

Office Lease (4,121 SF)

5723 10th Street NE (Unit 129 & 133)

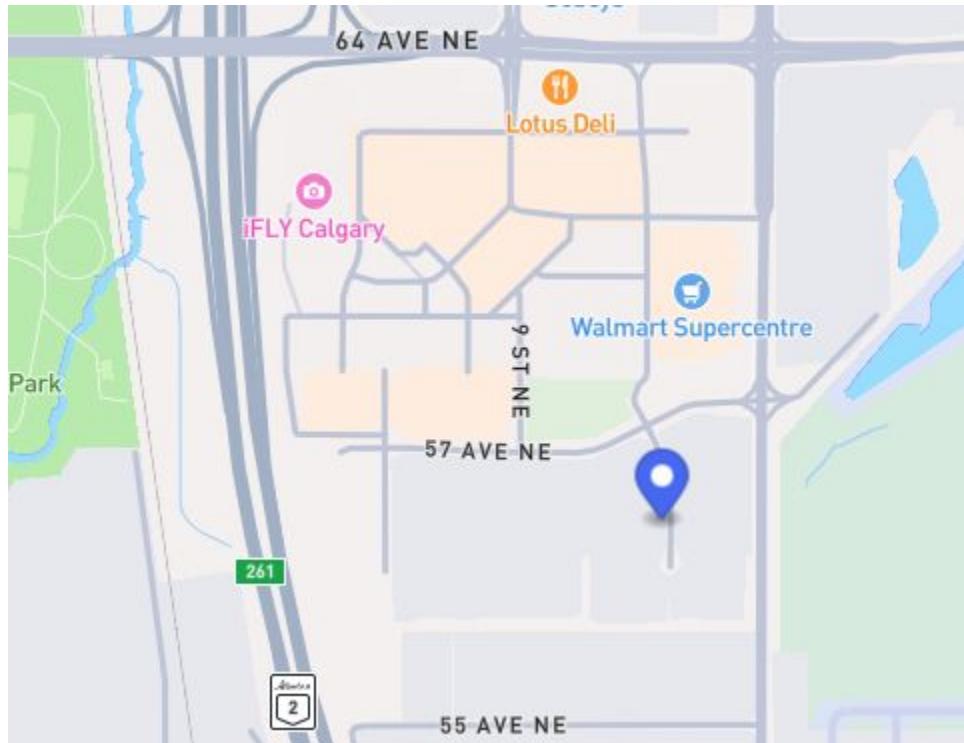


Rentable Area:	Main Floor Office	1,545 SF
	Main Floor Warehouse	543 SF
	<u>2nd Floor Office</u>	<u>2,033 SF</u>
	Total Rentable Area	4,121 SF

Zoning	1-G (Industrial General)
Loading	1x Drive-In
Parking	8 Dedicated Stalls
Operating Costs	\$8.00 PSF (excluding utilities)
Lease Rate	Market
Availability	April 1, 2026

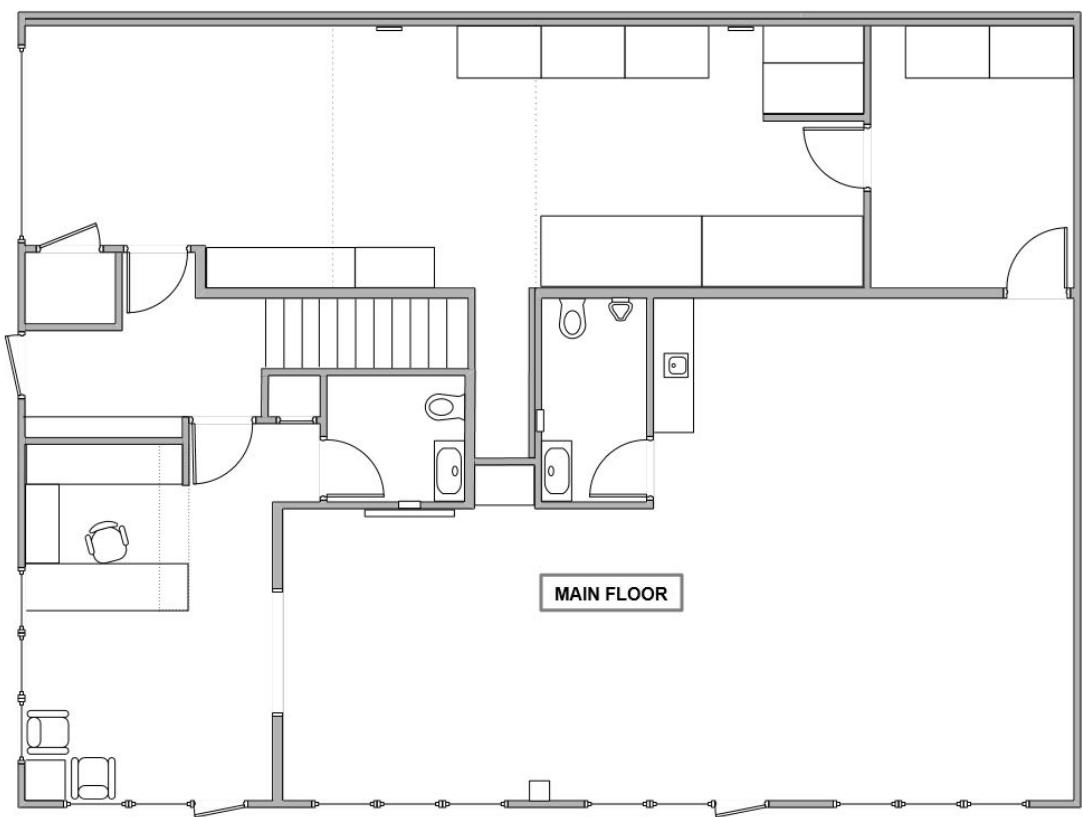
4121 SF of Newly Renovated, High Quality Office Space with Overhead Door

- High quality office space with overhead door and warehouse area
- Well exposed, brick faced commercial condo building with dedicated unit signage
- Walking distance to public transportation and Deerfoot City Mall
- Bright, newly renovated office space with LED lighting, new carpet and flooring throughout
- Recently installed new roof top units with separate temperature control on each floor
- Serviced with access control, window security film and camera surveillance
- Quick access to Deerfoot Trail along with ample parking (8 dedicated stalls)
- Move-in ready with ability to lease fully furnished



Please contact the owner: John Bos at 403-815-4455 / bos.bearspaw@gmail.com

Main Floor:



2nd Floor:

