

Multiple Office Spaces for Lease

4441 76 AVE SE

Calgary, AB



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Property Information

Positioned in Calgary's well-established southeast industrial corridor, **4441 76 Avenue SE** offers functional, low-cost spaces ideal for **office use and storage**. This multi-tenant building features **direct main-floor access** to select suites and **excellent connectivity** to major arterial routes. It is **well-served by public transit**, making it an accessible option for teams and clients alike.



Excellent Connectivity – Quick access to Glenmore Trail, Barlow Trail SE, and Deerfoot Trail



Well-Served by Public Transit – Multiple bus stops within a 2-5 minute walk



Direct Main Floor Access (Select Units) – Provides ease of entry

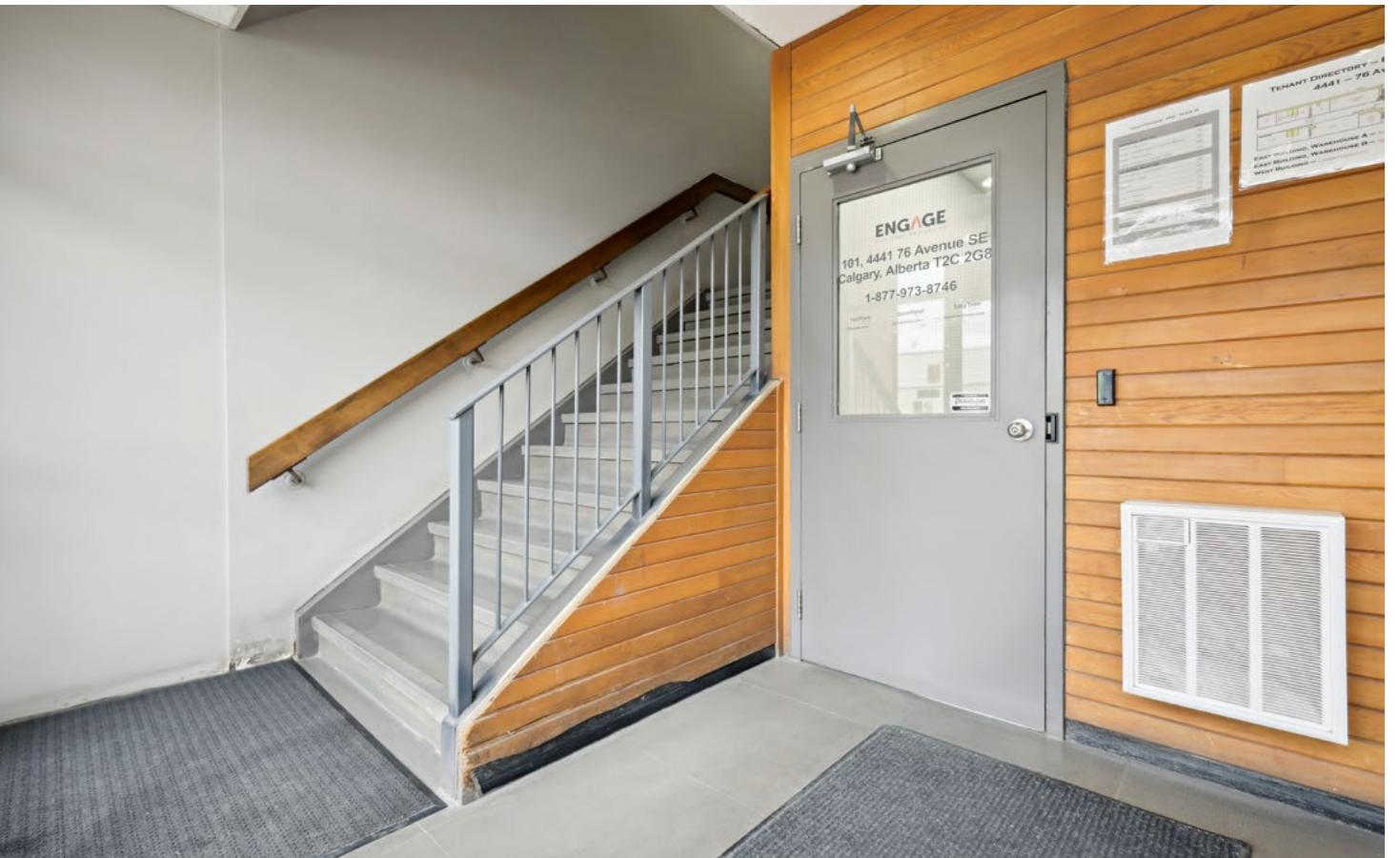


Low-Cost Options with Flexible Terms – Ideal for businesses seeking affordable space with adaptable leasing arrangements



