

# Elevate Your Business for 2025

Fully Revamped Modern Exterior and Ready to Lease!



## Fisher Park

Calgary, AB



**Allan Zivot**, Principal  
D +1 403 232 4307  
[allan.zivot@avisonyoung.com](mailto:allan.zivot@avisonyoung.com)

**Connor Khademazad**, Associate  
D +1 587 293 3363  
[connor.khademazad@avisonyoung.com](mailto:connor.khademazad@avisonyoung.com)

**AVISON  
YOUNG**





# Fisher Park


## Property overview


Parking rate	1 stall per 260 - 315 sq.ft. (Free of charge)
Visitor Parking	4 - 12 visitor parking stalls
Land use zoning	<b>Direct Control</b> <i>flexible zoning for a variety of tenants</i>
Highlights	<b>Excellent South Central location</b> , with exposure onto Glenmore Trail  Common outdoor courtyards for tenants use
Signage Opportunities	Highly visible signage opportunities to Glenmore and around Fisher Park near Macleod Trail


## Property highlights


- 

Well established business park situated at the southeast intersection of Macleod & Glenmore Trail
- 

Efficient single story buildings with low operating costs
- 

Outdoor garden courtyard and atrium
- 

Within a 10 min. walk to Chinook LRT and multiple bus routes
- 

Competitive parking ratio with ample visitor stalls
- 

5-10 min. walk to Chinook Centre, Cactus Club Cafe, Starbucks, Kinjo Sushi, The Keg and much more

DRONE FLYOVER VIDEO  
CLICK HERE









SUITE 100  
FISHER PARK I



SUITE 230  
FISHER PARK I



SUITE 301  
FISHER PARK I



SUITE 301  
FISHER PARK I



SUITE 310  
FISHER PARK I



SUITE 80/210  
FISHER PARK II



SUITE 80/210  
FISHER PARK II



SUITE 80/210  
FISHER PARK II

# Quality Move-in Ready Suites

BUILDING	SUITE AND SIZE (SF)	SUITE CONDITION	SUITE DESCRIPTION	NET RENTAL RATE (PSF)	OPERATING COSTS (PSF 2025)	AVAILABILITY
Fisher I <i>6940 Fisher Road SE</i>	Suite 100 <i>2,138 sf</i>	Move-in ready <a href="#">Show Suite</a>	Open layout with 2 offices and new kitchenette	Market	\$13.40	Immediately
	Suite 230 <i>5,849 sf</i>	Move-in ready	Mix of existing office and open area with good quality improvements			Immediately
	Suite 301 <i>5,047 sf**</i>	Ready for improvements	Corner, white-boxed unit - great for a variety of users ( <b>medical</b> )			Immediately
	Suite 305 <i>5,628 sf**</i>	Move-in ready	Existing, high-quality <b>medical</b> suite with large open area - in-suite accessible washrooms			Immediately
	Suite 310 <i>9,738 sf**</i>	Move-in ready	Good quality, existing built out office unit with a mix of open area and private offices.			Immediately
	Suite 460 <i>14,103 sf</i>	Move-in ready	High quality, existing built out office unit with a mix of open area and private offices.			May 1, 2025
<b>** Suites 301, 305, and 310 contiguous for a total of 20,413 sf</b>						
Fisher II <i>6712 Fisher Street SE</i>	Suite 80 / 210 <i>10,730 sf</i>	Ready for improvements	Large white-boxed corner suite - ready for tenant improvements <i>May be demised</i>	Market	\$14.50	Immediately
	Suite 150 <i>3,876 sf</i>	Ready for improvements	Unique open suite with double-man door dock-height loading In-suite washrooms			Immediately
Fisher III <i>7330 Fisher Street SE</i>	Suite 180 <i>13,671 sf</i>	Ready for improvements	Can be demised White-boxed suite <i>Variety of users welcome!</i>	Market	\$15.00	Immediately



