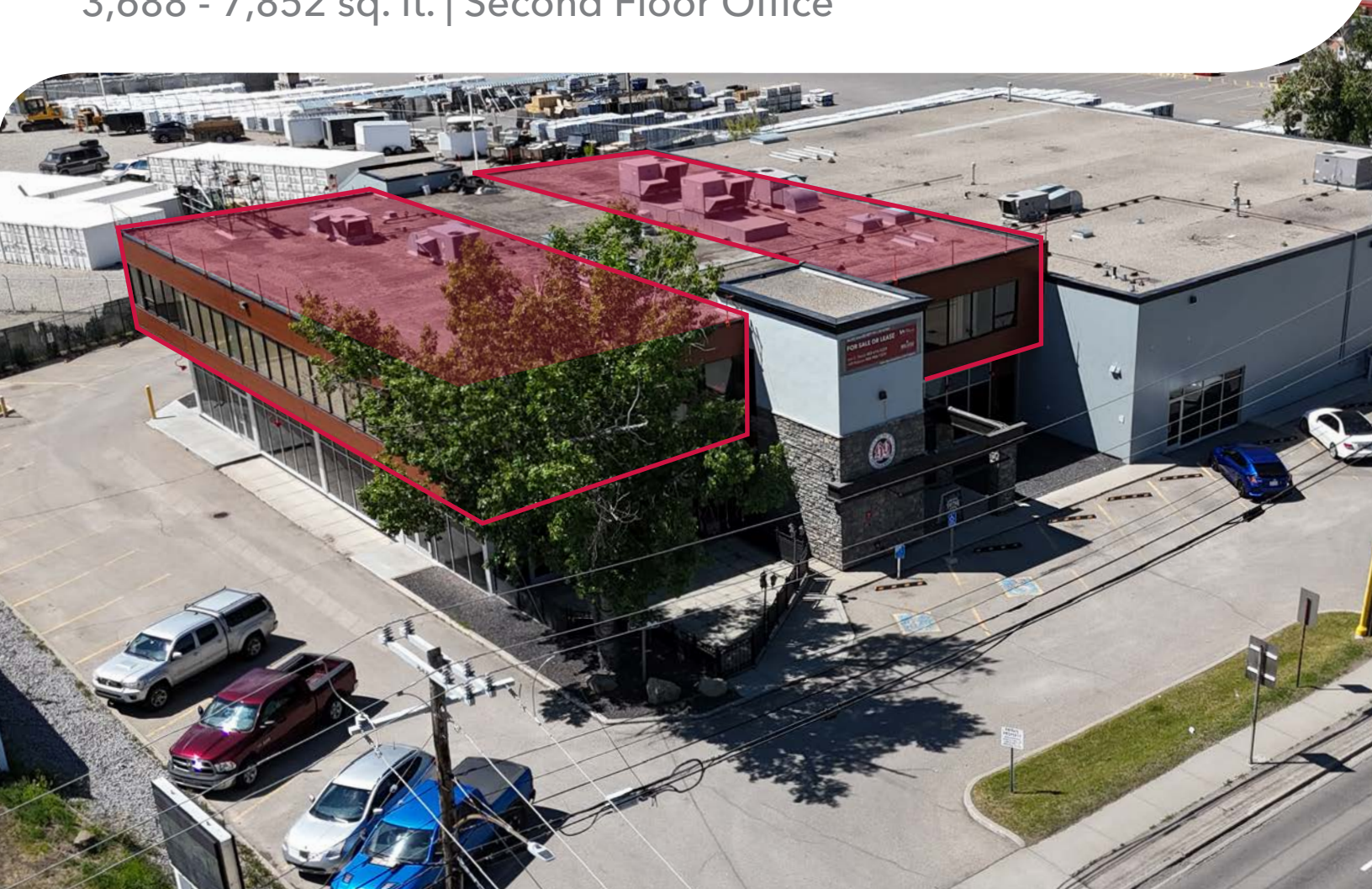


# FOR LEASE

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**7207 Fairmount Drive SE, Suite 2 & 3, Calgary, AB**  
3,688 - 7,852 sq. ft. | Second Floor Office



Central  
Location



Free Parking  
Included



Quick Access to Glenmore  
& Macleod Trail

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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | [lee-associates.com/calgary](http://lee-associates.com/calgary)

# SUITE 2 PROPERTY DETAILS

## AVAILABLE AREA:

Second Floor Office: 4,164 sq. ft.

\*Can be leased with suite 3 for a total of 7,852 sq. ft.

