NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.

FOR LEASE
±3,183 SF Showroom/Warehouse Space
Unit 421, 4615 112 Avenue SE | Eastlake Business Park



Showroom/Warehouse

PROPERTY OVERVIEW

- Showroom / Warehouse for lease with direct exposure to 114 Avenue SE (includes second floor office/showroom).
- Open concept unit with lots of natural light.
- 7 Assigned parking stalls and additional on street parking available.
- Pylon signage available on 114 Avenue SE at a cost.
- Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail.
- Part of a well-maintained multi-tenant building, developed, owned, and managed by Telsec Property Corporation.

LEASE DETAILS

TOTAL AVAILABLE AREA	±3,183 SF
LEASE RATE	Market
OP COST	$4.38 PSF (2026)
PROPERTY TAX	$5.04 PSF (2026)
ZONING	I-G (Industrial General)
LOADING	1 Drive-in doors (12’ x 14’)
CEILING HEIGHT	22' (TBV) in warehouse
POWER	208/120V, 3Phase, 200Amp
PARKING	7 Assigned stalls & street parking
OCCUPANCY	June 15, 2027

October 28, 2026

For more information, please contact:



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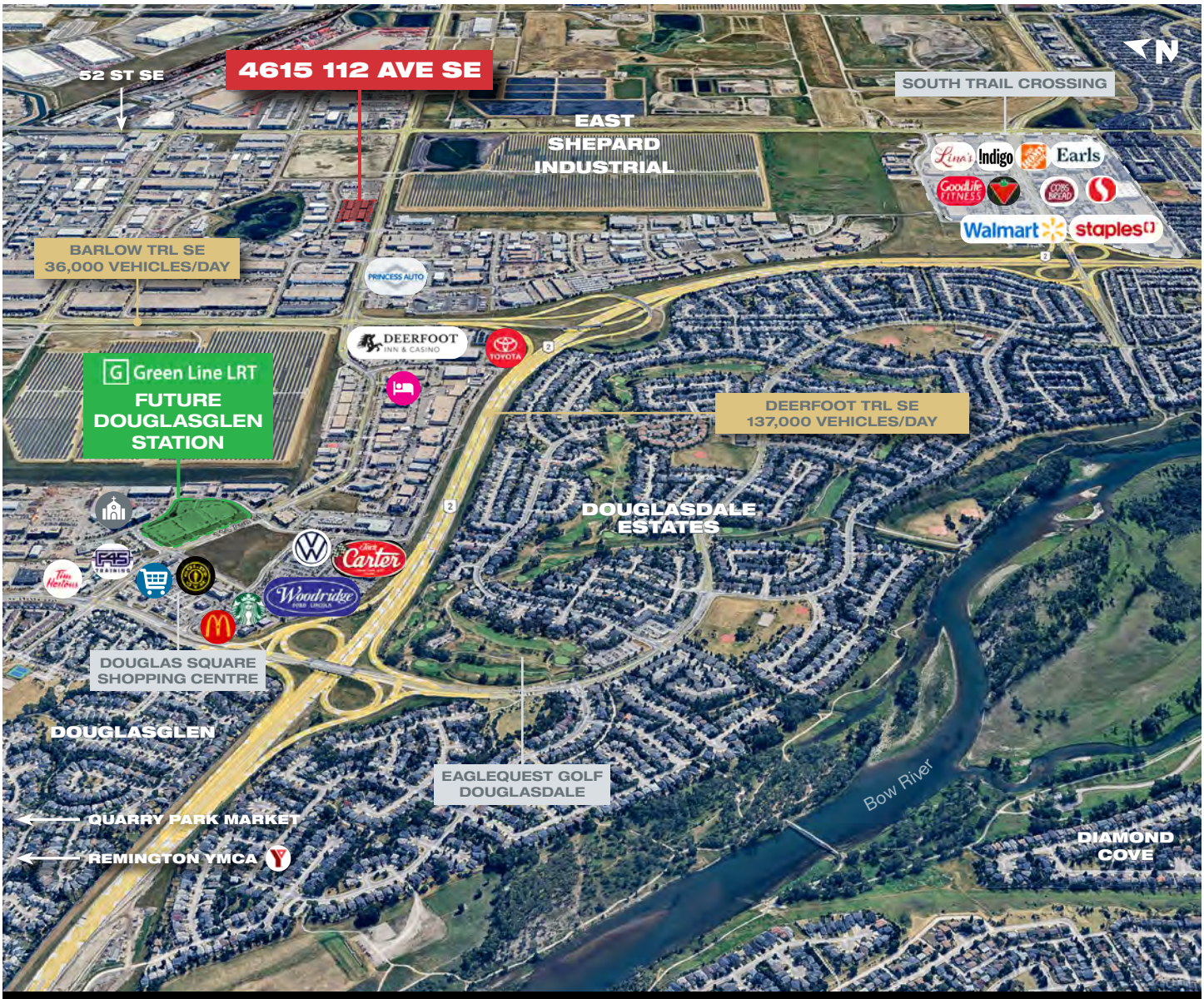
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STRATEGIC LOCATION