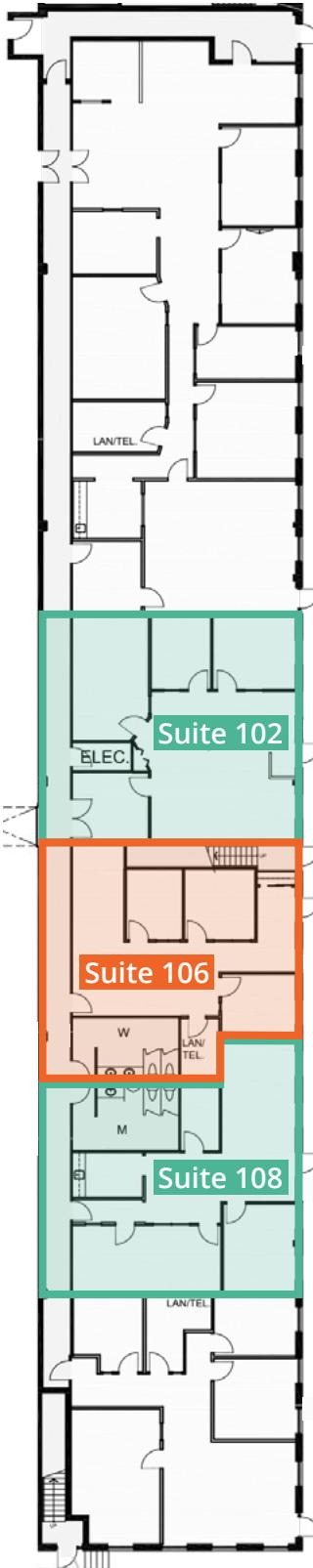
Particulars

Municipal Address	4441 76 Avenue SE
Year Built	1979
Building Class & Zoning	Class B I-G (Industrial – General)
Available Space	Suite 102 - ±1,465 sf Suite 106 - Leased Suite 108 - ±1,295 sf Suite 201 - ±409 sf Suite 207* - ±823 sf <small>*Can be combined 1,612 sf</small> Suite 208* - ±789 sf
Rent Rate	Gross deal structure available
Parking	Surface - dedicated stalls per unit
Occupancy	Immediately



Floorplan

Main floor



Suite 102 details

SIZE
±1,465 sf

AVAILABILITY
Immediately

RENT RATE
Gross deal structure available

Suite features

- Main floor access
- 3 Offices
- Open layout
- Updated carpet and paint

Suite 106 Leased

SIZE
±1,160 sf

AVAILABILITY
Immediately

RENT RATE
Gross deal structure available

Suite features

- Main floor access
- 3 Offices
- Open layout
- Updated carpet and paint

Suite 108 details

SIZE
±1,295 sf

AVAILABILITY
Immediately

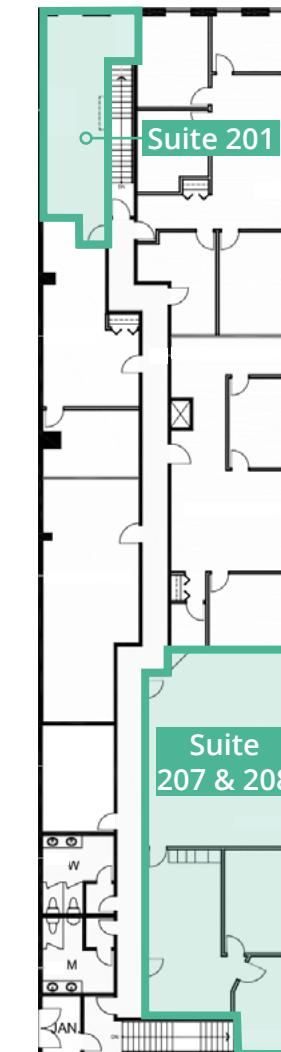
RENT RATE
Gross deal structure available

Suite features

- Open work area
- 1 Office + boardroom area
- Updated carpet and paint
- Storage
- Kitchenette
- Main floor access

Floorplan

Second floor



Suite 201 details

SIZE
±409 sf

AVAILABILITY
Immediately

RENT RATE
Gross deal structure available

Suite features

- Open plan
- 1 north-facing window
- Updated carpet and paint

Suite 207 & 208 details

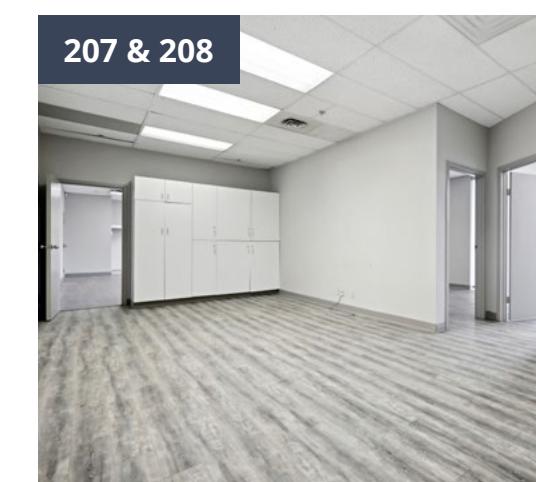
SIZE
Suite 207 ±823 sf
Suite 208 ±789 sf
Combined ± 1,612sf

AVAILABILITY
Immediately

RENT RATE
Gross deal structure available

Suite features

- Open plan
- Can be leased together or separately
- Updated flooring and paint
- Well maintained



Location overview

Located in Calgary's southeast industrial hub, 4441 76 Avenue SE offers excellent accessibility. The property is situated just minutes from Glenmore Trail, Barlow Trail SE, and Deerfoot Trail, providing seamless access to surrounding industrial districts, the downtown core, and the broader highway network.