# Fisher Park I & II Aerial

6940 Fisher Road SE & 6712 Fisher Street SE



# Fisher Park III Aerial

7330 Fisher Street SE



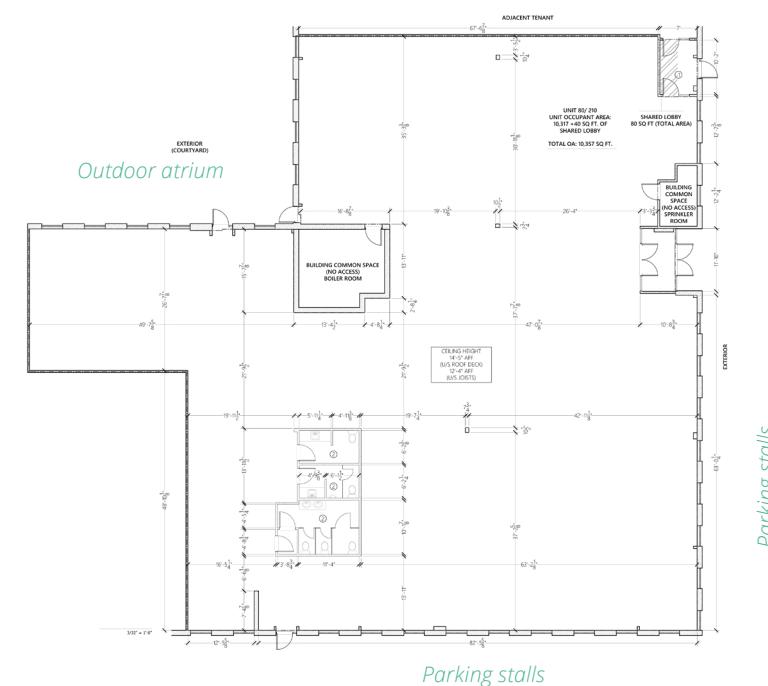




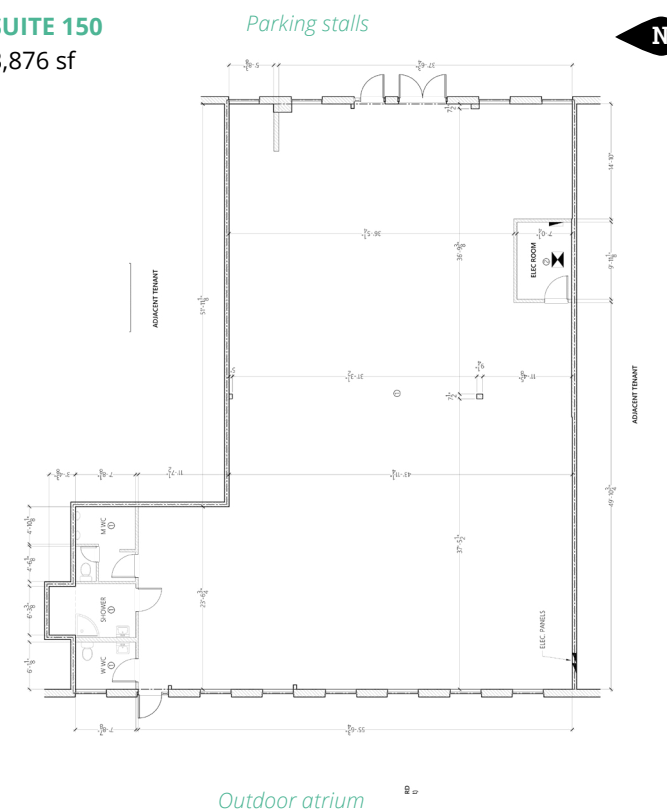
# Fisher II

6712 Fisher Street SE

**SUITE 80 / 210**  
10,555 sf



**SUITE 150**  
3,876 sf



## Suite features

- Large white-boxed, corner unit
- Excellent exposure to Fisher Street SE
- Ideal for retail and flex users looking for exposure
- Ready for tenant improvements and finishes
- Can be demised to 2,732 and 7,998 sq.ft.

**VIRTUAL TOUR**  
CLICK HERE



## Suite features

- 4 private office
- Good exposure to Glenmore Trail
- Existing internal, accessible washrooms
- Ideal for retail and flex users
- Existing double-man door, dock-height loading

**VIRTUAL TOUR**  
CLICK HERE



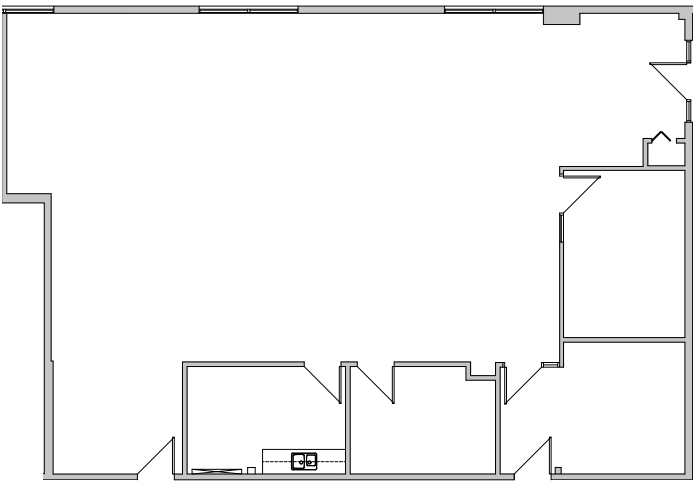


# Fisher I

6940 Fisher Road SE

SUITE 100 - NEW SHOW SUITE  
2,138 sf

Parking stalls



Common hallway

## New show suite features

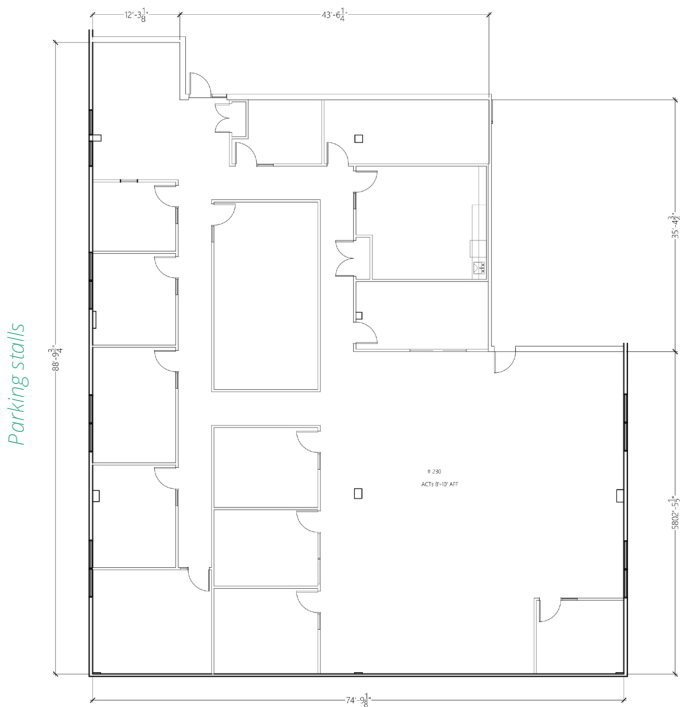
- 2-3 private offices
- Open area for workstations
- LED lighting, new carpet, and glass entrance
- Recently upgraded kitchenette
- Glenmore Trail Exposure
- Excellent access to the north accessible entrance

VIRTUAL TOUR  
CLICK HERE



SUITE 230  
5,792 sf

Common hallway



## Suite features

- 7 - 8 private offices
- 1 board room / meeting room
- Large open area for workstations
- Good quality existing improvements
- Existing kitchen and lunch room
- Ideal for office users looking for mix of open and office area
- Recently upgraded common washrooms