Located within the East Shepard Industrial community, in the established Eastlake Business Park, this site offers excellent access to Deerfoot Trail, Barlow Trail, Stoney Trail, and 130th Ave SE. Nearby amenities include South Trail Crossing, Shepard Regional Centre, Quarry Park Market, Deerfoot Inn & Casino, and a wide range of dining, retail, fitness, and hotel options — all within minutes.

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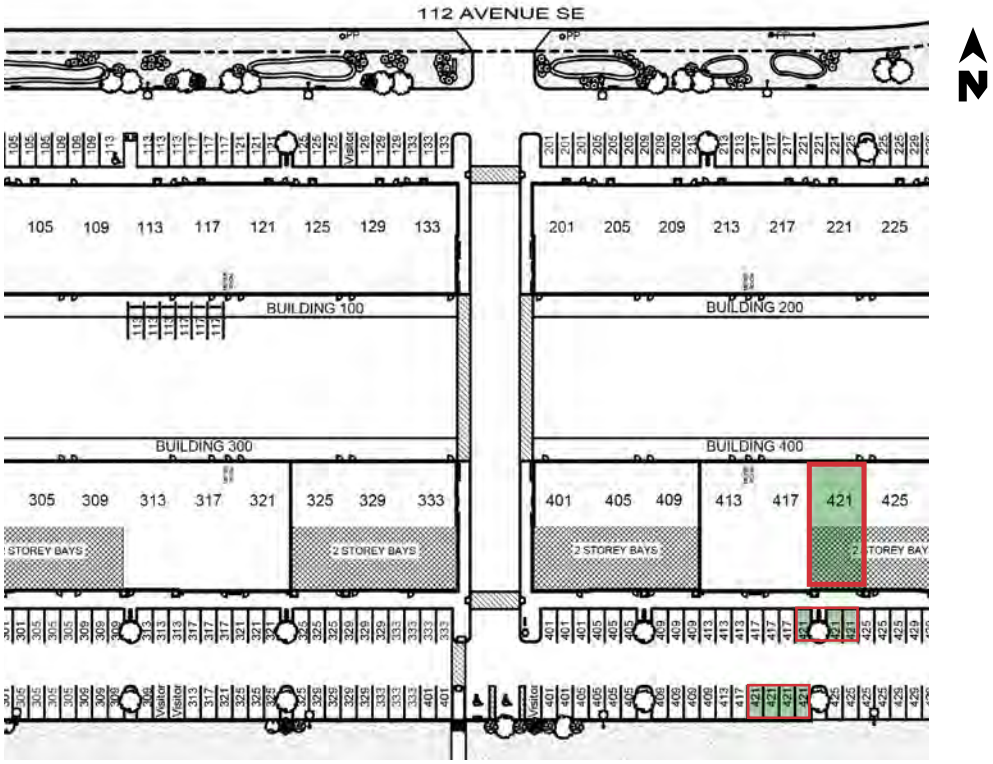


