

**FOR SUBLEASE**



**Bay 107, 4430 112th Avenue SE**  
**CALGARY, AB**

**MARK HARRIGAN**

403.828.3172

mark@cypressgroup.ca

**LUKE MAYER**

403.815.9426

luke@cypressgroup.ca

**DAVE JORGENSEN**

403.620.1187

dave@cypressgroup.ca

**LUCAS PORTWOOD**

403.589.9393

portwood@cypressgroup.ca

4838 RICHARD ROAD SW, CALGARY, AB T3E 6L1, CANADA | 403.452.7907 | [CYPRESSGROUP.CA](https://www.cypressgroup.ca)

# PROPERTY SUMMARY

## OVERVIEW

Two-Storey Open Studio Office for Sublease in Eastlake.

Modern, bright, open-concept office space spanning two floors, available for sublease in Calgary's desirable Eastlake Industrial Park. Ideally situated just off Barlow Trail and Deerfoot Trail, offering excellent access to major city arteries. Features front-row dedicated parking with additional street parking. Available with 30 days' notice.

<b>Address</b>	Bay 107, 4430 112th Avenue SE
<b>Location</b>	Eastlake
<b>Square Feet</b>	1st floor: 1,480 square feet 2nd floor: 1,480 square feet Total: 2,960 square feet
<b>Use</b>	Office
<b>Rent</b>	Gross
<b>Monthly Rent</b>	\$5,500 per month + utilities
<b>Parking</b>	Front row and street
<b>Availability</b>	30 days
<b>Zoning</b>	IG - Industrial General



# LOCATION



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