VIRTUAL TOUR  
CLICK HERE

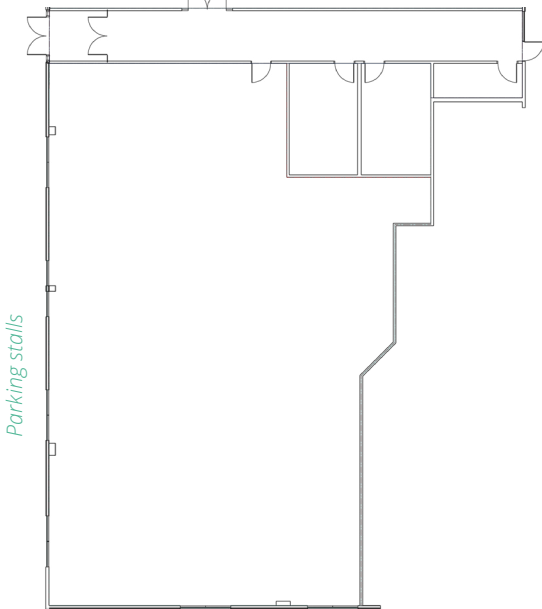


# Fisher I

6940 Fisher Road SE

SUITE 301  
5,047 sf

Common hallway



Parking stalls

## Suite features

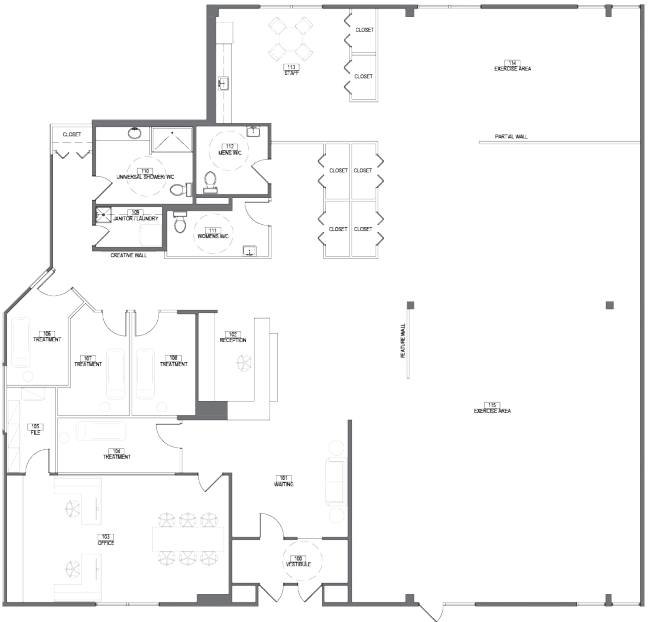
- Corner unit, open shell space ready for tenant improvements
- 2 washrooms ready for finishes which can be included or separate from tenant space
- Ideal for retail and flex users
- Ample natural light
- Can be contiguous to suite 305 & 310

VIRTUAL TOUR  
CLICK HERE



SUITE 305  
5,628 sf

Outdoor atrium



Parking stalls

## Suite features

- Move-in ready, high quality physiotherapist medical suite
- 4 treatment private rooms
- Large open exercise area
- Staff room and kitchen
- Ample storage and closet area
- Existing washrooms and laundry area
- Can be contiguous to suite 301 & 310

VIRTUAL TOUR  
CLICK HERE





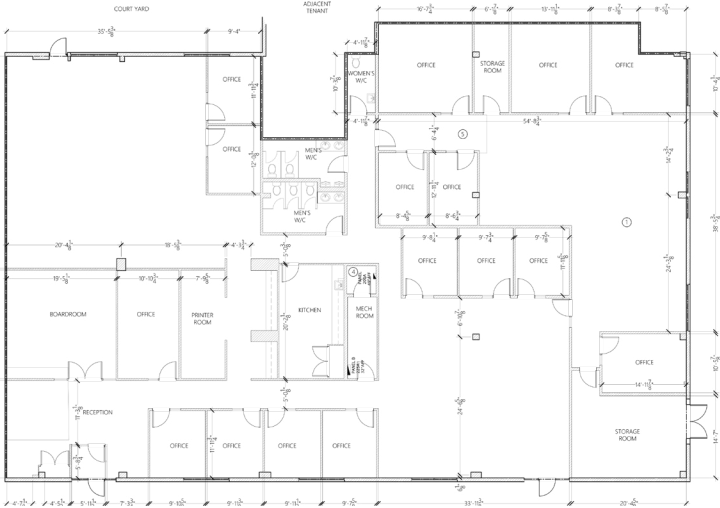
# Fisher I

6940 Fisher Road SE

SUITE 310  
9,738 sf



Outdoor atrium



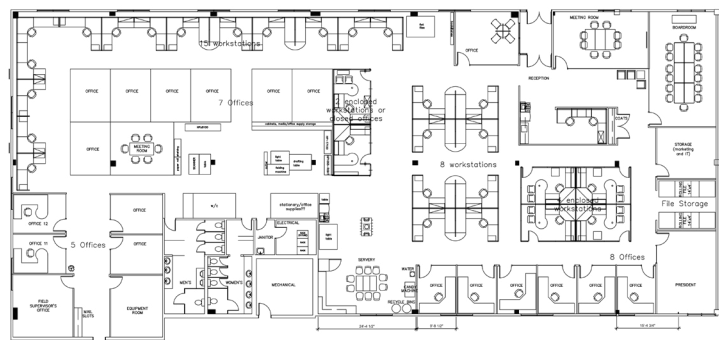
Parking stalls

Existing furniture could be included

SUITE 460  
14,103 sf



Parking stalls



Outdoor atrium

## Suite features

- Good quality, existing built out office unit with a mix of open and build out offices
- Double man door access on East side of building to existing storage room
- Interior washrooms
- 5 - 10 year terms
- Can be contiguous to suite 301 & 305

