

# FOR SUBLEASE



**7856 - 10<sup>th</sup> Street NE, Calgary, AB**  
5,477 sq. ft. High Quality Corner Unit



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# PROPERTY DETAILS

## AVAILABLE AREA:

Office: +/-1,669 sq. ft.  
Warehouse: +/-3,808 sq. ft.  
Total: +/-5,477 sq. ft.

## NET SUBLEASE LEASE RATE:

Contact Agents

## SUBLEASE TERM:

August 30<sup>th</sup>, 2030

## OPERATING COSTS:

\$6.85 per sq. ft. per annum  
(estimated for 2026)

## AVAILABLE:

30 days notice

## LOADING:

1 - 12' x 14' drive-in door

## LIGHTING:

T5 High Output

## HEATING:

Radiant & Gas Fired overhead units in  
warehouse

## ZONING:

I-G (Industrial General)

## CEILING HEIGHT:

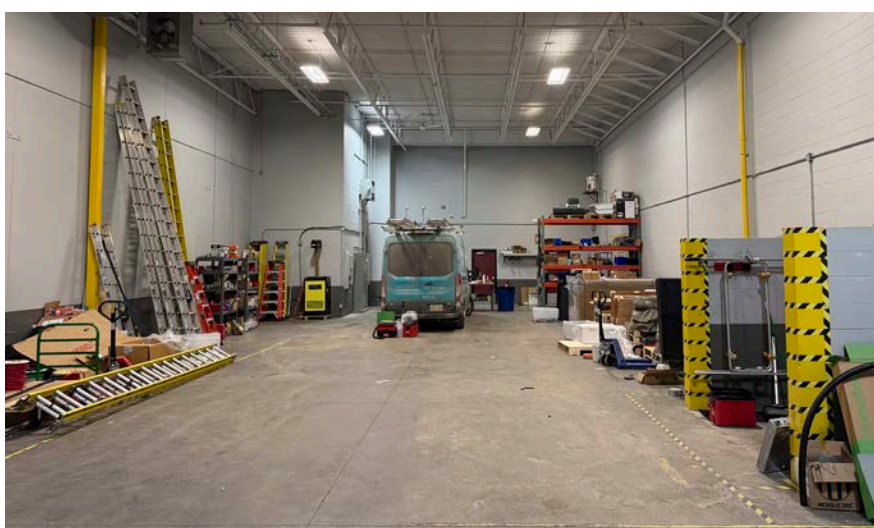
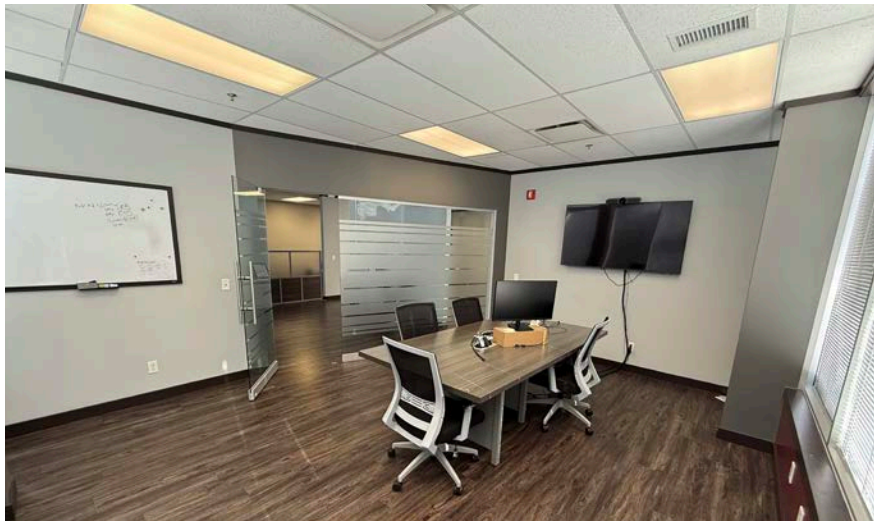
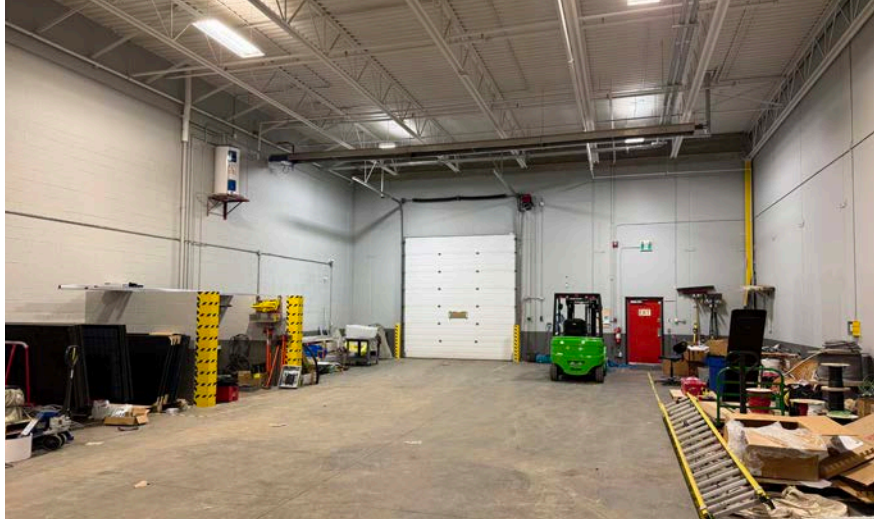
20' clear

