



**FOR LEASE | 2,941 SF OFFICE/WAREHOUSE**

**BAY 2  
5025 - 51 STREET SE**

CALGARY, AB

 **CUSHMAN &  
WAKEFIELD**

# 5025 - 51 STREET SE, BAY 2

## CALGARY, AB

### Property Details

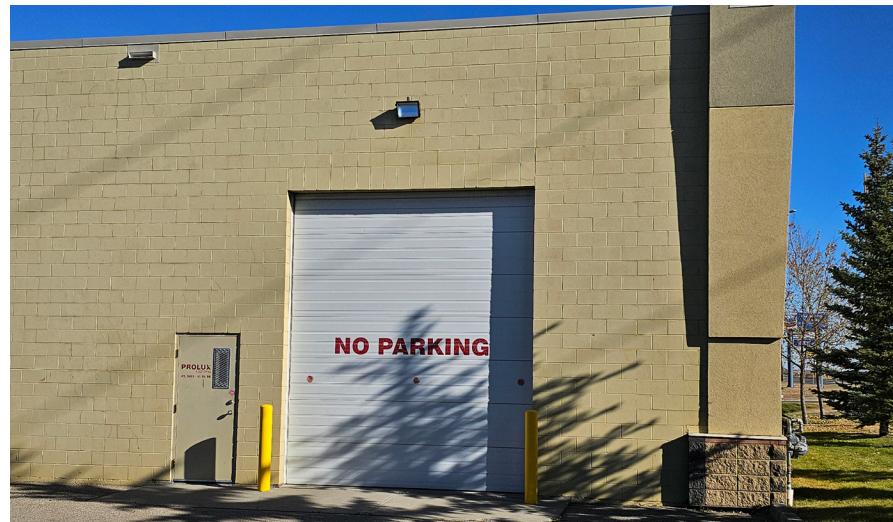
District:	Eastfield
Zoning:	I-G (Industrial General)
Ceiling Height:	17' clear
Power:	120A, 208V with transformer to 600V (TBV)
HVAC:	Rooftop HVAC for office; Overhead unit heaters in warehouse
Sprinklers:	Yes

### Lease Particulars

Available Area:	± 2,941 sf
Office Area:	± 2,341 sf
Warehouse Area:	± 600 sf
Loading:	1 (12' x 14') drive-in door
Asking Rate:	\$13.50 psf
Op. Costs:	\$5.83 psf (2025 est.)
Property Tax:	\$4.40 psf (2025)
Available:	May 1, 2026

### Comments

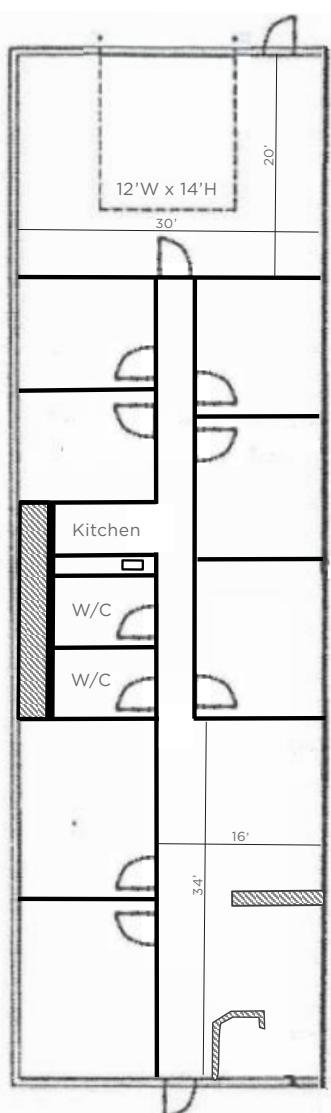
- Can be leased with adjacent 5,823 sf bay for a total of 8,764 sf
- End-cap unit
- High exposure location
- Loading depths of approximately 60 feet
- High quality office build-out
- Retail amenities nearby
- Double row parking in front of building