VIRTUAL TOUR  
CLICK HERE



## Suite features

- High quality, existing built out office unit with a mix of open and build out offices
- Bright natural light from exterior and outdoor atrium
- Interior washrooms
- 5 - 10 year terms

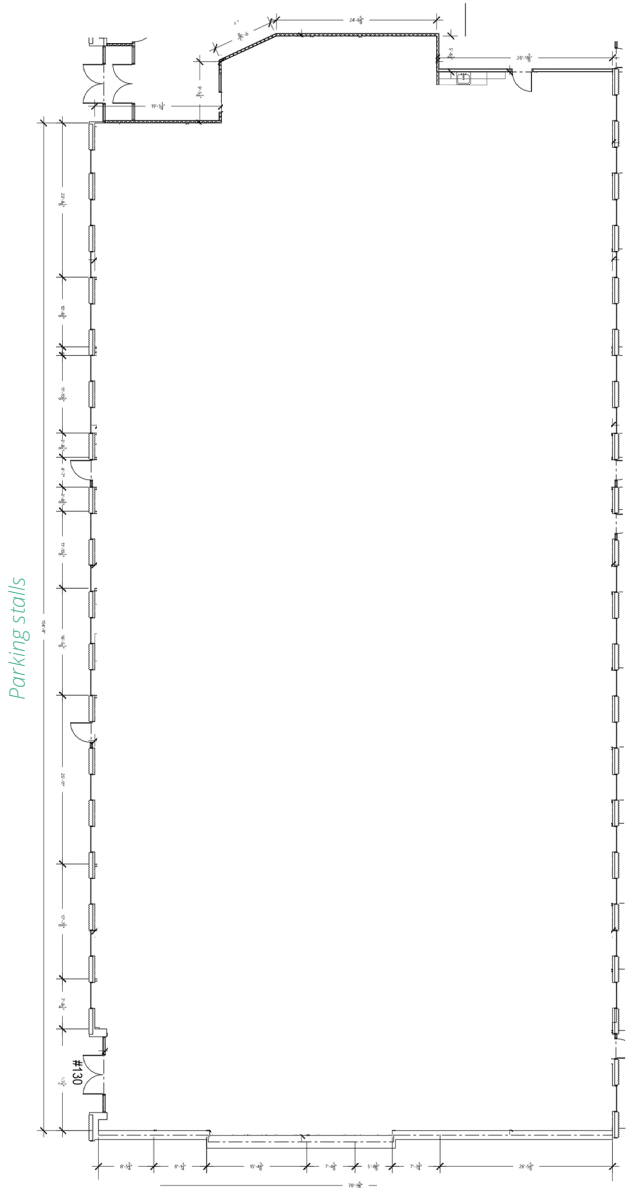
VIRTUAL TOUR  
CLICK HERE



# Fisher III

7330 Fisher Street SE

SUITE 180  
13,671 sf



Parking stalls

Outdoor atrium

## Suite features

- Ideal for retail users
- Undergoing white-boxing
- Demisable suite
- Excellent west-facing glazing
- Exposure onto Fisher Street
- Excellent access to Macleod Trail
- Next door to Eric's House, disability services and support organization

