

For Lease

Eastfield Business Park

4750 - 43 Street SE

Calgary, AB



**EASTFIELD
BUSINESS PARK**
4750 - 43RD STREET S.E.

→ Office & Visitors
↑ Shipping & Receiving

P
BACK IN
ONLY

Anthem 

POWERED BY
N **NICOLA**
WEALTH
REAL-ESTATE

**AVISON
YOUNG**

Overview

Building Details

Site Area:	4.24 acres
Zoning:	I-G (Industrial General)
Total Available Area:	± 99,832 sf
Minimum Divisible Area:	± 23,760 sf
Typical Column Grid:	55' x 42'
Ceiling Height:	28' clear
Loading:	16 DK (8' x 10') c/w hydraulic levellers 1 DI (12' x 16') c/w concrete ramp
Power:	1600A @ 600V, 3 phase
Lighting:	LED
Sprinklers:	ESFR sprinklered
Net Rent:	Market
Operating Cost & Taxes:	\$3.72 psf (2022 est.)
Available For Fixturing:	April 1, 2022

Demising Options

Total # of Bays	Total SF	# DK	# KO
2	± 26,136	4	2
3	± 38,106	6	3
4	± 49,896	8	3
5	± 61,776	10	4
6	± 73,656	12	5
Whole Building	± 99,832	16	6

Highlights



Functional distribution / warehouse space



+/- 5,000 sf of existing office area, along with 621 sf shipping office and 213 sf maintenance shop



Leasing options starting from minimum tenant size of +/- 23,760 sf, with increments of 11,880 sf



Negotiable tenant improvement allowance included with base building package, or custom modern office space available to suit



Base building package also includes warehouse whitebox interior and brand new LED lighting



Precast concrete construction



Potential to add additional dock / drive-in doors



Electrified double row parking stalls across the front of the building



Potential for fenced shared truck court

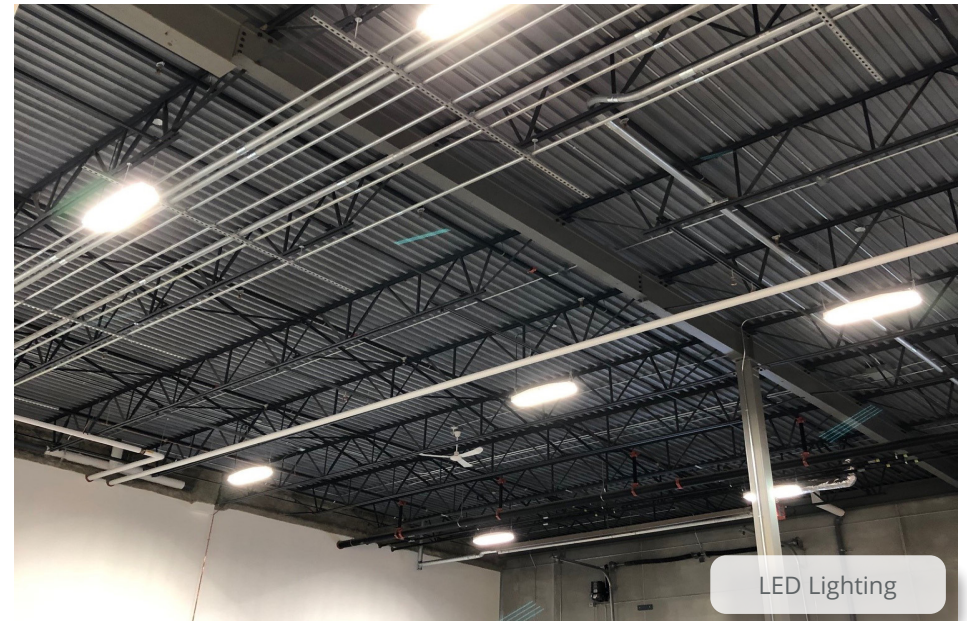


Quick easy access to Deerfoot Trail and Stoney Trail via Peigan Trail

Planned Renovations

The subject building is under new ownership, with the entire building being upgraded with the following features:

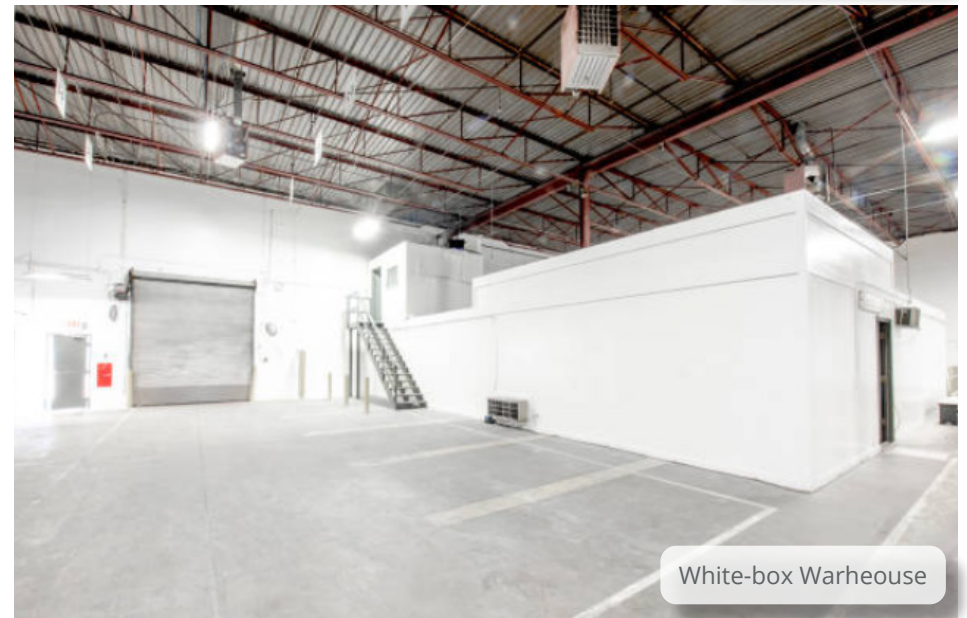
- New LED lighting to be installed
- Replacement and/or repair of all suspended unit heaters in warehouse and brand-new roof-top HVAC units for office development as required
- Warehouse "white-box" - all warehouse walls painted white
- Existing offices to be refurbished and new office built to suit individual tenant requirements



LED Lighting



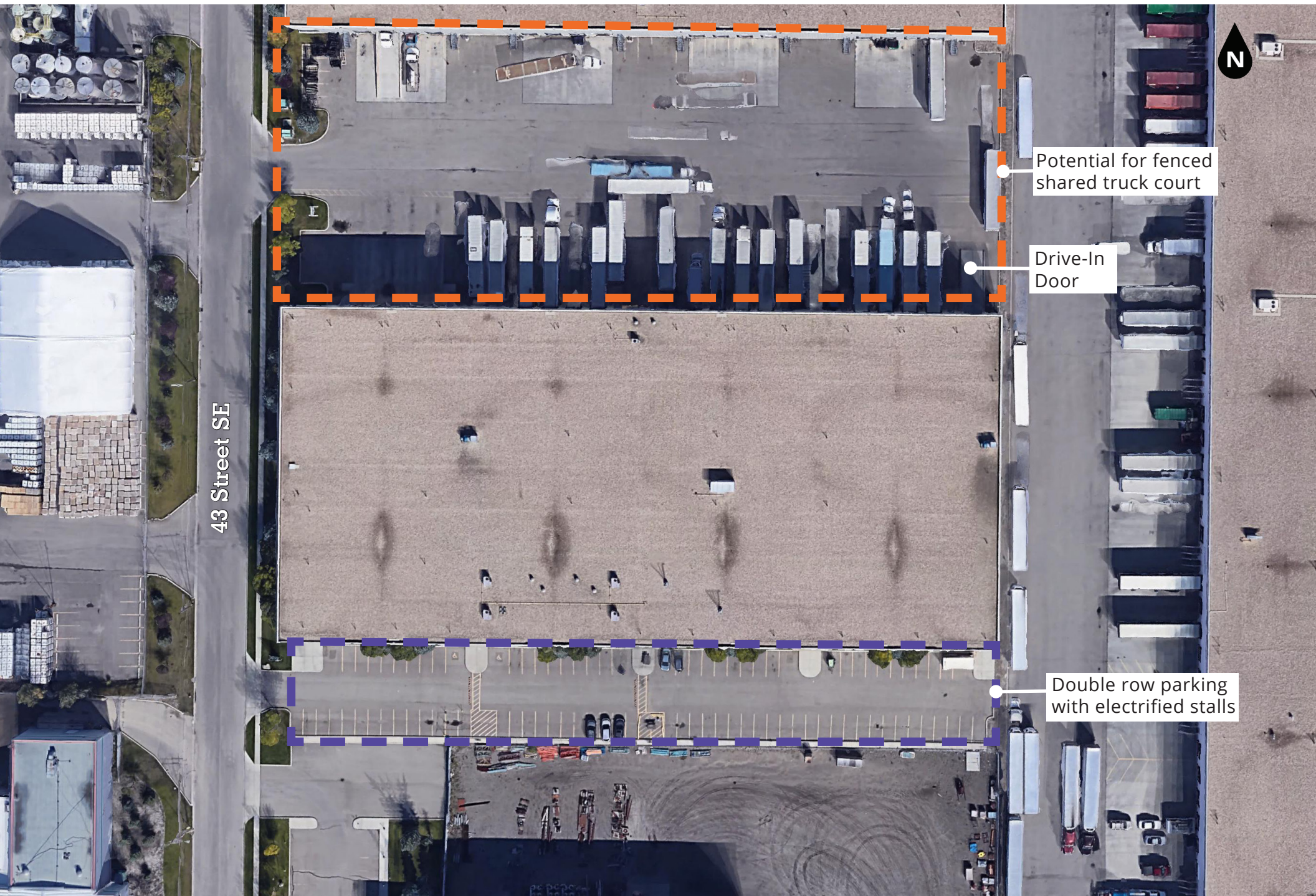
White-box Warehouse with LED lighting



White-box Warehouse

** Photos are examples only. Actual refurbishment may not be exactly as shown.*

Site Plan



43 Street SE

Potential for fenced shared truck court

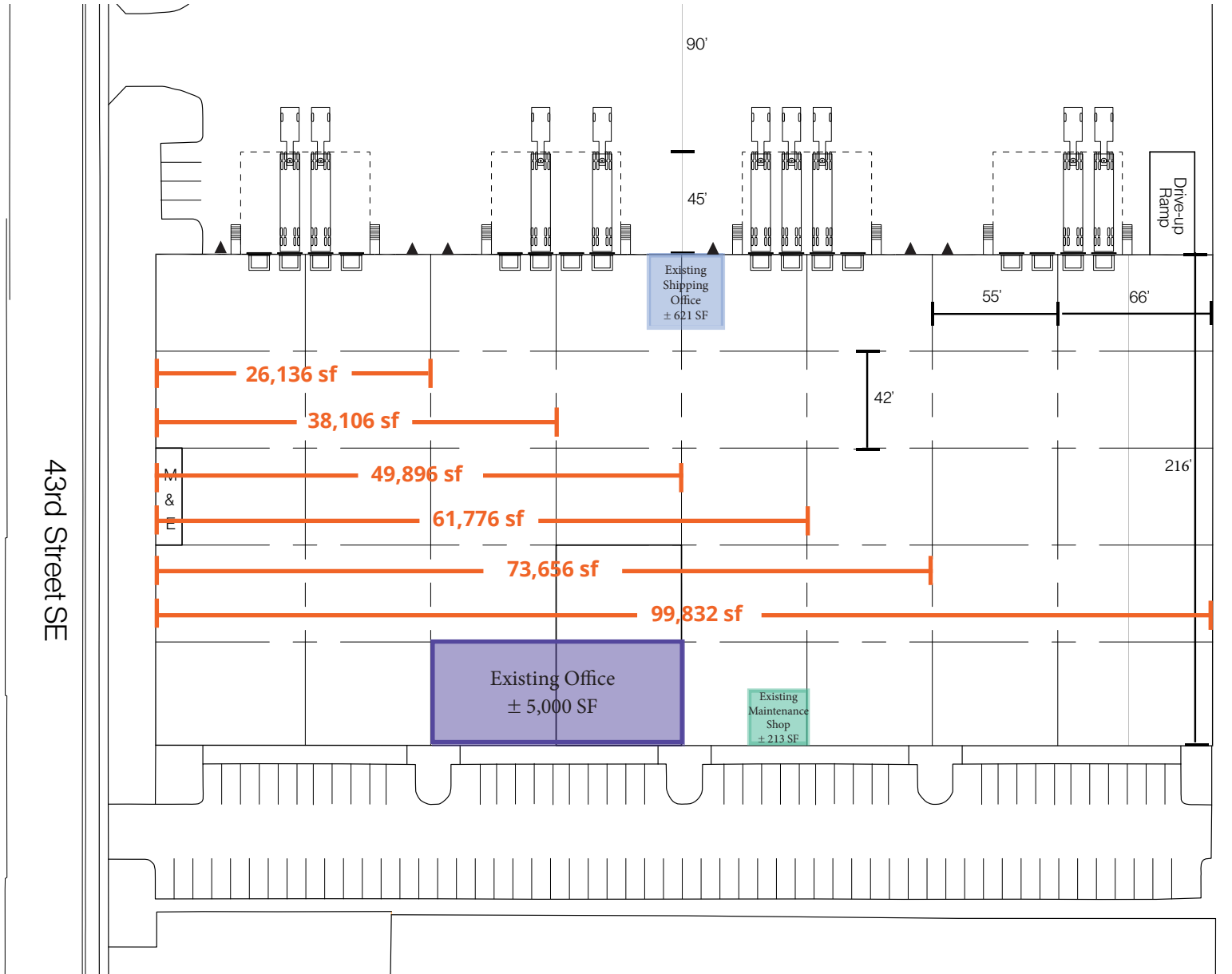
Drive-In Door

Double row parking with electrified stalls



Building Plan

Demising Options



□ Existing DK Doors

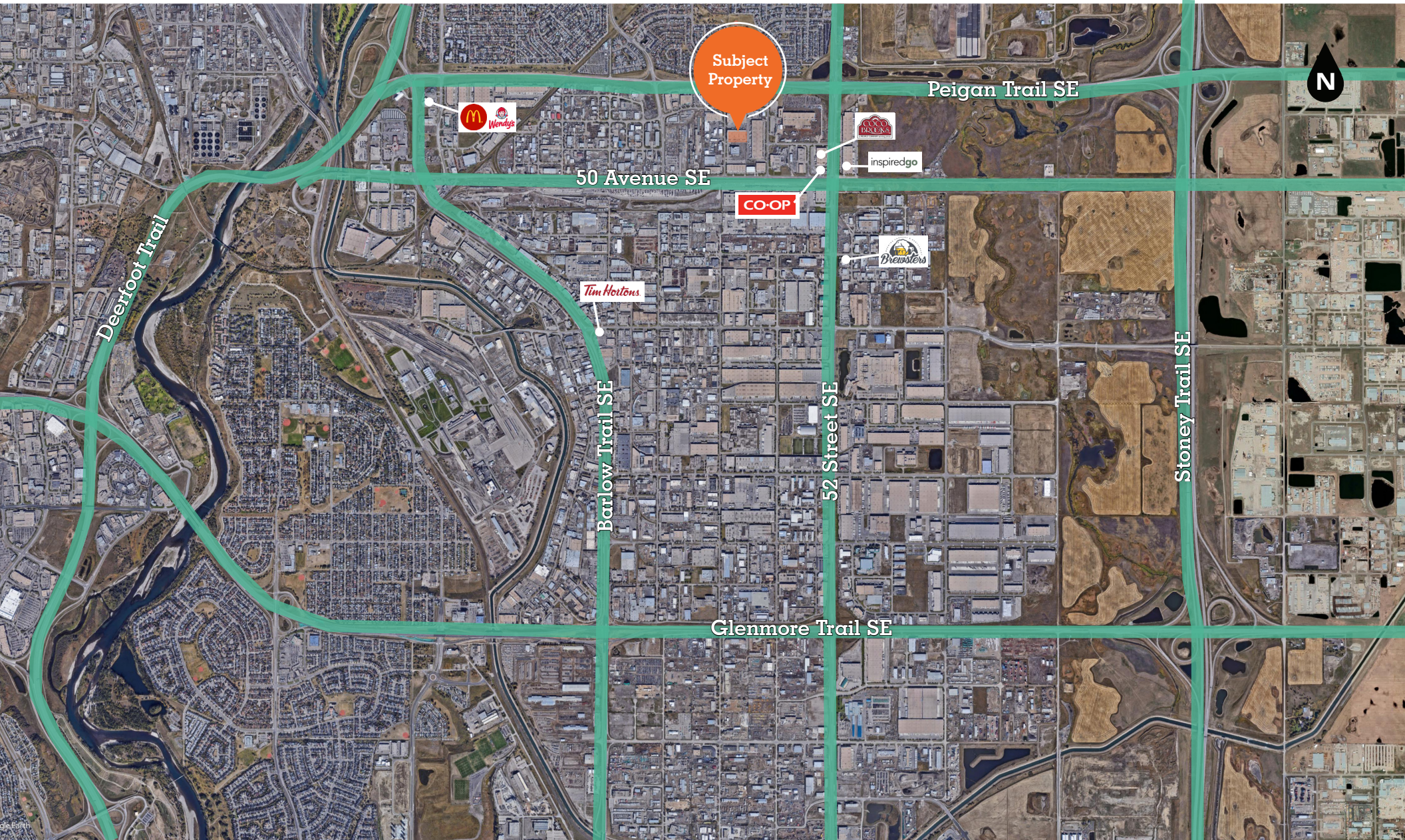
▲ KO Panels

Photos



Location Map

- Located North of 50th Avenue CN Rail line limited interruptions from train crossings
- Excellent access to 52 Street SE, Peigan Trail SE, Deerfoot Trail and Stoney Trail





Founded in 1991, Anthem is a team of over 400 people driven by creativity, passion and direct communication. Anthem and Anthem United have invested in, developed or managed – alone or in partnership – more than 270 residential, commercial and retail, and industrial projects across western North America. Our growing residential portfolio includes 15,000 homes that are complete, in design or under construction, from master planned mixed-use residential and multifamily, to townhome and single family communities. We own, co-own, manage or have previously owned over 8 million square feet of retail, industrial, residential rental and office space across western North America. We have developed more than 60 communities across 6,100 acres of land in Alberta, British Columbia and California.

Anthem is a fully-integrated real estate development, investment and management company that strives, solves, and evolves to create better spaces and stronger communities. We are growing places.



Nicola Wealth Real Estate (NWRE) is the in-house real estate team of Nicola Wealth, a premier Canadian financial planning and investment firm with over \$10 billion (CAD) of assets under management. NWRE has an experienced and innovative team that sources and asset manages a growing portfolio of properties in major markets across North America spanning a diversified range of asset classes which include industrial, multi-family rental apartment, office, self-storage, retail and seniors housing. The current real estate portfolio now exceeds \$5 billion gross asset value.



Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its Principals. Founded in 1978, with legacies dating back more than 200 years, the company comprises approximately 5,000 real estate professionals in 120 offices in 20 countries. The firm's experts provide value-added, client-centric investment sales, leasing, advisory, management and financing services to clients across the office, retail, industrial, multi-family and hospitality sectors.

Thank you
for your interest!

Kent Bacon
Principal
D +1 403 232 4330
kent.bacon@avisonyoung.com

Porcha Palmer
Executive Assistant
D +1 403 232 0721
porcha.palmer@avisonyoung.com