

FOR SUBLEASE
4919 61st Avenue SE
CALGARY, AB



 CUSHMAN &
WAKEFIELD

AVAILABLE SF
18,730 SF

PROPERTY FEATURES

±6,209 SF

MAIN & 2ND LEVEL OFFICE

±12,521 SF

WAREHOUSE

±18,730 SF

TOTAL AVAILABLE

60-90 Days Notice

AVAILABILITY

MARKET

SUBLEASE RATES

28'6" (TBV)

CLEAR HEIGHT

AUGUST 30th, 2029

SUBLEASE EXPIRY

PROPERTY FACTS

FOOTHILLS INDUSTRIAL

DISTRICT

2 DOCK (8' X 10')

1 DRIVE (10' X 12')

LOADING DOORS

100 AMPS (TBV)

POWER

I-G (INDUSTRIAL GENERAL)

DISTRICT

\$6.58 PSF

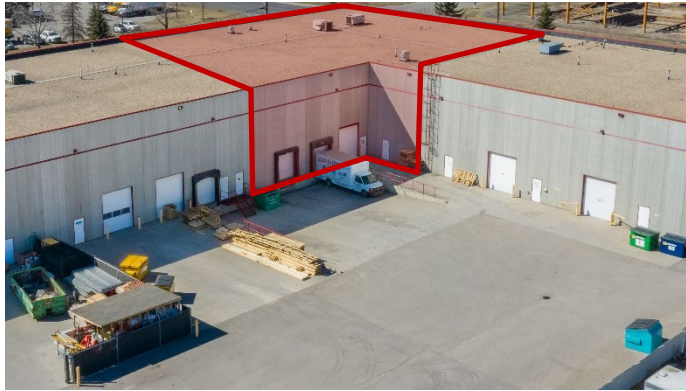
OP COSTS + REALTY TAX (2026 EST.)

COMMENTS

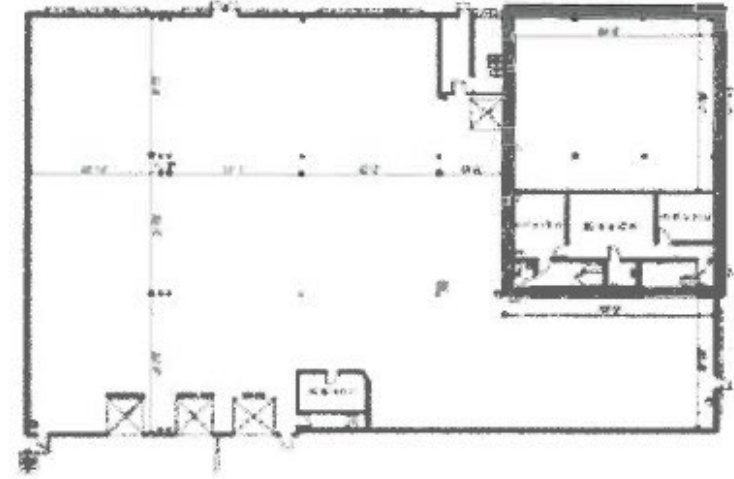
- Sprinklered racking Included
- Located in Foothills district with direct exposure onto 61st Avenue SE
- Excellent transit connectivity with a stop located just outside the building
- Layout features open warehouse space, a showroom and built-out office areas on the main and upper levels.
- Professionally managed building with ample parking on-site
- Loading can accommodate 53' tractor trailers

