

The Colliers logo is a blue rounded rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.

For Sublease | Calgary, AB

4920 - 72nd Avenue SE

±60,038 Square Feet Available with Rail Capabilities

Multi-tenant office/distribution space available for sublease in the Foothills district. Quick access to 72nd Avenue SE and 52nd Street SE.

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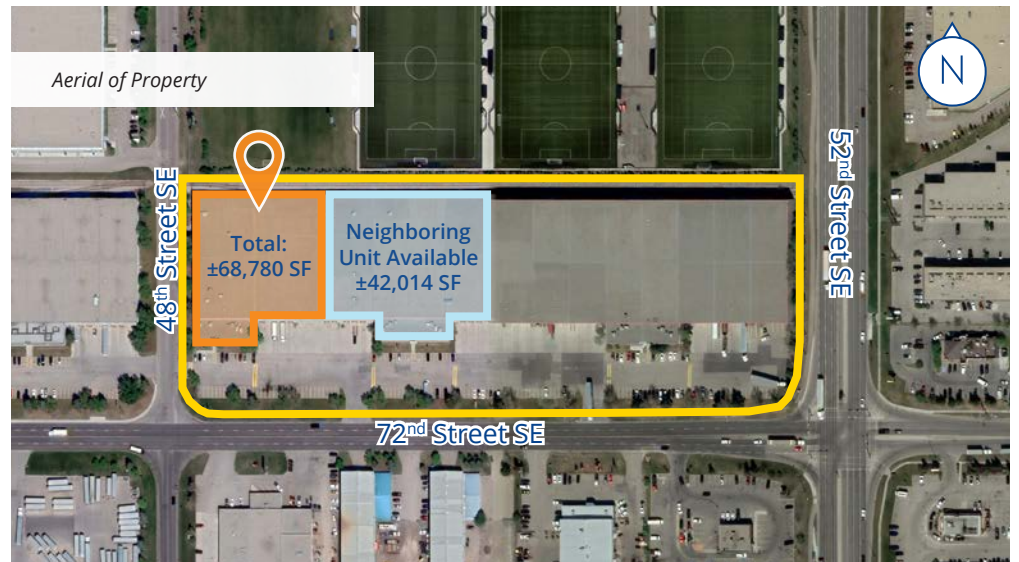
Kyle Bietz

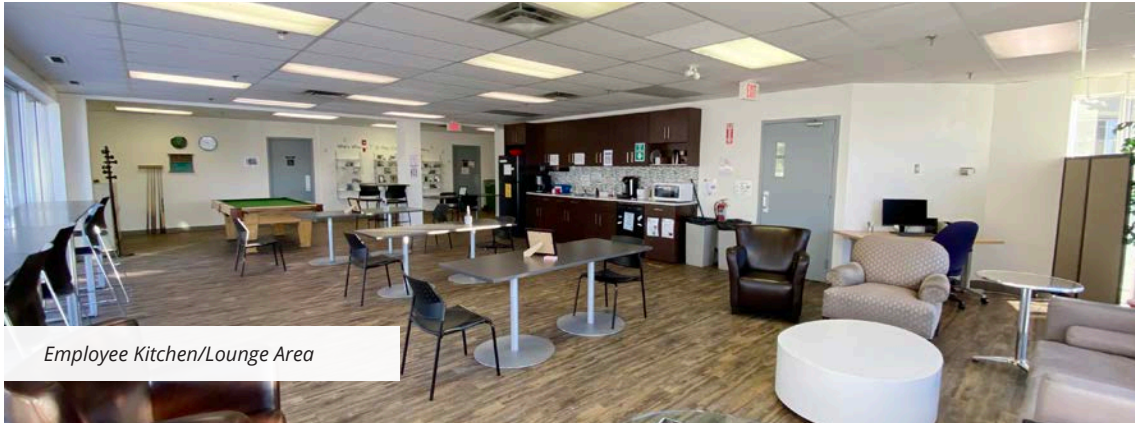
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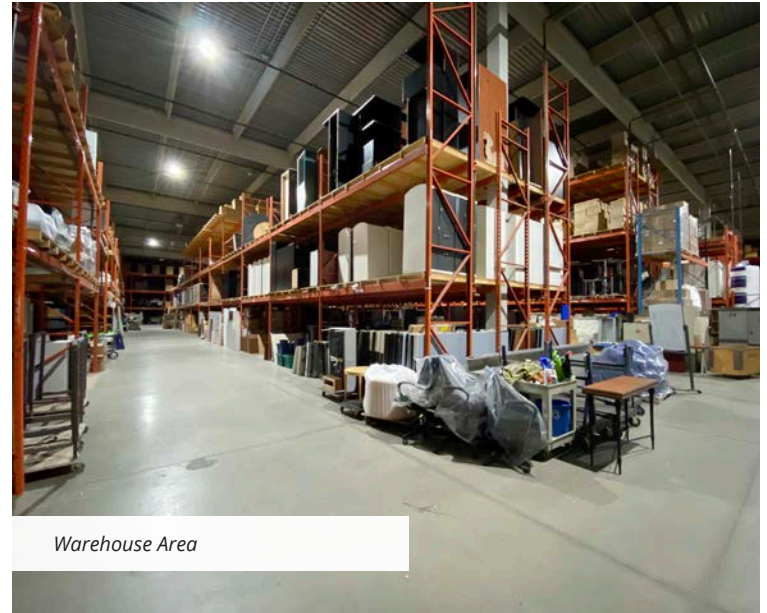
Property Overview