Public transit is also readily available, with multiple bus stops within a short walking distance, supporting employee access.

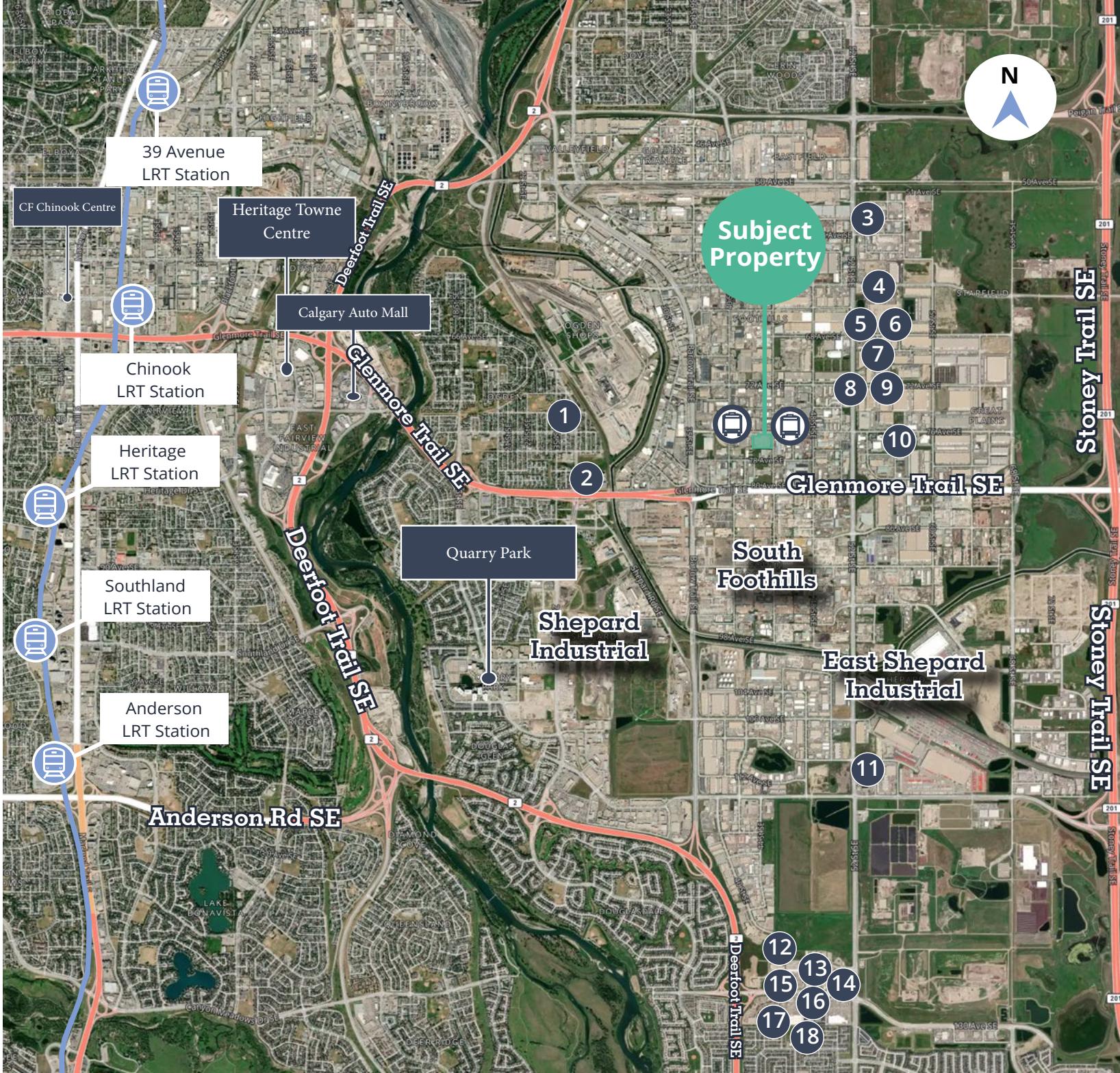
8 Minutes
Quarry Park

10 Minutes
CF Chinook Centre

15 Minutes
Downtown Calgary

Immediate access to

Glenmore Trail, Barlow Trail SE, and
Stoney Trail



Nearby amenities

1. Ogden Pizza & Pub
2. Indian Ocean Restaurant
3. Brewsters Brewing Company
4. Shawarma Factory
5. Tim Hortons
6. Subway
7. DQ Grill & Chill Restaurant
8. Tim Hortons (second location)
9. Edo Japan
10. Big Rock Brewery
11. Jamrock Lounge & Grill
12. Canadian Tire
13. Good Life Fitness
14. RBC
15. The Keg
16. Earls Kitchen + Bar
17. Starbucks
18. Safeway

Your Vision Our Expertise

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