

# FOR LEASE

2707 - 61<sup>st</sup> Avenue SE  
Calgary, AB



Foothills

# PROPERTY OVERVIEW

Approximately 28,120 square feet of high-quality lab, warehouse, and office space available for lease in Calgary's southeast market. This multi-tenant site was built in 2002 and has multiple access points into the parking lot.

Situated in the district of Foothills, this property is minutes away from major City of Calgary thoroughfares, such as Barlow Trail SE, Deerfoot Trail, and Peigan Trail SE.

## Highlights:

- Separate warehouse and laboratory space
- Spacious private offices, reception area, gym, and staff kitchen/lunchroom
- Ample double-row parking at the front of the building
- ±0.95 acre fenced yard
- Convenient access to Barlow Trail SE, Deerfoot Trail, and Peigan Trail SE

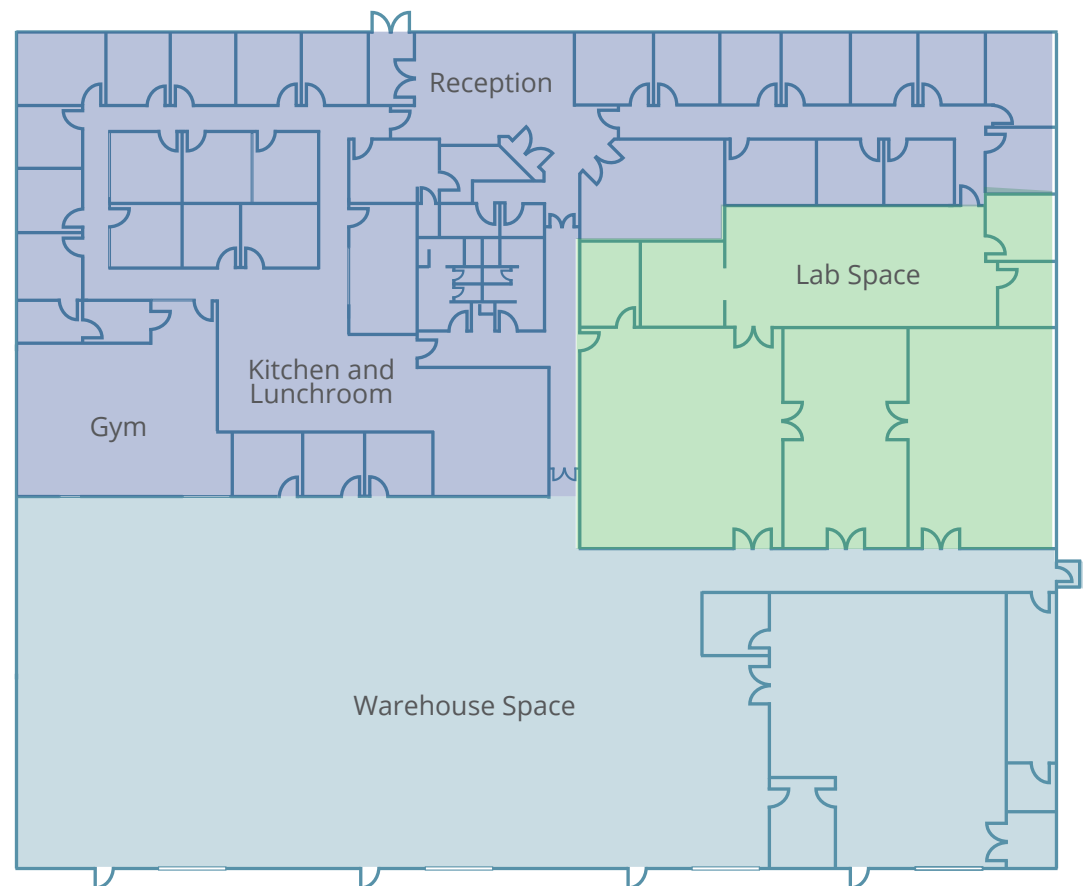


# BUILDING SPECIFICATIONS

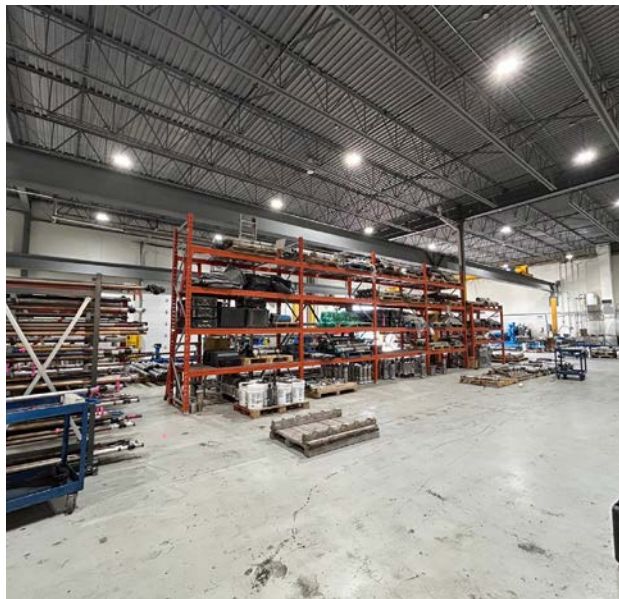
District	Foothills
Zoning	I-G, Industrial General
Year Built	2002
Fenced Yard	±0.95 Acres
Total Area	<b>±28,120 Square Feet</b>
Office Area	TBV
Warehouse Area	TBV
Lab Area	TBV
Loading	4 Drive-In Doors (12'x14')
Lighting	LED
Ceiling Height	24' Clear
Make-Up Air	Yes, CFM TBV
Sprinklers	Yes
Asking Lease Rate	Market
Operating Costs	\$7.25 PSF (est. 2026)
Available	May 1, 2026



