

Multiple Office Spaces for Lease

4441 76 AVE SE

Calgary, AB



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Property Information

Positioned in Calgary's well-established southeast industrial corridor, **4441 76 Avenue SE** offers functional, low-cost spaces ideal for **office use and storage**. This multi-tenant building features **direct main-floor access** to select suites **and excellent connectivity** to major arterial routes. It is **well-served by public transit**, making it an accessible option for teams and clients alike.



Excellent Connectivity – Quick access to Glenmore Trail, Barlow Trail SE, and Deerfoot Trail



Well-Served by Public Transit – Multiple bus stops within a 2–5 minute walk



Direct Main Floor Access (Select Units) - Provides ease of entry



Low-Cost Options with Flexible Terms – Ideal for businesses seeking affordable space with adaptable leasing arrangements



Particulars

Municipal Address	4441 76 Avenue SE
Year Built	1979
Building Class & Zoning	Class B I-G (Industrial – General)
Available Space	Suite 102 - ±1,465 sf Suite 106 - Leased Suite 108 - ±1,295 sf Suite 201 - ±409 sf Suite 207* - ±823 sf Suite 208* - ±789 sf <i>*Can be combined 1,612 sf</i>
Rent Rate	Gross deal structure available
Parking	Surface - dedicated stalls per unit
Occupancy	Immediately



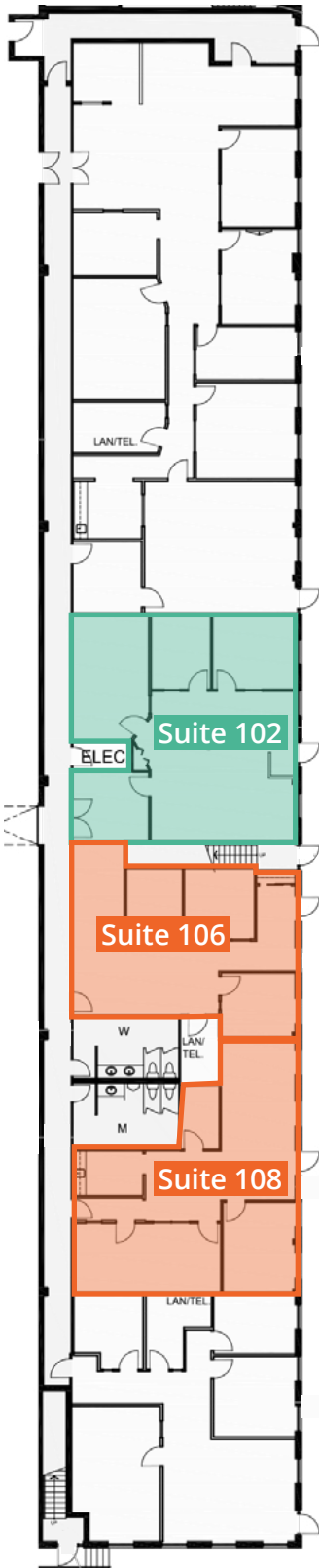
Floorplan

Main floor



Floorplan

Second floor



Suite 102 details

SIZE
±1,465 sf
AVAILABILITY
Immediately
RENT RATE
Gross deal structure available

Suite 106 Leased

SIZE
±1,160 sf
AVAILABILITY
Immediately
RENT RATE
Gross deal structure available

Suite 108 Leased

SIZE
±1,295 sf
AVAILABILITY
Immediately
RENT RATE
Gross deal structure available

Suite features

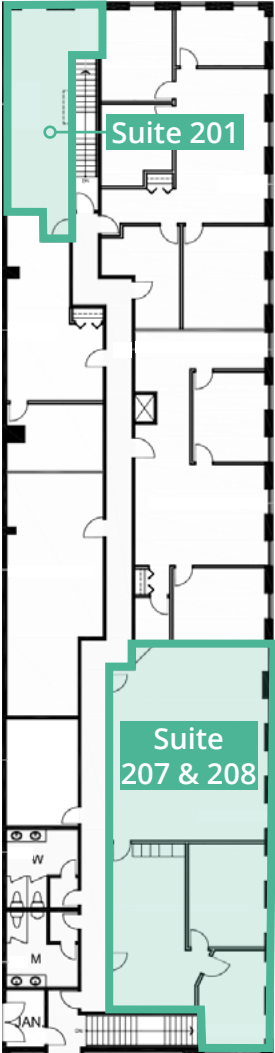
- Main floor access
- 3 Offices
- Open layout
- Updated carpet and paint

Suite features

- Main floor access
- 3 Offices
- Open layout
- Updated carpet and paint

Suite features

- Open work area
- Kitchenette
- 1 Office + boardroom area
- Main floor access
- Updated carpet and paint
- Storage



Suite 201 details

SIZE
±409 sf
AVAILABILITY
Immediately
RENT RATE
Gross deal structure available

Suite 207 & 208 details

SIZE
Suite 207 ±823 sf Suite 208 ±789 sf Combined ± 1,612 sf
AVAILABILITY
Immediately
RENT RATE
Gross deal structure available

Suite features

- Open plan
- 1 north-facing window
- Updated carpet and paint

Suite features

- Open plan
- Can be leased together or separately
- Updated flooring and paint
- Well maintained



Location overview

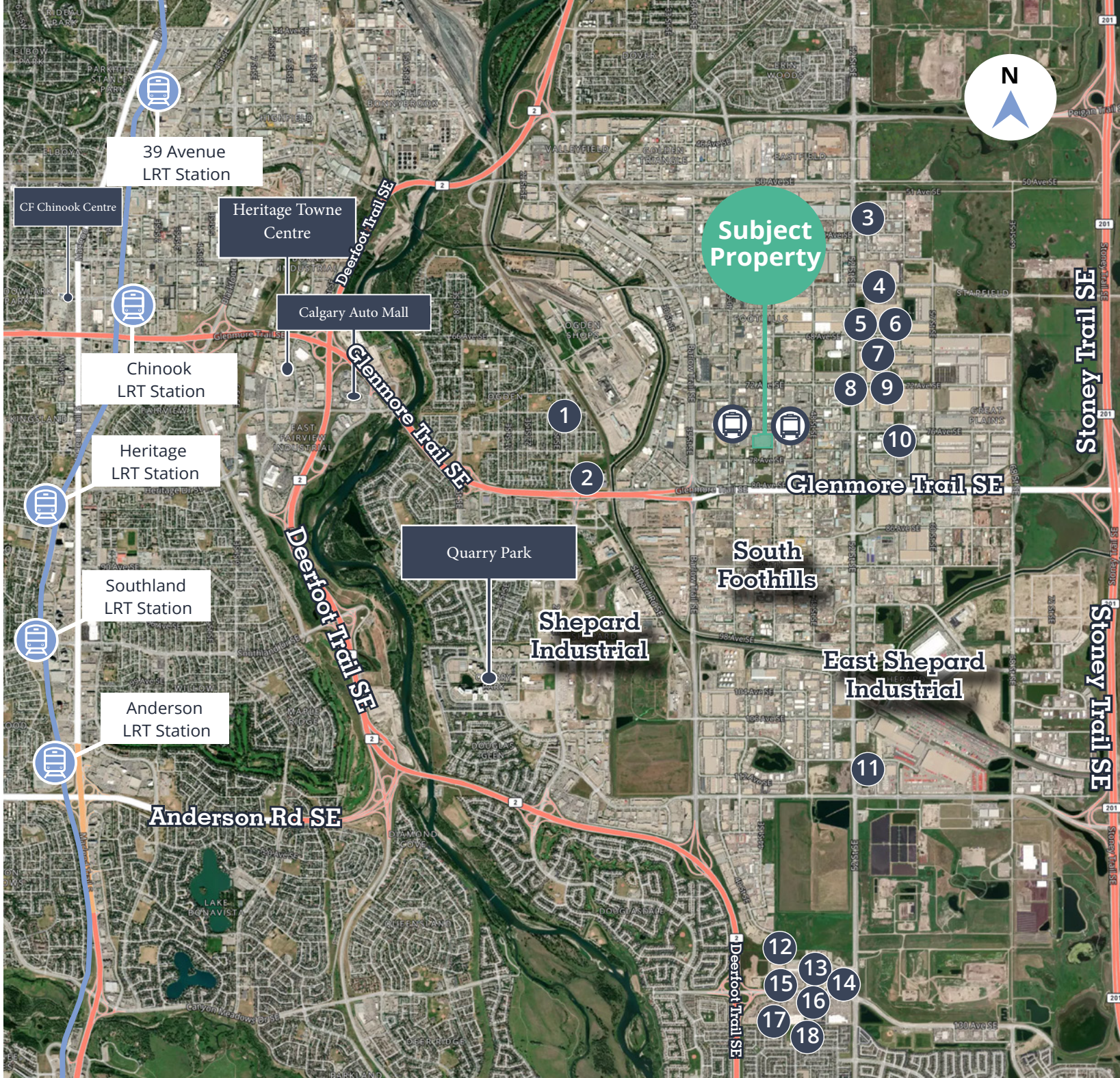
Located in Calgary's southeast industrial hub, 4441 76 Avenue SE offers excellent accessibility. The property is situated just minutes from Glenmore Trail, Barlow Trail SE, and Deerfoot Trail, providing seamless access to surrounding industrial districts, the downtown core, and the broader highway network.

Public transit is also readily available, with multiple bus stops within a short walking distance, supporting employee access.

- 8 Minutes
Quarry Park
- 10 Minutes
CF Chinook Centre
- 15 Minutes
Downtown Calgary

Immediate access to

Glenmore Trail, Barlow Trail SE, and
Stoney Trail



Nearby amenities

- | | | |
|------------------------------|----------------------------------|-------------------------|
| 1. Ogden Pizza & Pub | 7. DQ Grill & Chill Restaurant | 13. Good Life Fitness |
| 2. Indian Ocean Restaurant | 8. Tim Hortons (second location) | 14. RBC |
| 3. Brewsters Brewing Company | 9. Edo Japan | 15. The Keg |
| 4. Shawarma Factory | 10. Big Rock Brewery | 16. Earls Kitchen + Bar |
| 5. Tim Hortons | 11. Jamrock Lounge & Grill | 17. Starbucks |
| 6. Subway | 12. Canadian Tire | 18. Safeway |

Your Vision Our Expertise

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information, please contact:

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