



Accelerating success.



FOR LEASE

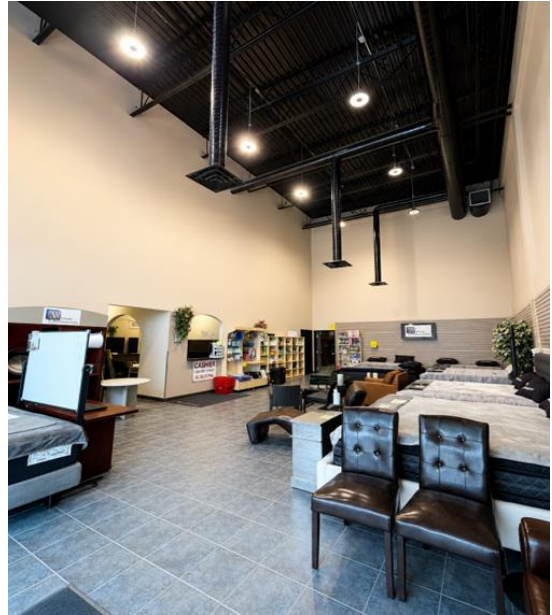
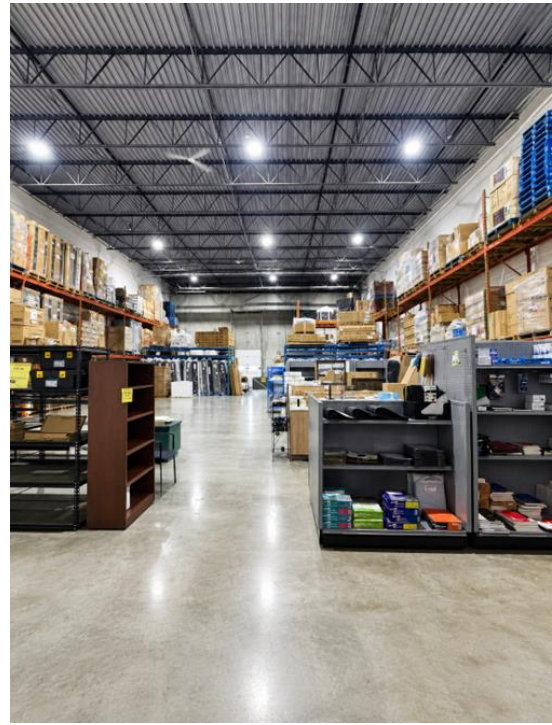
Premium industrial space available for lease

3900 106 Avenue SE, Unit 4, Calgary, AB

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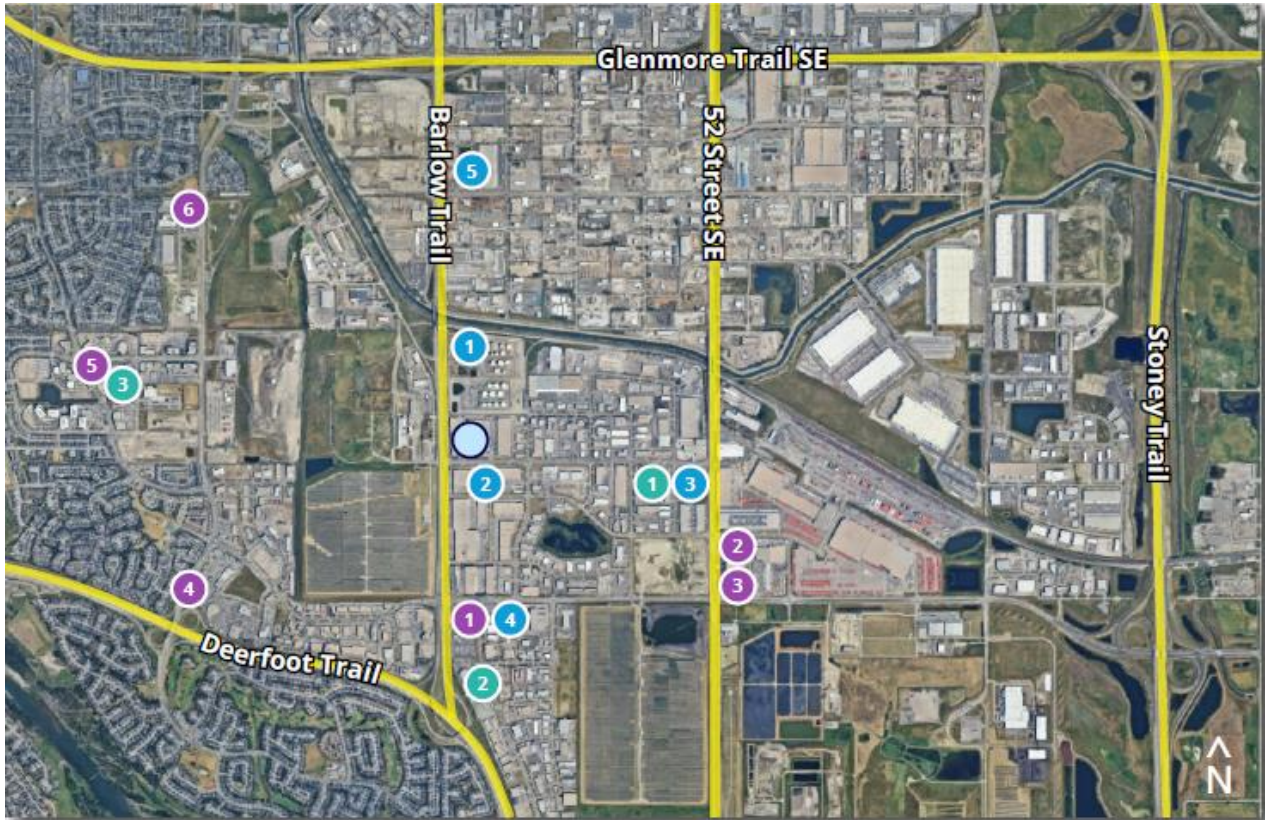
DETAILS