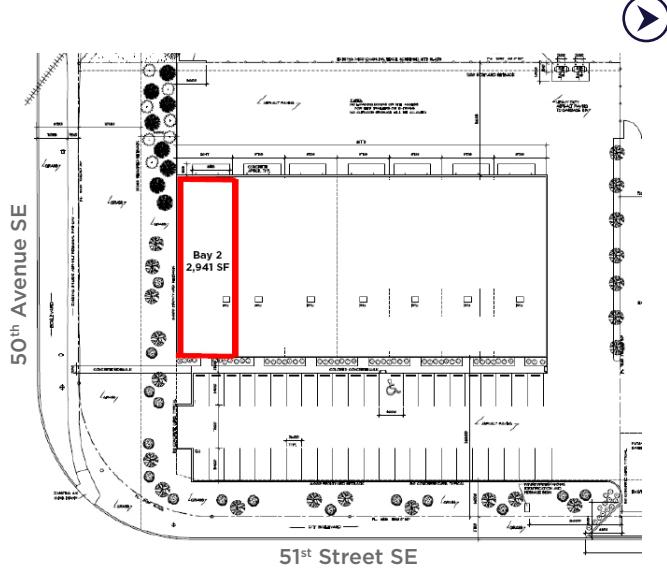
# 5025 - 51 STREET SE, BAY 2

## CALGARY, AB

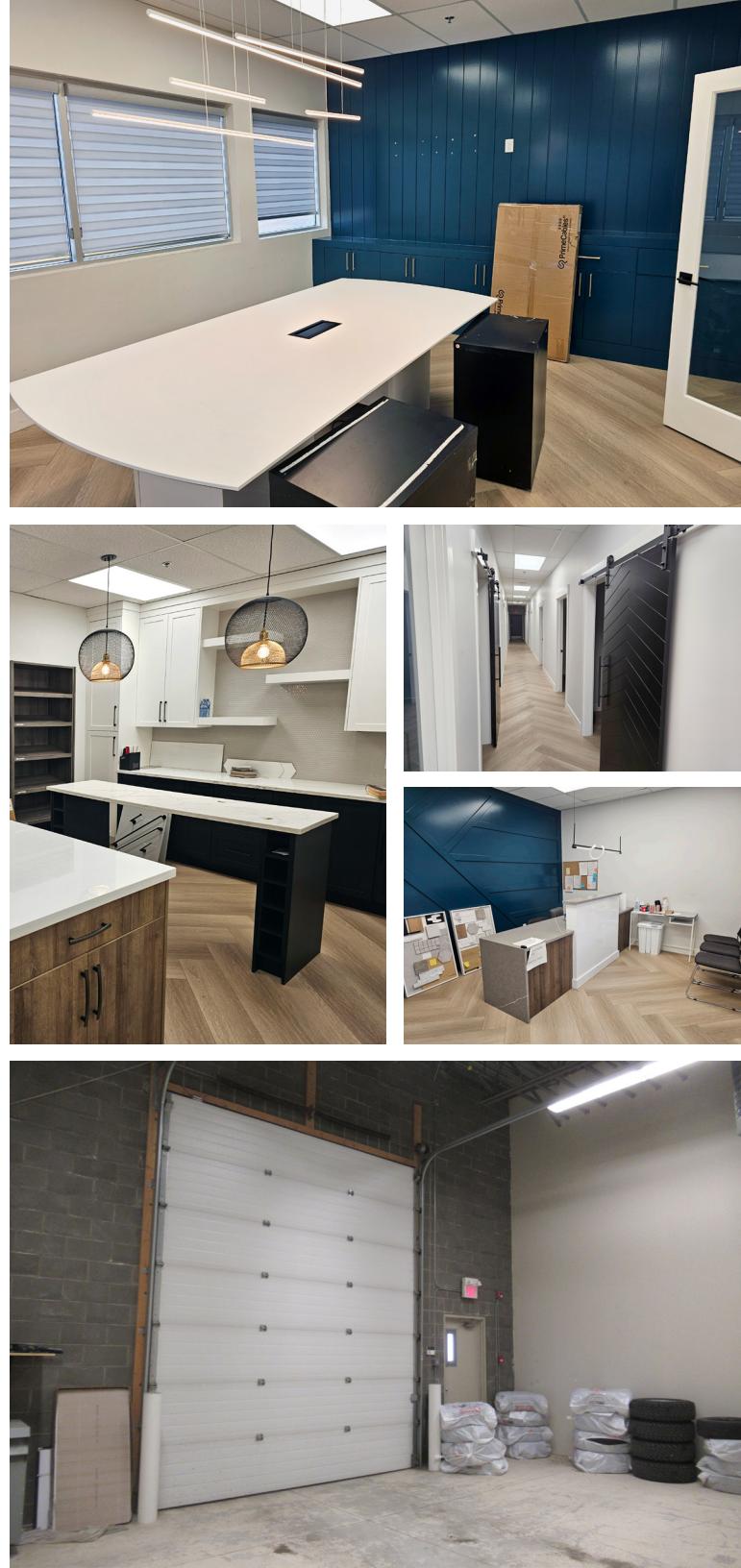
### Floor Plan

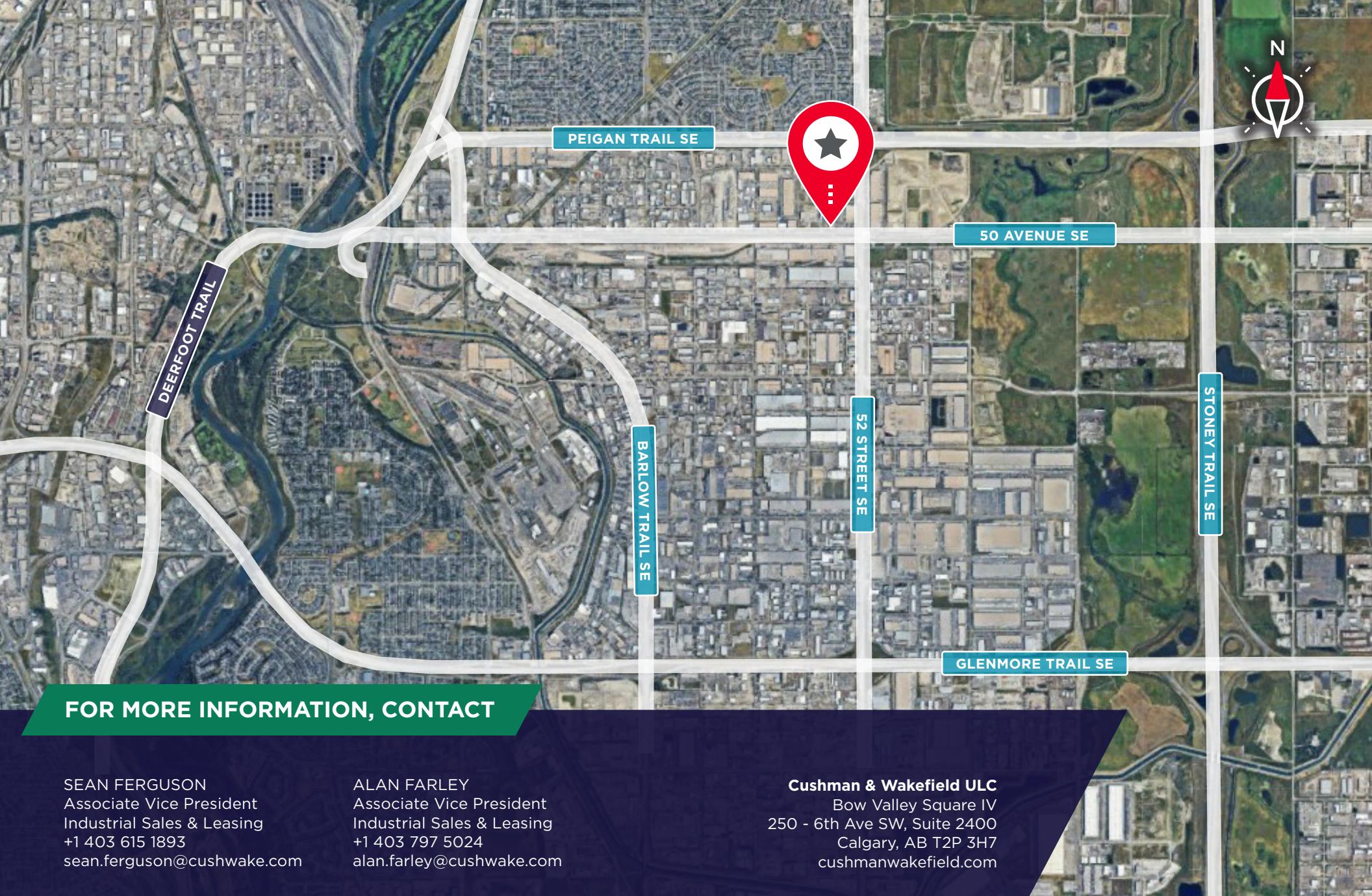


### Site Plan



\*Not to scale, not exactly as shown.





## FOR MORE INFORMATION, CONTACT

SEAN FERGUSON  
Associate Vice President  
Industrial Sales & Leasing  
+1 403 615 1893  
[sean.ferguson@cushwake.com](mailto:sean.ferguson@cushwake.com)

ALAN FARLEY  
Associate Vice President  
Industrial Sales & Leasing  
+1 403 797 5024  
[alan.farley@cushwake.com](mailto:alan.farley@cushwake.com)

**Cushman & Wakefield ULC**  
Bow Valley Square IV  
250 - 6th Ave SW, Suite 2400  
Calgary, AB T2P 3H7  
[cushmanwakefield.com](http://cushmanwakefield.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