## NET LEASE RATE:

\$12.00 per sq. ft. per annum

## OPERATING COSTS:

\$9.82 per sq. ft. per annum (for 2025)

\*Utilities Included

## PARKING:

Approx. 8 Parking stalls free of charge

## AVAILABILITY:

June 1st, 2026

## ZONING:

C-COR3

## DISTRICT:

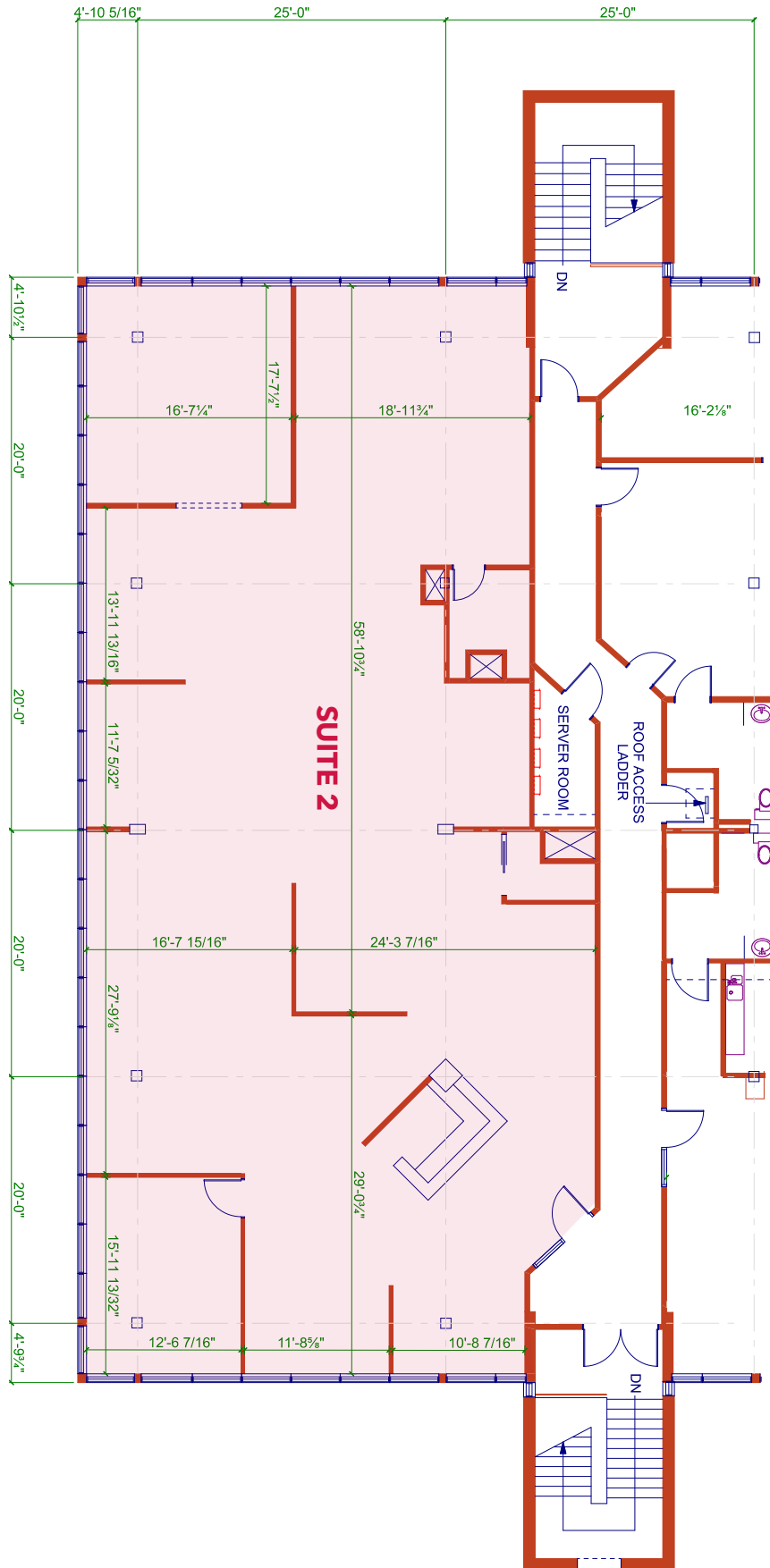
Fairview

## COMMENTS:

- » New in-suite washroom
- » Landlord to paint upon request
- » Rooftop HVAC units
- » Located on the corner of Fairmount Drive & Flint Road SE



# SUITE 2 FLOOR PLAN



# SUITE 3 PROPERTY DETAILS

## AVAILABLE AREA:

Second Floor Office: 3,688 sq. ft.

