



# For Lease

## 4929 61 Ave SE, Calgary, AB

### Opportunity

Anthem is pleased to present the opportunity to occupy 6,262sf of office/showroom and warehouse space in Foothills Industrial Park, located in Southeast Calgary. This property offers users high exposure along 61st Avenue SE, recent office improvements and 28'6" clear height.

### Contact

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*Senior Manager, Industrial Leasing*  
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## Features

### Rentable Area

Office: 1,330 sf

Warehouse: 4,932 sf

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Total: 6,262 sf

### Availability

Immediately

### Lease Rate

\$11.00 psf

### Op Costs & Taxes

\$5.46 psf (2022 est.)

### Clear Height

28'6"

### Power

100 Amps @ 240 Volts

### Loading

One (1) drive-in door

### Make-up Air

7,000cfm

### Zoning

I-G (Industrial - General)

### Construction

Pre-cast concrete panels

### Lighting

LED lighting

## Main Floor Plan