District	Foothills
Zoning	I-G, Industrial General
Year Built	1994
Warehouse	±54,780 SF
Main Floor Office	±5,258 SF
Total Available Area	±60,038 SF
Second Floor Office	±8,742 SF (Leased Until January 31 st , 2023)
Ceiling Height	28' - 29' Clear
Loading	4 Dock Doors (8'x10') 1 Rail Door (10'x10') 1 Drive-In Door (12'x14') 1 Drive-In Door (10'x12')
Power	600 Amp, 200 Volt
Lighting	LED
Sprinklers	Yes
Asking Sublease Rate	\$6.75 PSF
Term Expiry	July 31 st , 2025
Operating Costs	\$3.97 PSF (est. 2022)
Available	60 Days Notice

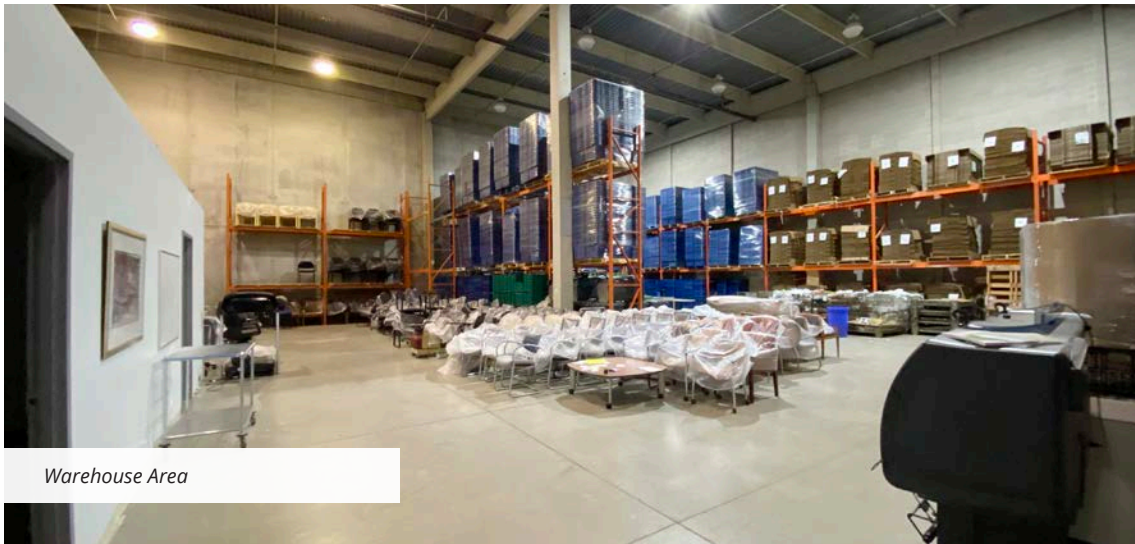




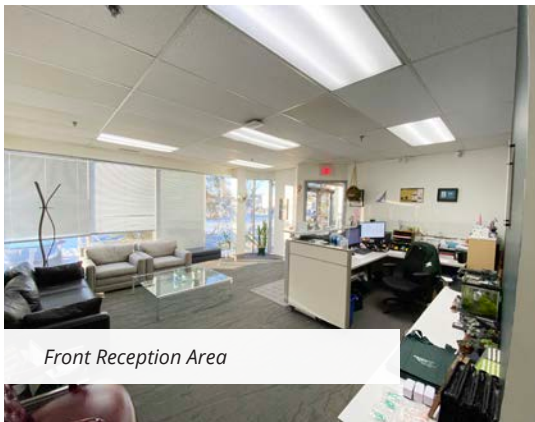
Employee Kitchen/Lounge Area



Warehouse Area



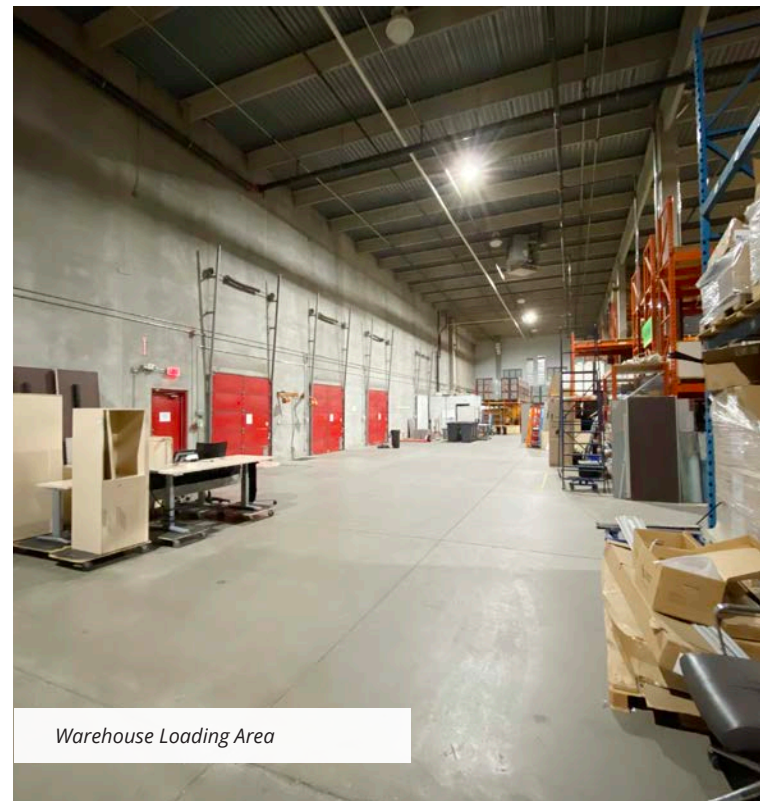
Warehouse Area



Front Reception Area

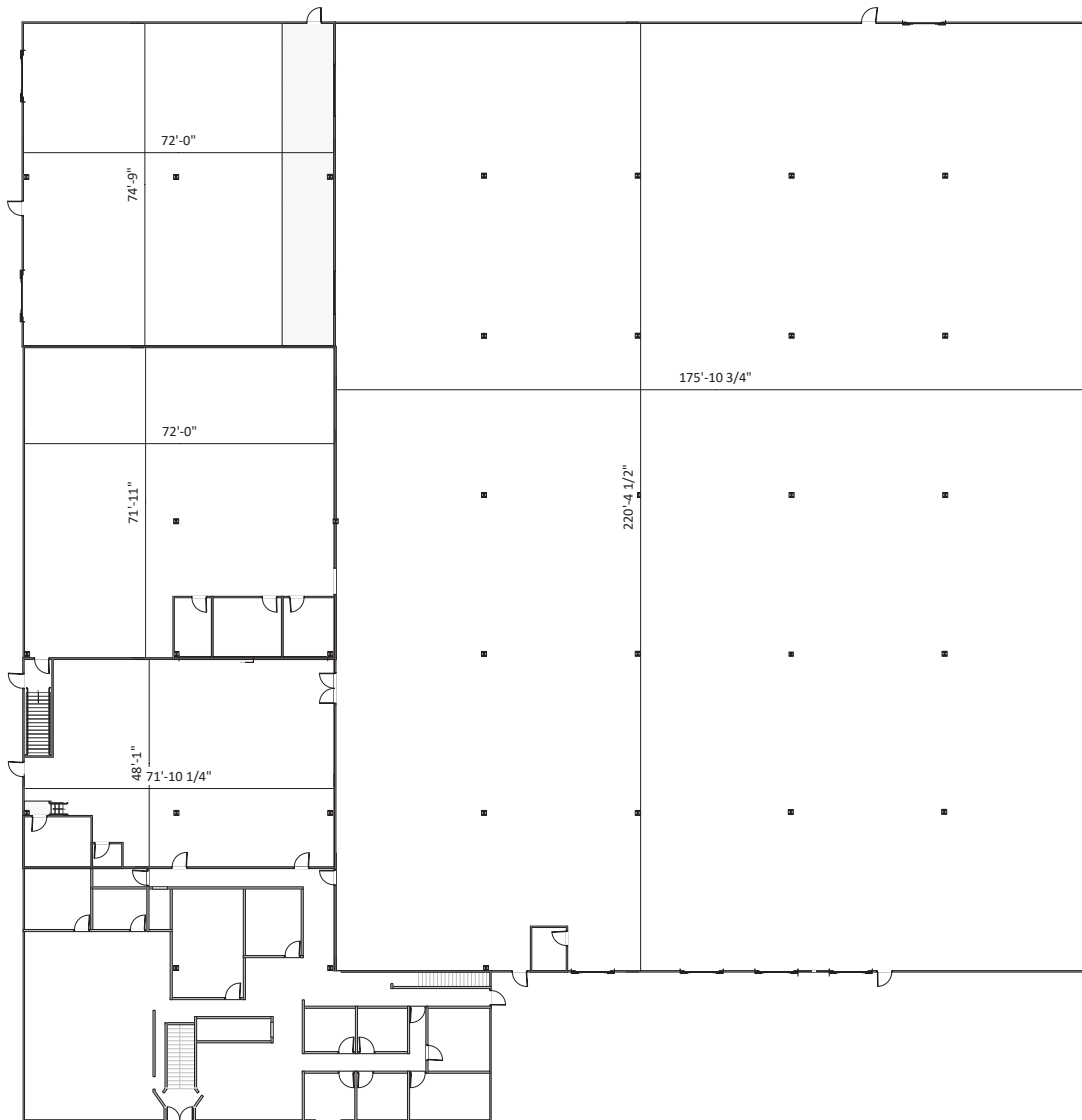


Large Boardroom Area



Warehouse Loading Area

Floor Plan



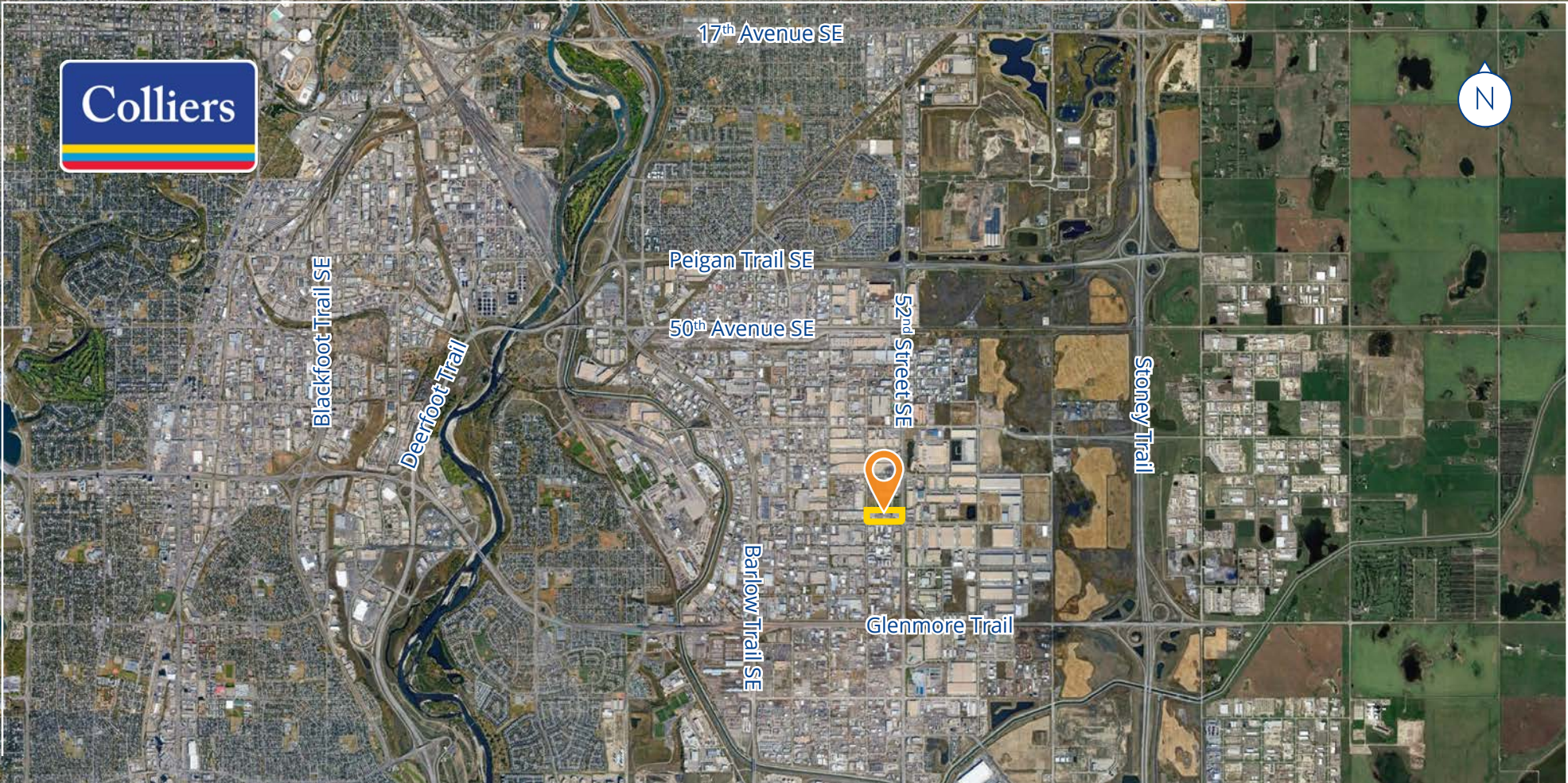
Highlights

- Open plan office space with new flooring and ceiling tiles
- High quality office build out with large windows
- Close proximity to various amenities and Calgary Public Transit routes
- Ample employee parking
- Staging room
- Large reception area, multiple washrooms, gym, spacious employee kitchen/lounge area and office over two floors
- Direct exposure to 72nd Avenue SE and quick access to 52nd Street SE, Barlow Trail SE, Stoney Trail, and Deerfoot Trail

±60,038

square feet
available

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