



**Unit 100, 5421 11<sup>th</sup> Street NE, Calgary, AB**

# Office/Flex Space for lease

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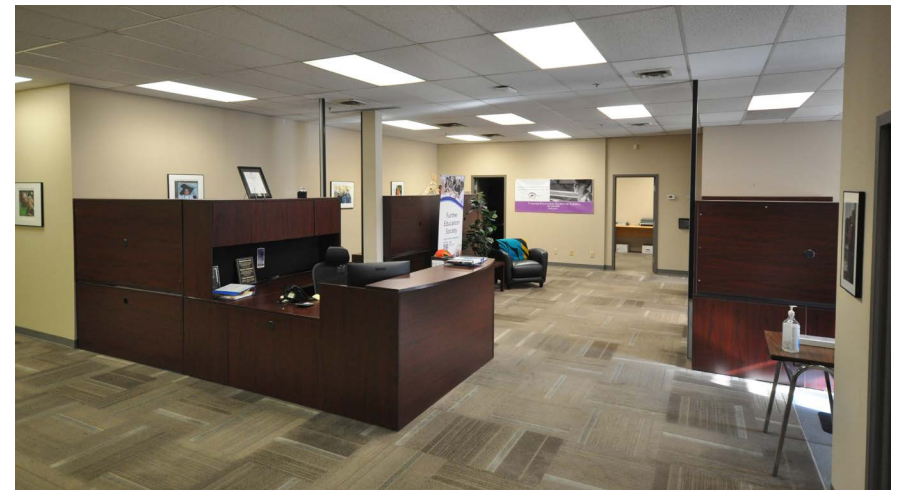
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# Property Overview

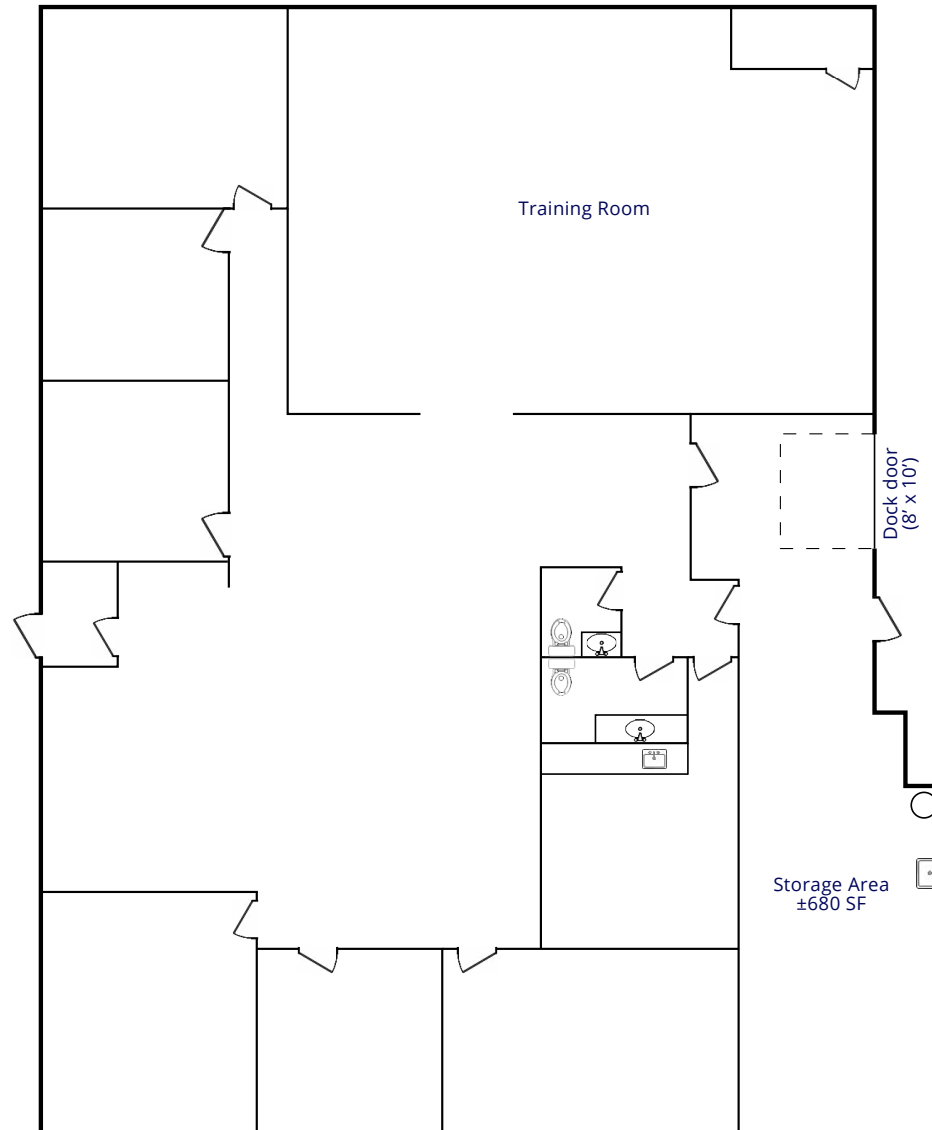
<b>District</b>	Skyline East
<b>Zoning</b>	I-G (Industrial General)
<b>Office Area</b>	3,941 SF
<b>Storage Area</b>	680 SF (under t-bar)
<b>Total Area</b>	4,621 SF
<b>Loading</b>	1 (8' x 10') dock door
<b>Power</b>	200 amps @ 120/208 volts (TBV)
<b>Lease Rate</b>	Market
<b>Op Costs (2026)</b>	\$7.98 PSF
<b>Available</b>	Negotiable

## Property Features

- Large training room/classroom
- Kitchen/lunchroom
- Ample parking
- Office furniture negotiable
- Great exposure onto 11<sup>th</sup> Street NE
- Close proximity to Calgary Airport
- Conveniently located with easy access to McKnight Blvd NE and Deerfoot Trail



# Floor Plan



\*Floorplan may not be 100% accurate



64<sup>th</sup> Avenue NE



Deerfoot Trail



McKnight Blvd NE

### Unit 100, 5421 – 11<sup>th</sup> Street NE

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