PROPERTY PHOTOGRAPHY

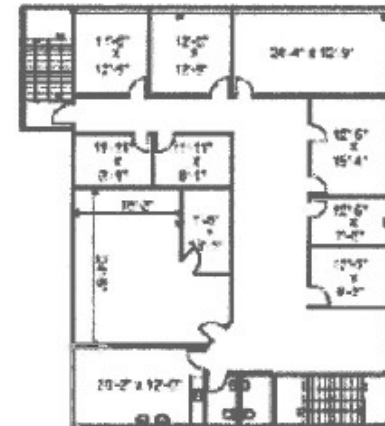
FLOOR PLAN



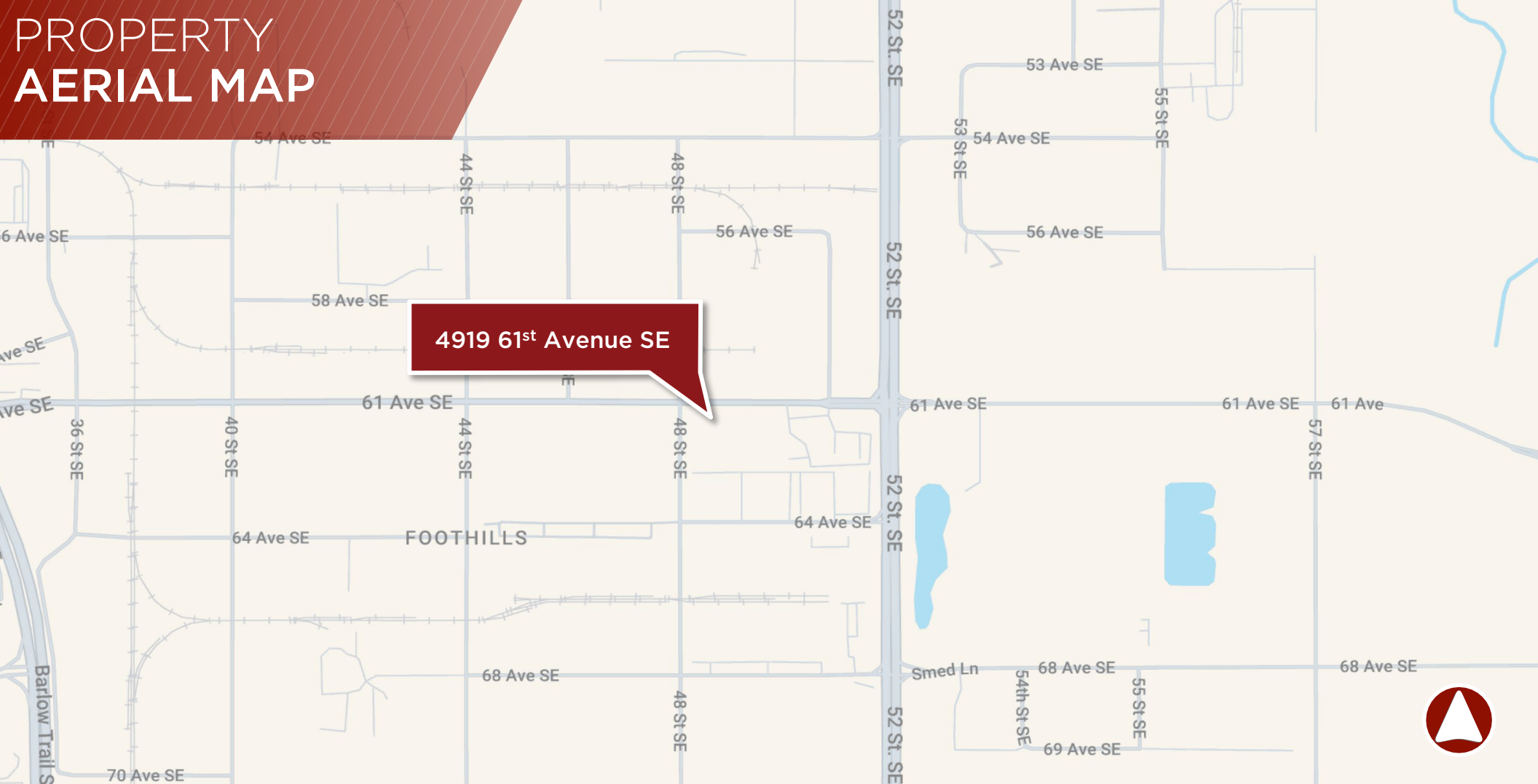
Main Floor Office Area



Second Floor Office Area



PROPERTY AERIAL MAP



4919 61st Avenue SE

FOOTHILLS



For more information, please contact:

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