

FOR LEASE



5040 - 12A Street SE, Unit 120, Calgary, AB
2,797 square feet



Centrally located
small bay



Dedicated &
fenced yard area



Fully furnished
office space

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

JORDAN LEBLANC, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-660-5141
jleblanc@lee-associates.com

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

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

PROPERTY DETAILS

AVAILABLE AREA:

Office (main floor):	+/- 1,536 sq. ft.
Warehouse:	+/- 1,261 sq. ft.
Total:	+/- 2,797 sq. ft.

NET LEASE RATE:

\$18.00 per sq. ft. per annum
(with escalations)

OPERATING COSTS:

\$10.47 per sq. ft. per annum

AVAILABLE:

August 1st, 2026

DISTRICT:

Highfield Industrial

ZONING:

IG (Industrial General)

YEAR BUILT:

1997

CEILING HEIGHT:

24' clear in warehouse

ELECTRICAL:

200 amp, 120/208 volt, 3 phase

HVAC:

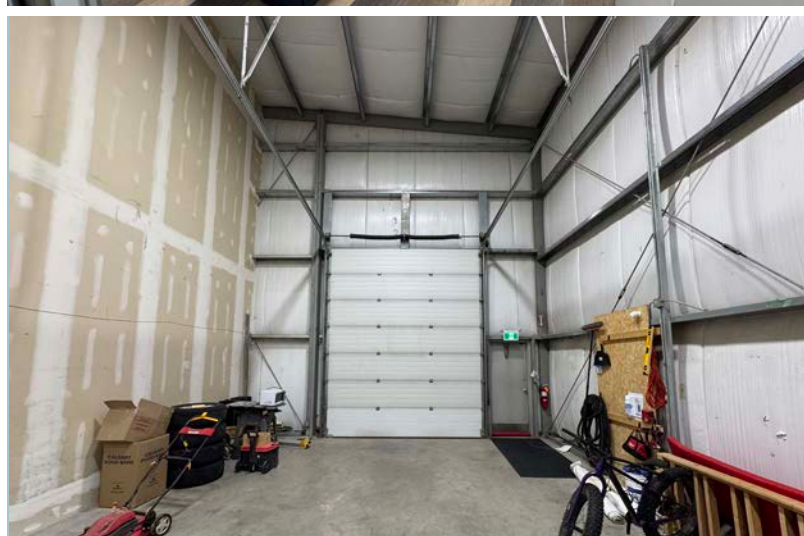
Forced air furnace in office with A/C
Overhead unit heater in warehouse

LOADING:

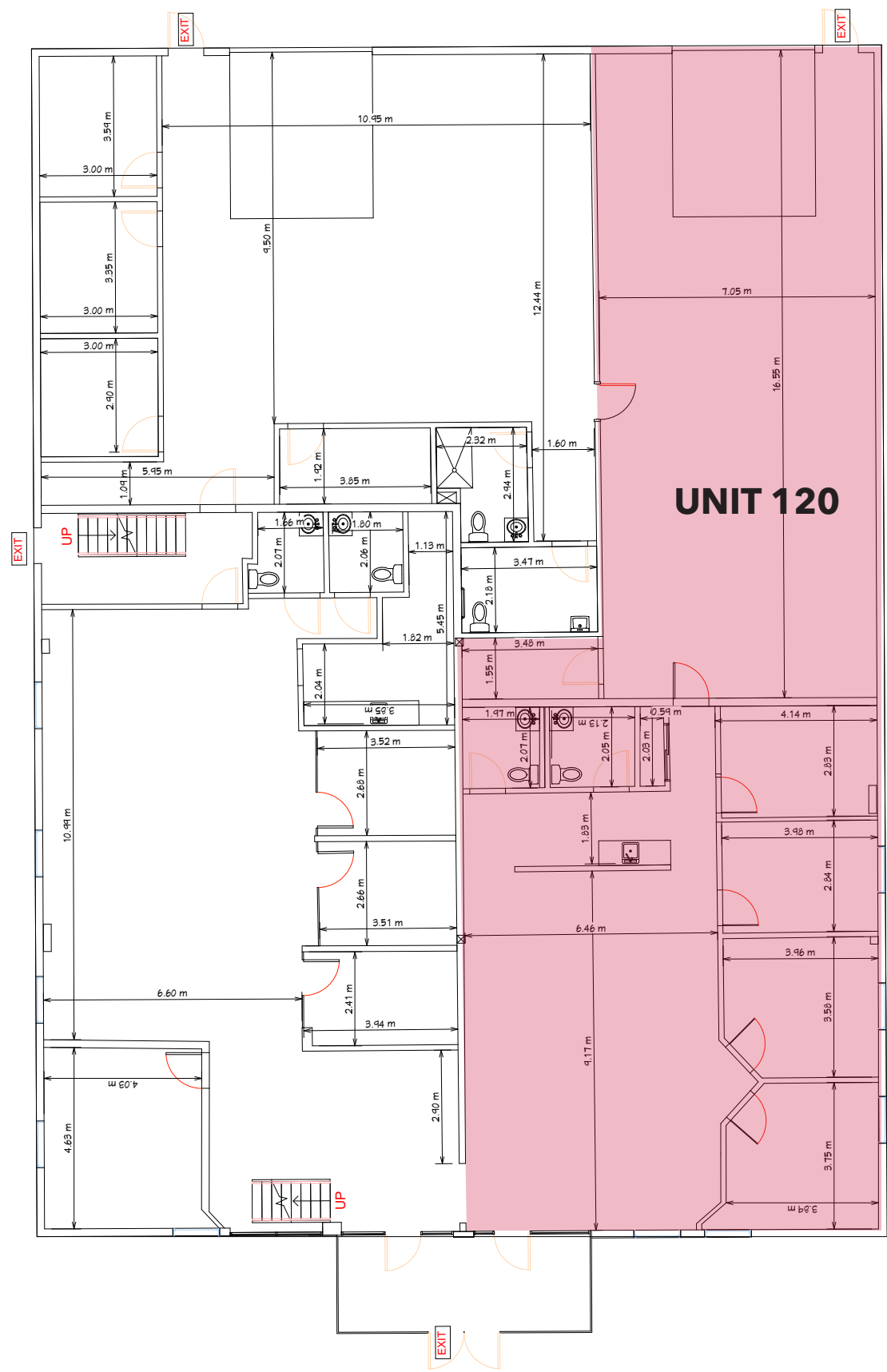
1 - 10' x 14' drive-in door

COMMENTS:

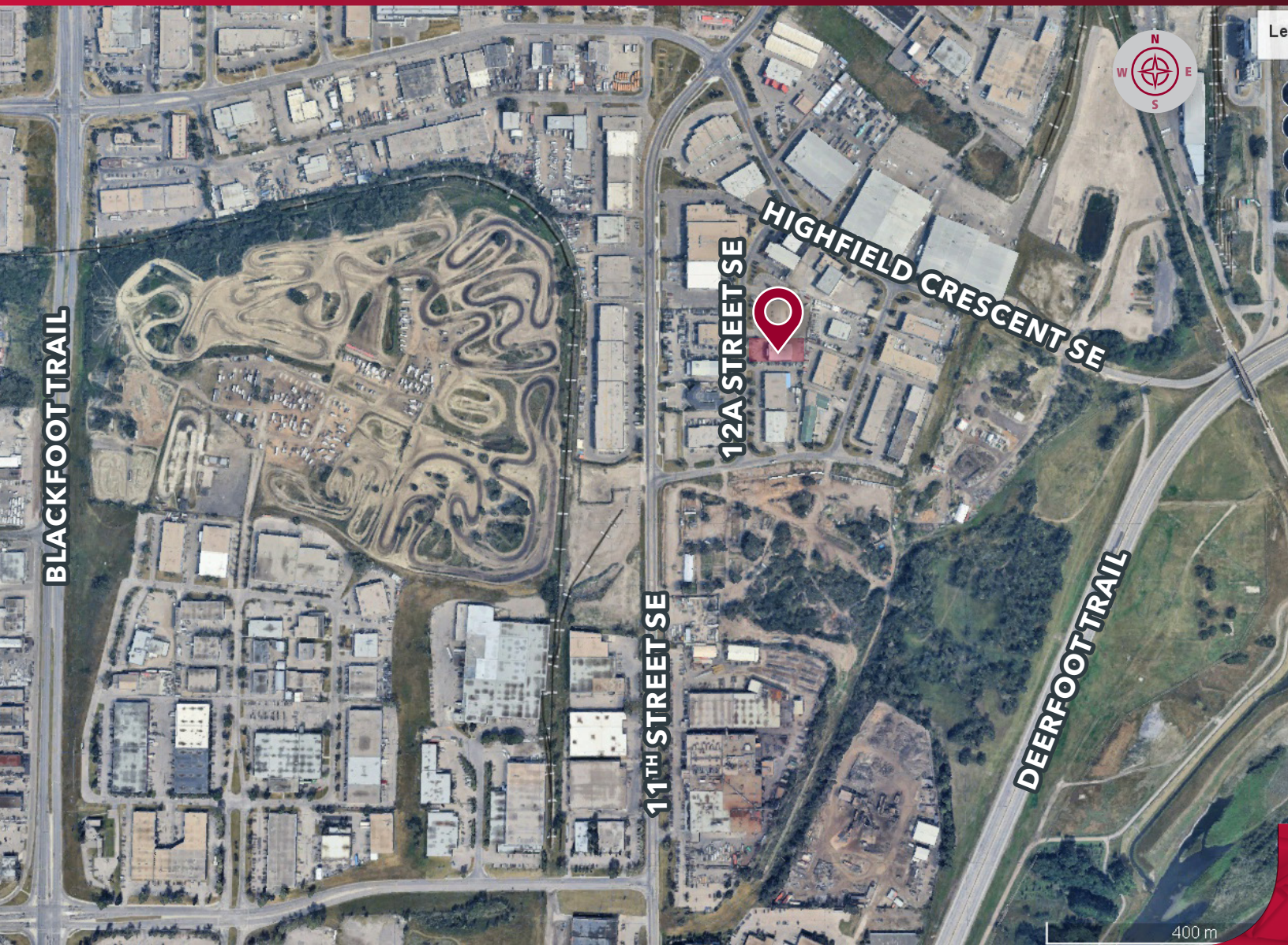
- > 8 designated parking stalls free of charge
- > LED lighting in warehouse
- > All office furniture included
- > Rare centrally located office/warehouse space



FLOOR PLAN



LOCATION



CONTACT US



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

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES