

SECOND FLOOR  
PROFESSIONAL FOR LEASE



# FAIRMOUNT PLACE

9919 FAIRMOUNT DRIVE SOUTH EAST, CALGARY, AB



**\$1.00 NET RENT**

**\$22.43 ADDITIONAL RENT**

**RESERVED PARKING AVAILABLE**

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# LEASING OPPORTUNITIES

9919 FAIRMOUNT DRIVE SE, CALGARY, AB

## FITNESS, OPEN PLAN OFFICE

<b>206 + 207</b>	<b>2,189 SF</b>
<b>206</b>	<b>1,142 SF</b>
AVAILABILITY	30 DAYS NOTICE
<b>207</b>	<b>1,047 SF</b>
AVAILABILITY	IMMEDIATELY

## OFFICE

<b>203</b>	<b>356 SF</b>
AVAILABILITY	IMMEDIATELY

Located in the affluent community of Willow Park, Fairmount Place Shopping Centre is anchored by Calgary's largest Italian grocer, The Italian Centre Shop, as well as RBC and Tim Hortons. Drawing customers from across the city of Calgary, this centre is ideally situated in a densely populated and diverse neighbourhood providing for everyday needs and more. Fairmount Place Shopping Centre is surrounded by several parks and schools, is seconds away from the busy intersection of Macleod Trail SE and Southland Dr SE, and under 10 minutes to DeerFoot Trail.

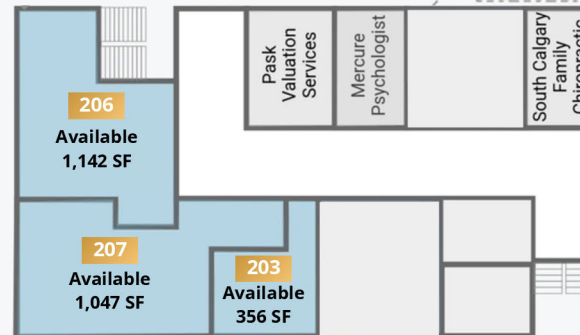
### PROMOTIONAL PRICING

**\$1.00/net rent \***

*\*On approved deals. Limited term (first 2 years).*

**\$1,500/month gross**

*Requires a 3-5-year lease.*



**SECOND FLOOR OFFICES**



# AVAILABILITIES

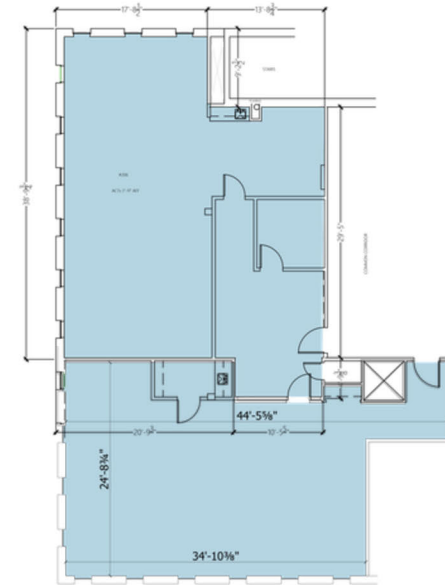
## SECOND FLOOR

Option A

**206 + 207** **2,189 SF**

Availability	Immediately
Ideal Use	Fitness, Open plan office
*Additional Rent	\$22.43 psf

\*2026 Estimates and rates are subject to change



**PROMOTIONAL PRICING**

**\$1.00/net rent \***

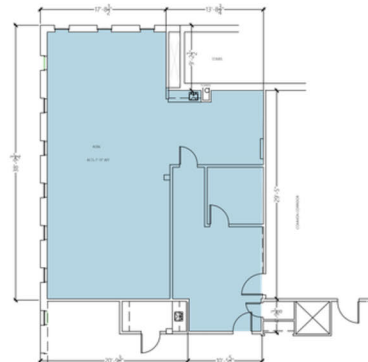
\*On approved deals. Limited term (first 2 years).

Option B

**206** **1,142 SF**

Availability	30 days notice
Ideal Use	Fitness, Open plan office
*Additional Rent	\$22.43 psf

\*2026 Estimates and rates are subject to change

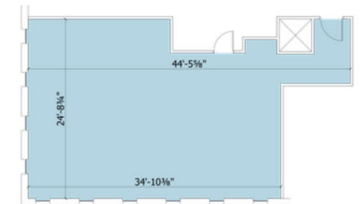


Option C

**207** **1,047 SF**

Availability	Immediately
Ideal Use	Fitness, Open plan office
*Additional Rent	\$22.43 psf

\*2026 Estimates and rates are subject to change



# AVAILABILITIES

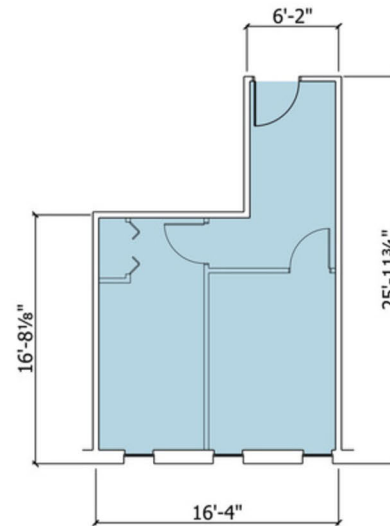
SECOND FLOOR

**203**

**356 SF**

Availability	Immediately
Ideal Use	Office
*Additional Rent	\$22.43 psf

*\*2026 Estimates and rates are subject to change*



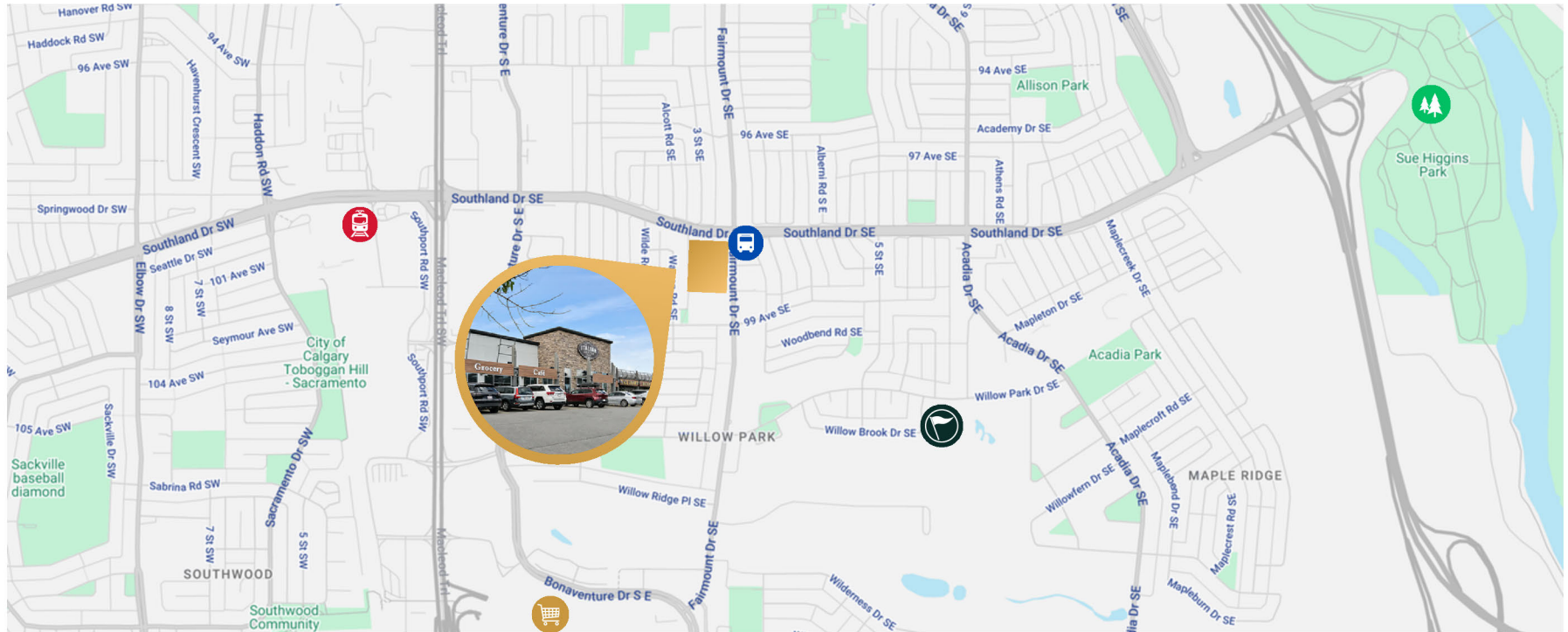
**PROMOTIONAL PRICING**

**\$1,500/month gross**  
*Requires a 3-5-year lease.*











# FAIRMOUNT PLACE

9919 FAIRMOUNT DRIVE SE, CALGARY, AB



## Neighbourhood Features

	WILLOW PARK MGOLF & COUNTRY CLUB	2 MIN DRIVE	1.5 KM
	SOUTHCENTRE MALL	5 MIN DRIVE	2.2 KM
	SUE HIGGINS PARK	6 MIN DRIVE	2.7 KM
	SOUTHLAND CTRAIN STATION  	7 MIN DRIVE	1.9 KM
	BUS (10 CITY HALL/SOUTHCENTRE) 	<1 MIN DRIVE	0.1 KM

**142,000**  
POPULATION (5KM)

**73**  
BIKE SCORE

**\$136,000**  
HOUSEHOLD INCOME (5KM)

**26,000**  
TRAFFIC COUNT

**58,000**  
HOUSEHOLDS (5KM)



# FAIRMOUNT PLACE



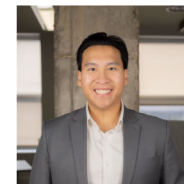
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