Property name	Eastlake Portico A
Location	3900 106 Ave SE, Unit 4
Available space	8,153 SF
Available	November 1, 2026
Year Built	2005
Rent	Market
Additional rent	\$6.47 PSF
Zoning	I-G (Industrial General)
Power	200 Amps (TBV)
Lighting	LED
Roofing	EPDM



Eastlake Portico is a 3-building multi-tenant industrial complex featuring Class A distribution space in South Calgary with excellent connectivity to major thoroughfares including Barlow Trail, Deerfoot Trail and Glenmore Trail SE. Building A offers direct exposure along Barlow Trail, ample parking directly in front of the property and is surrounded by a variety of nearby amenities including restaurants, gas stations and car/truck washes.

Surrounding Amenities



Dining

1. Denny's Restaurant
2. Triple O's
3. Jamrock Lounge & Grill
4. McDonalds
5. The Park Kitchen & Bar
6. A&W Canada



Gas Stations

1. IOL Canada
2. Chevron Commercial
3. Husky/Esso
4. Flying J/Shell
5. Calgary Co-op Gas



Coffee Shops

1. Tim Hortons
2. JADE Coffee Roasters
3. Starbucks



Drive Times from Eastlake Portico

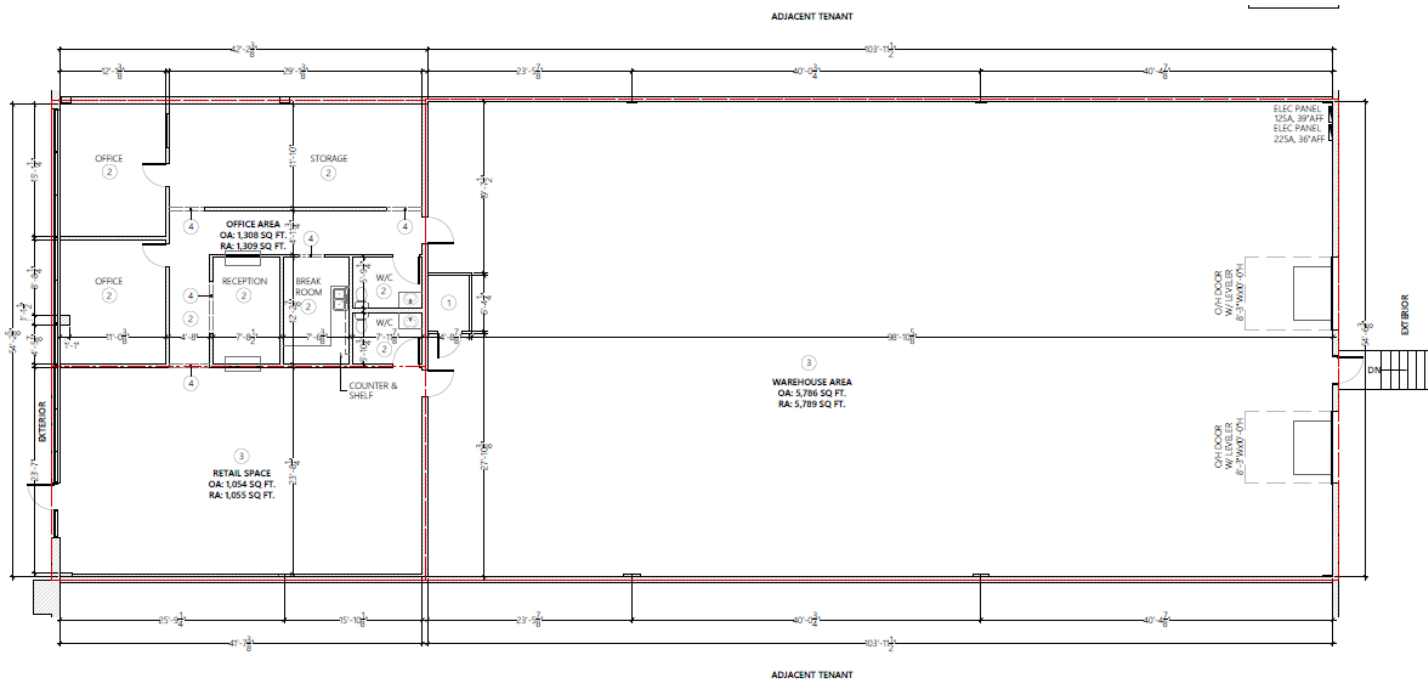
1. Calgary International Airport: 25 mins
2. Downtown Calgary: 20 mins
3. Trans-Canada Highway: 15 mins
4. Balzac: 30 mins

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Unit 4

Combining modern industrial functionality with a professional business park environment, Eastlake Portico appeals to a wide range of occupiers. The property's thoughtful design and strong tenant profile create a setting that supports operational efficiency while maintaining a professional image for staff, clients and visitors.

- 5,789 SF High-Clear Warehouse
- 2,364 SF Finished Office & Showroom Area
- 2 Dock Loading Doors with Levelers
- 25' Clear Ceiling Height
- Reception Area & Private Offices
- Employee Break Room & Washrooms
- Ample On-site Parking



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