## ELECTRICAL:

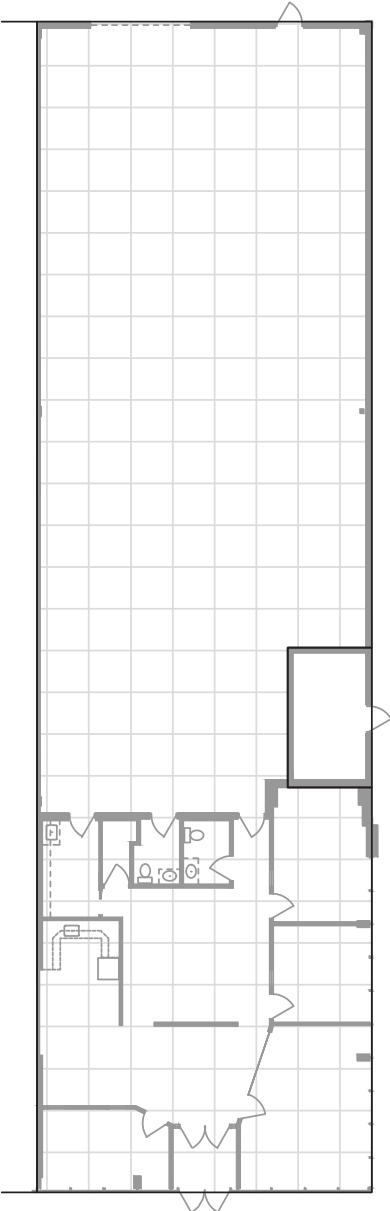
100A at 347/600V feeding one 125A at  
120/208V service

## BUILDING ATTRIBUTES:

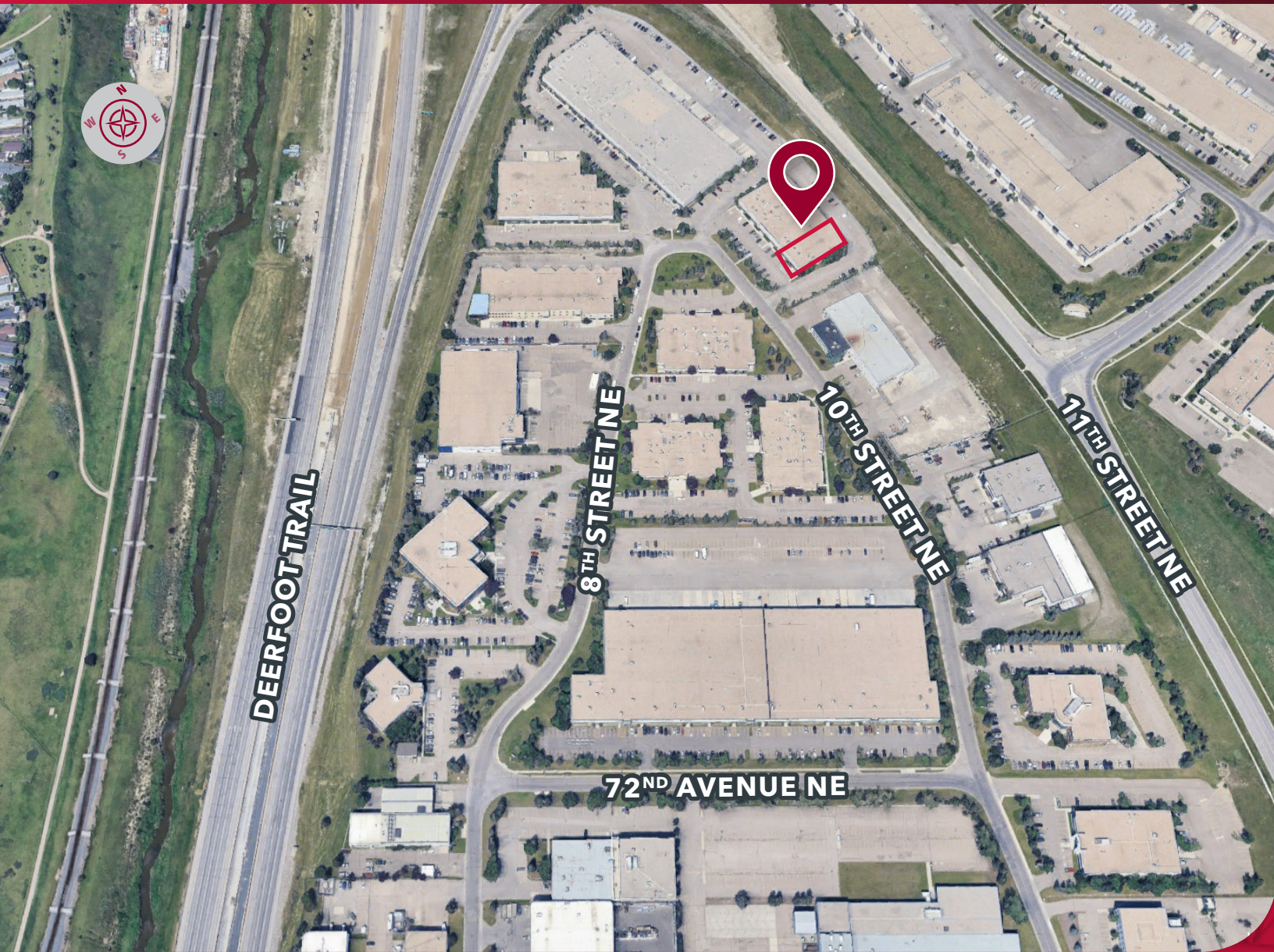
- » Fully Sprinklered
- » Built in 2000
- » Two parking stalls assigned in front of  
Premises, remaining parking is non-exclusive
- » Concrete block demising walls
- » Floor drain and sump in warehouse
- » Modern Office Improvements
- » Close proximity to amenities located at  
Deerfoot City mall



# FLOOR PLAN



# LOCATION



## CONTACT US



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