\*Can be leased with suite 2 for a total of 7,852 sq. ft.

## NET LEASE RATE:

\$12.00 per sq. ft. per annum

## OPERATING COSTS:

\$11.47 per sq. ft. per annum (for 2025)

\*Utilities Included

## PARKING:

Approx. 5 stalls free of charge

## AVAILABILITY:

Immediate

## ZONING:

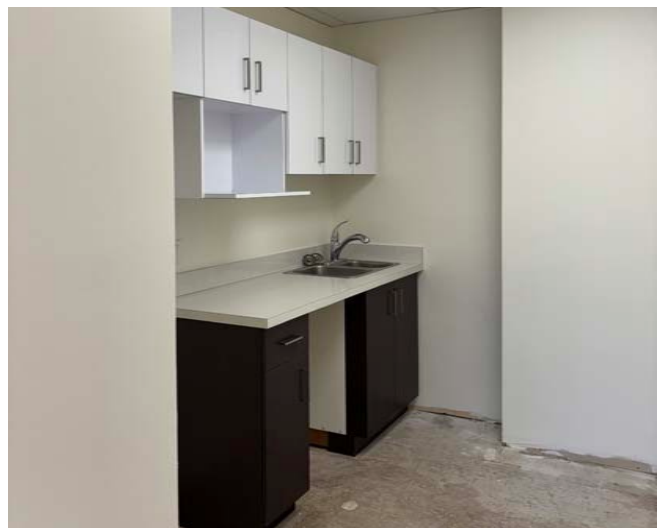
C-COR3