VIRTUAL TOUR  
CLICK HERE





# Location

- 1

Double Zero Pizza
- 2

Prairie Dog Brewing
- 3

Home Depot
- 4

Pasquales
- 5

Smuggler's
- 6

Cactus Club Cafe
- 7

Kinjo Sushi & Grill
- 8

Wendy's
- 9

Denny's
- 10

The Keg Steakhouse
- 11

Starbucks
- 12

Limericks Traditional Public House
- 13

Anejo Restaurant
- 14

Original Joe's
- 15

Mary Brown's Chicken
- 16

The Cheesecake Cafe
- 17

Han Corea
- 18

Calgary Farmers Market
- 19

Big T's Smokehouse
- 20

Costco Wholesale
- 21

Benny's Breakfast Bar
- 22

Noodlebox
- 23

Tim Hortons
- 24

Boston Pizza
- 25

Dollarama
- 26

Real Canadian Superstore
- 27

T&T Supermarket
- 28

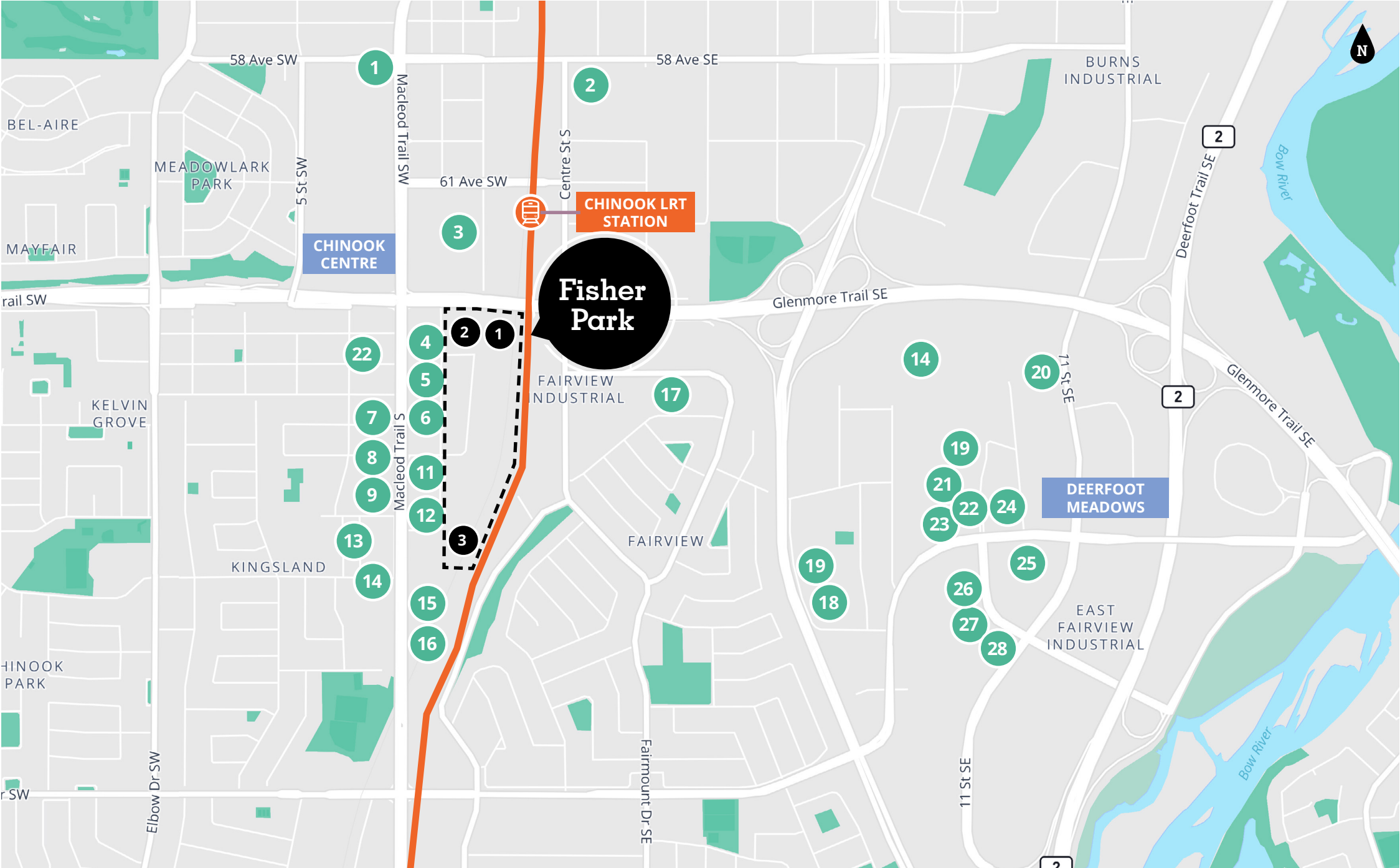
Walmart Supercentre

- 1

Fisher Park I
- 2

Fisher Park II
- 3

Fisher Park III





## Contact for more information

---

**Allan Zivot**, Principal  
D +1 403 232 4307  
[allan.zivot@avisonyoung.com](mailto:allan.zivot@avisonyoung.com)

**Connor Khademazad**, Associate  
D +1 587 293 3363  
[connor.khademazad@avisonyoung.com](mailto:connor.khademazad@avisonyoung.com)

[avisonyoung.com](https://avisonyoung.com)

© 2025 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON  
YOUNG**

**CANADA BEST  
MANAGED  
COMPANIES**  
Platinum member