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SITE PLAN





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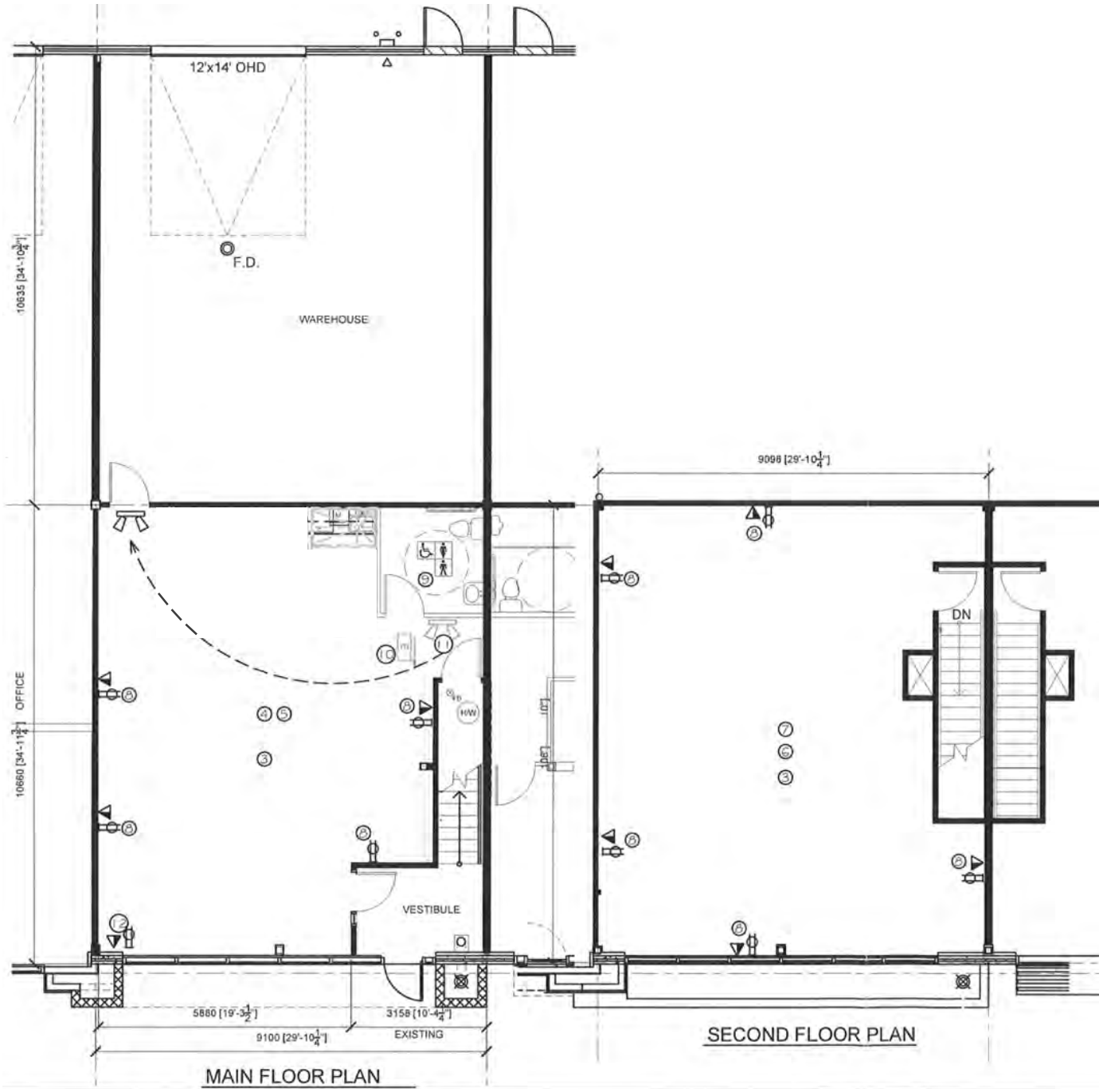


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FLOOR PLAN



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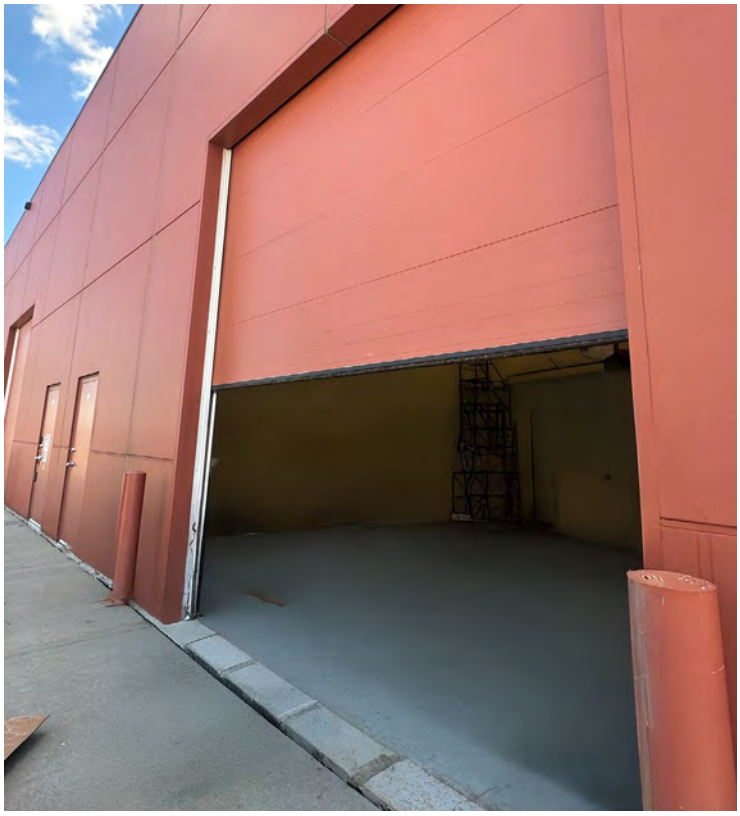
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