## DISTRICT:

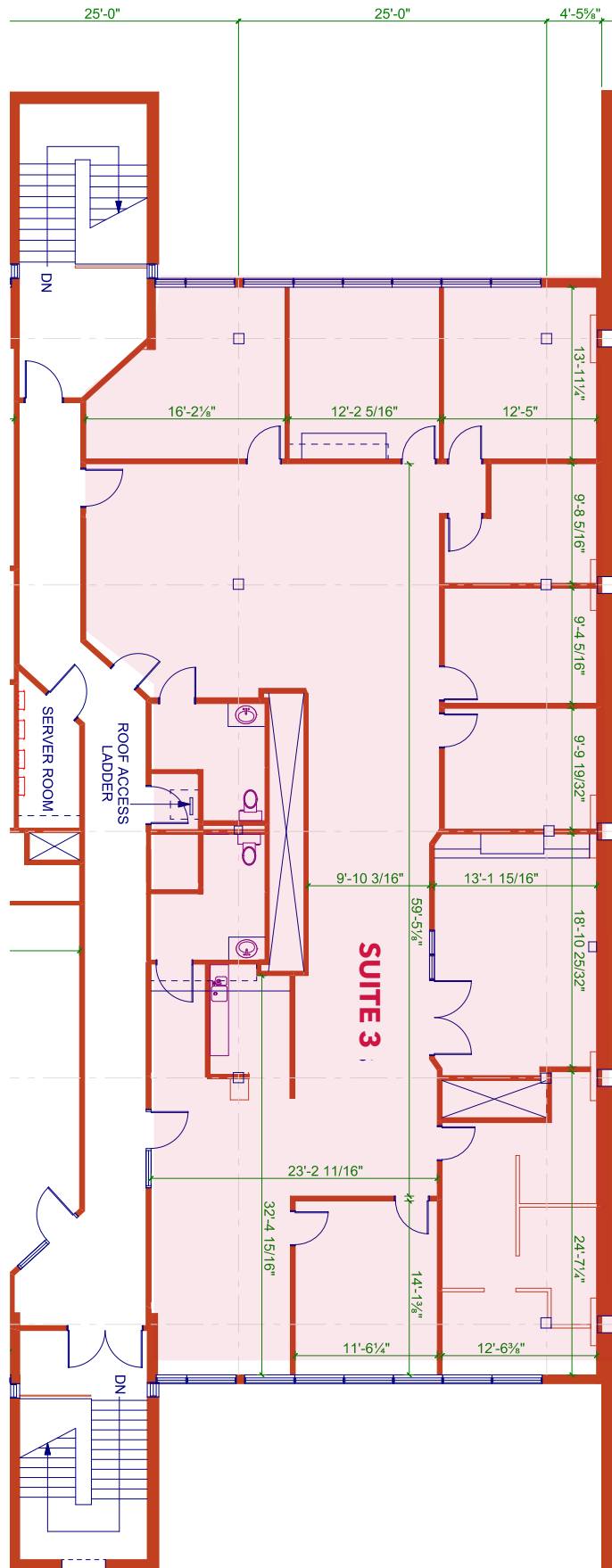
Fairview

## COMMENTS:

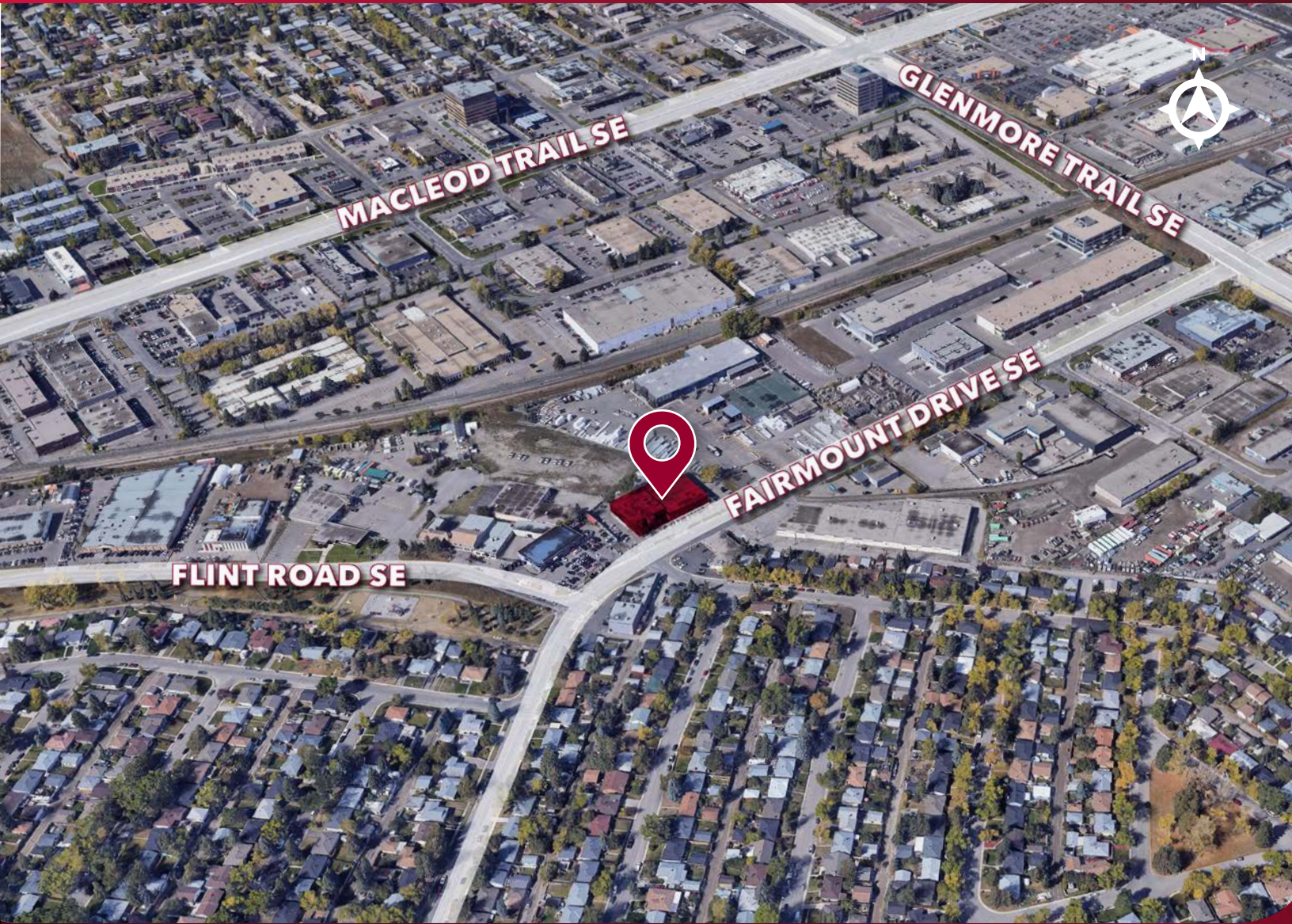
- » Newly renovated with flooring to be installed
- » Brand new dedicated washrooms
- » Located on the corner of Fairmount Drive & Flint Road SE



# SUITE 3 FLOOR PLAN



# LOCATION



# CONTACT US



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