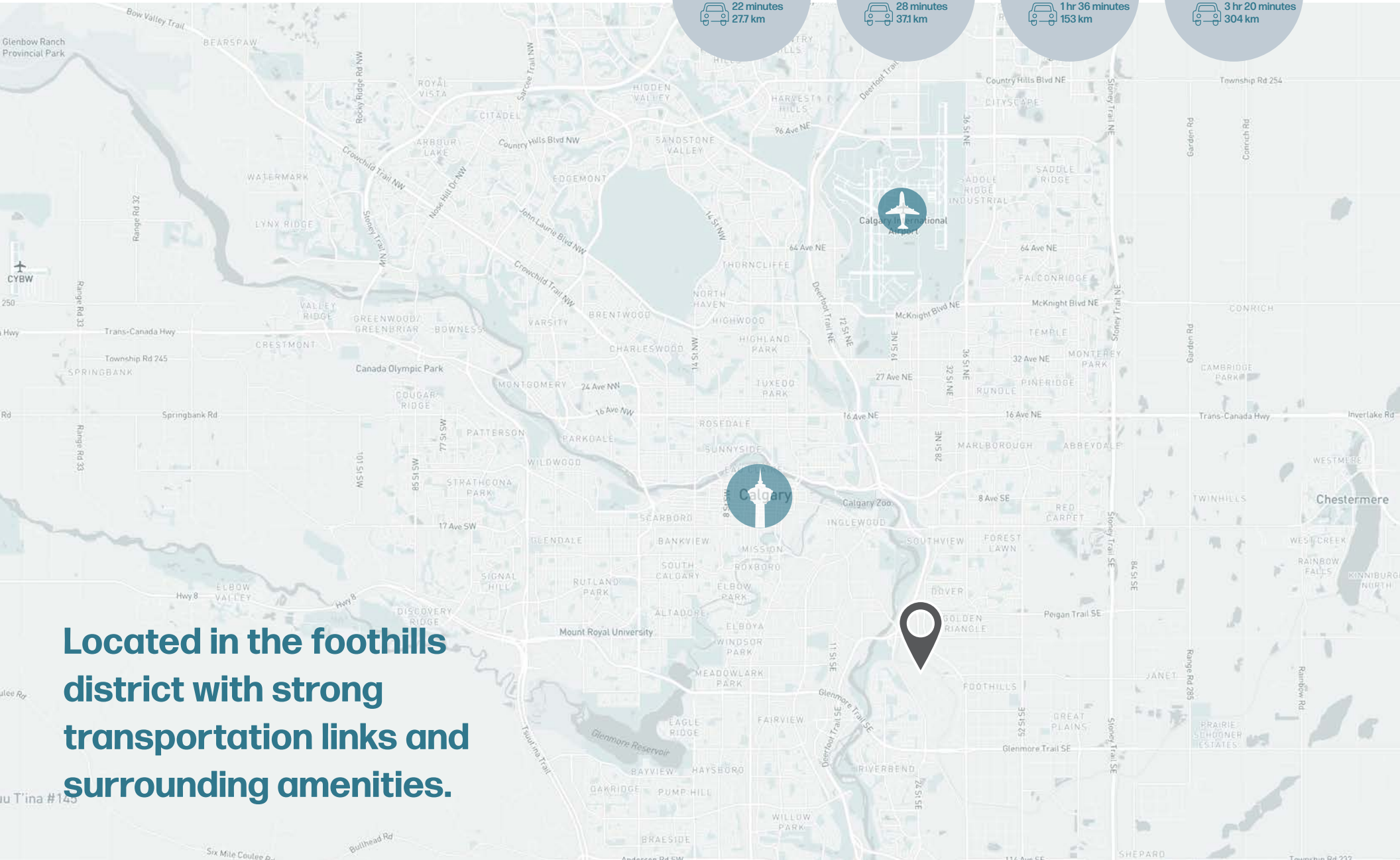
## FLOOR PLAN



# PROPERTY PHOTOS



# PROPERTY LOCATION



**BALZAC**  
22 minutes  
27.7 km

**AIRDRIE**  
28 minutes  
37.1 km

**RED DEER**  
1 hr 36 minutes  
153 km

**EDMONTON**  
3 hr 20 minutes  
304 km

Located in the foothills district with strong transportation links and surrounding amenities.



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