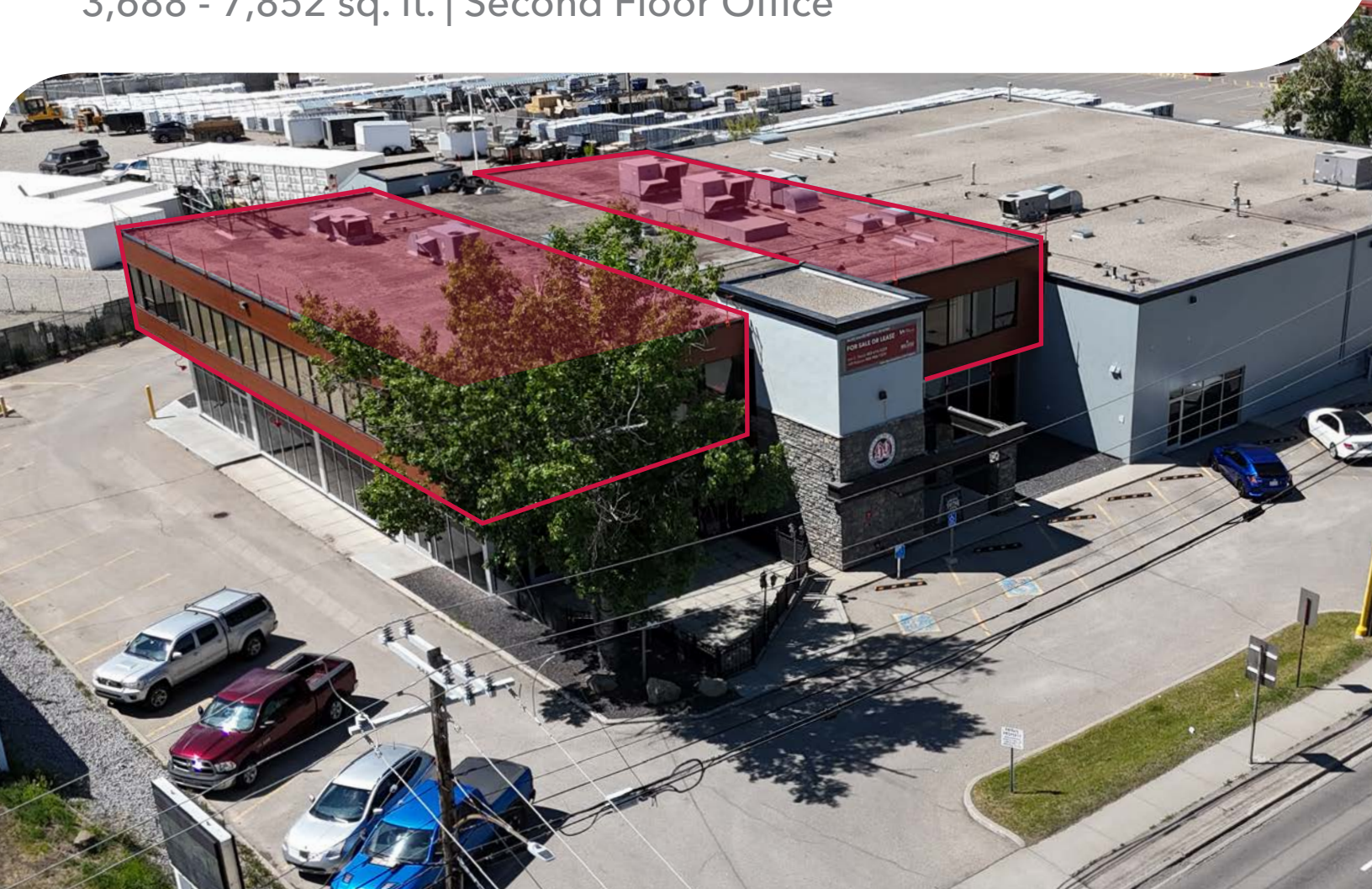


FOR LEASE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

7207 Fairmount Drive SE, Suite 2 & 3, Calgary, AB
3,688 - 7,852 sq. ft. | Second Floor Office



Central
Location



Free Parking
Included



Quick Access to Glenmore
& Macleod Trail

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SUITE 2 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:

\$9.82 per sq. ft. per annum (for 2025)

*Utilities Included

PARKING:

Approx. 8 Parking stalls free of charge

AVAILABILITY:

June 1st, 2026

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 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:

\$11.47 per sq. ft. per annum (for 2025)

*Utilities Included

PARKING:

Approx. 5 stalls free of charge

AVAILABILITY:

Immediate

ZONING:

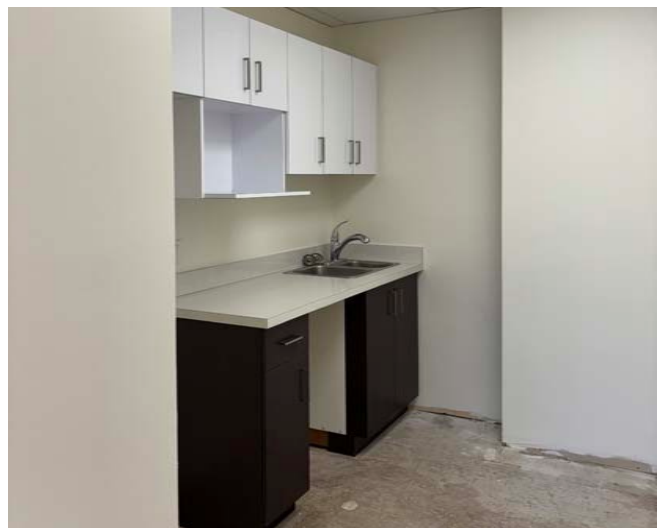
C-COR3

DISTRICT:

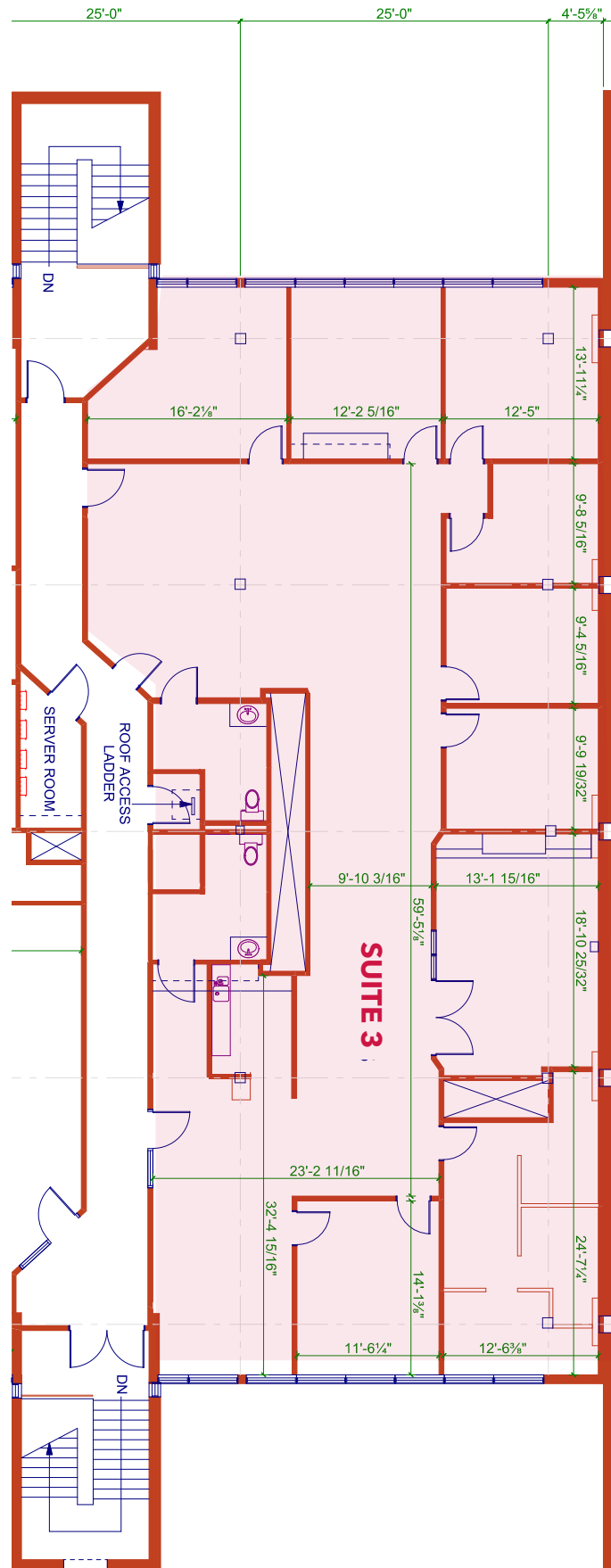
Fairview

COMMENTS:

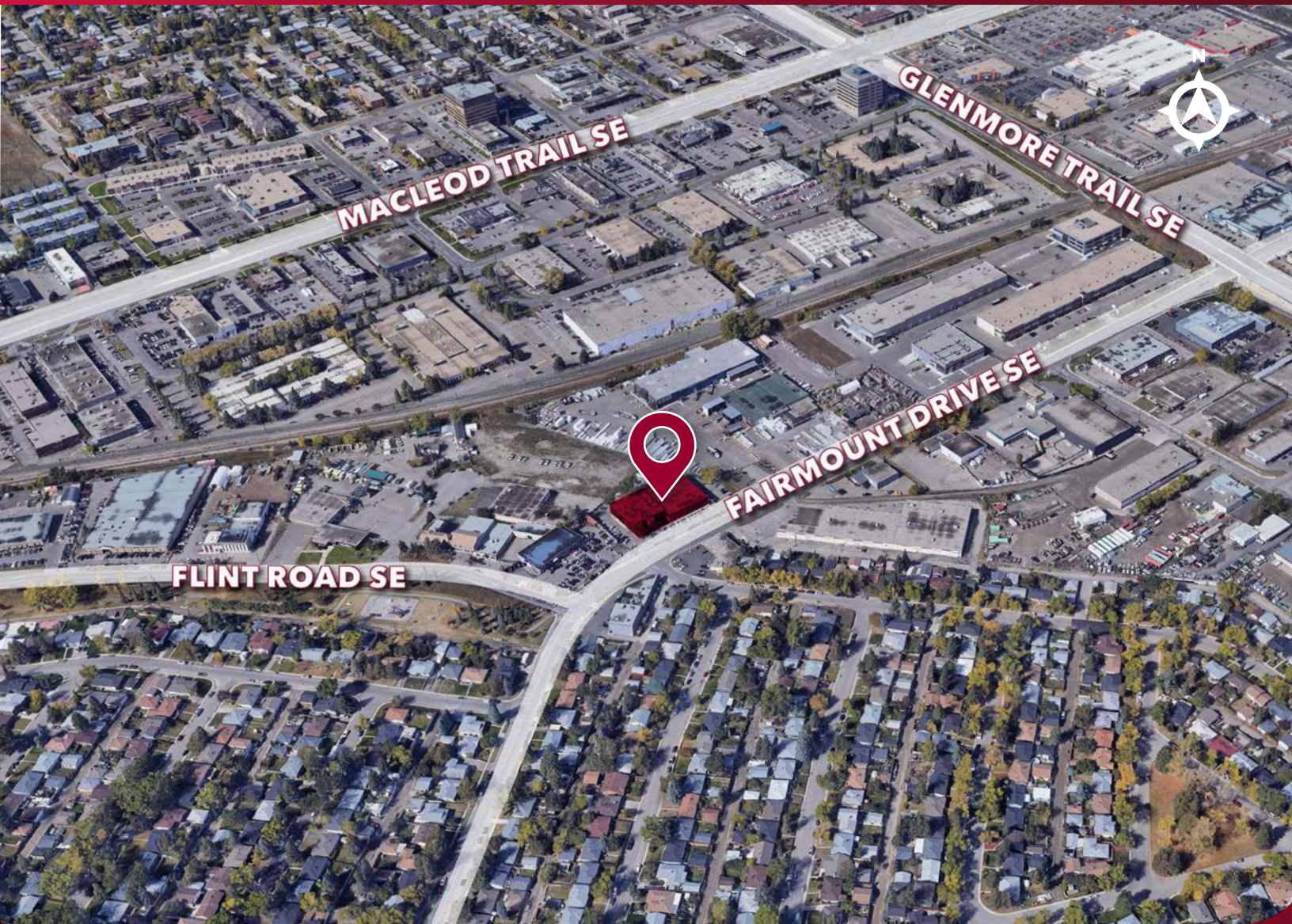
- » Newly renovated with flooring to be installed
- » Brand new dedicated washrooms
- » Located on the corner of Fairmount Drive & Flint Road SE



SUITE 3 FLOOR PLAN



LOCATION



CONTACT US



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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES