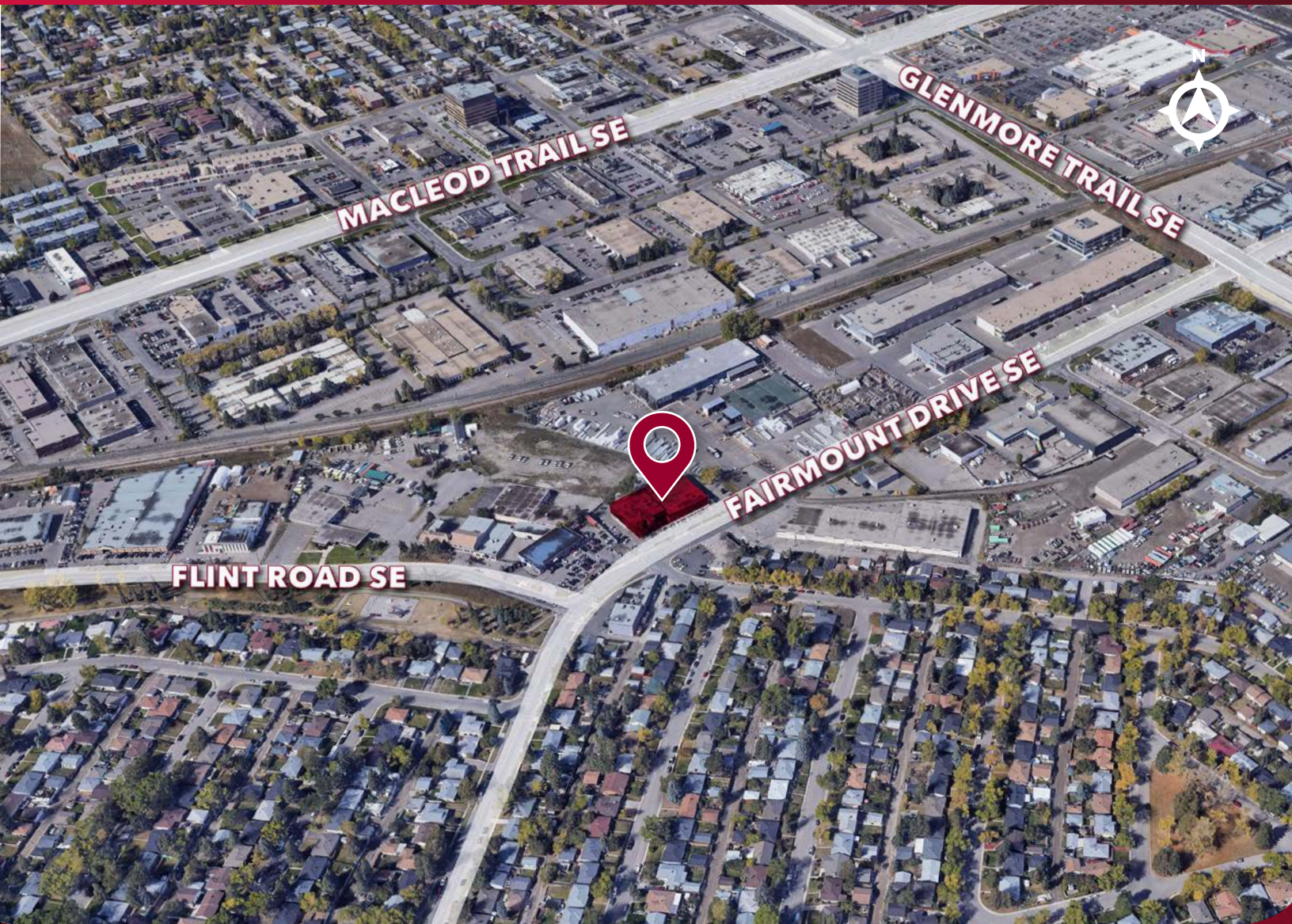
COMMENTS:

- » Newly renovated with flooring to be installed
- » Brand new dedicated washrooms
- » Located on the corner of Fairmount Drive & Flint Road SE





LOCATION



CONTACT US



JON C. MOOK, SIOR
PRESIDENT | FOUNDING PRINCIPAL
C: 403-616-5239
jmook@lee-associates.com



ELIAS TSOUGRIANIS
INDUSTRIAL SALES & LEASING ASSOCIATE
C: 403-680-4875
etsougrianis@lee-associates.com



BRAD STONE
VICE PRESIDENT, PRINCIPAL
C: 403-613-2898
bstone@lee-associates.com

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

5040 - 12A Street SE | Calgary, AB T2G 5K9
lee-associates.com/calgary



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES