



 **JLL** SEE A BRIGHTER WAY

For lease

7100 44th Street SE
16,136 RSF Available

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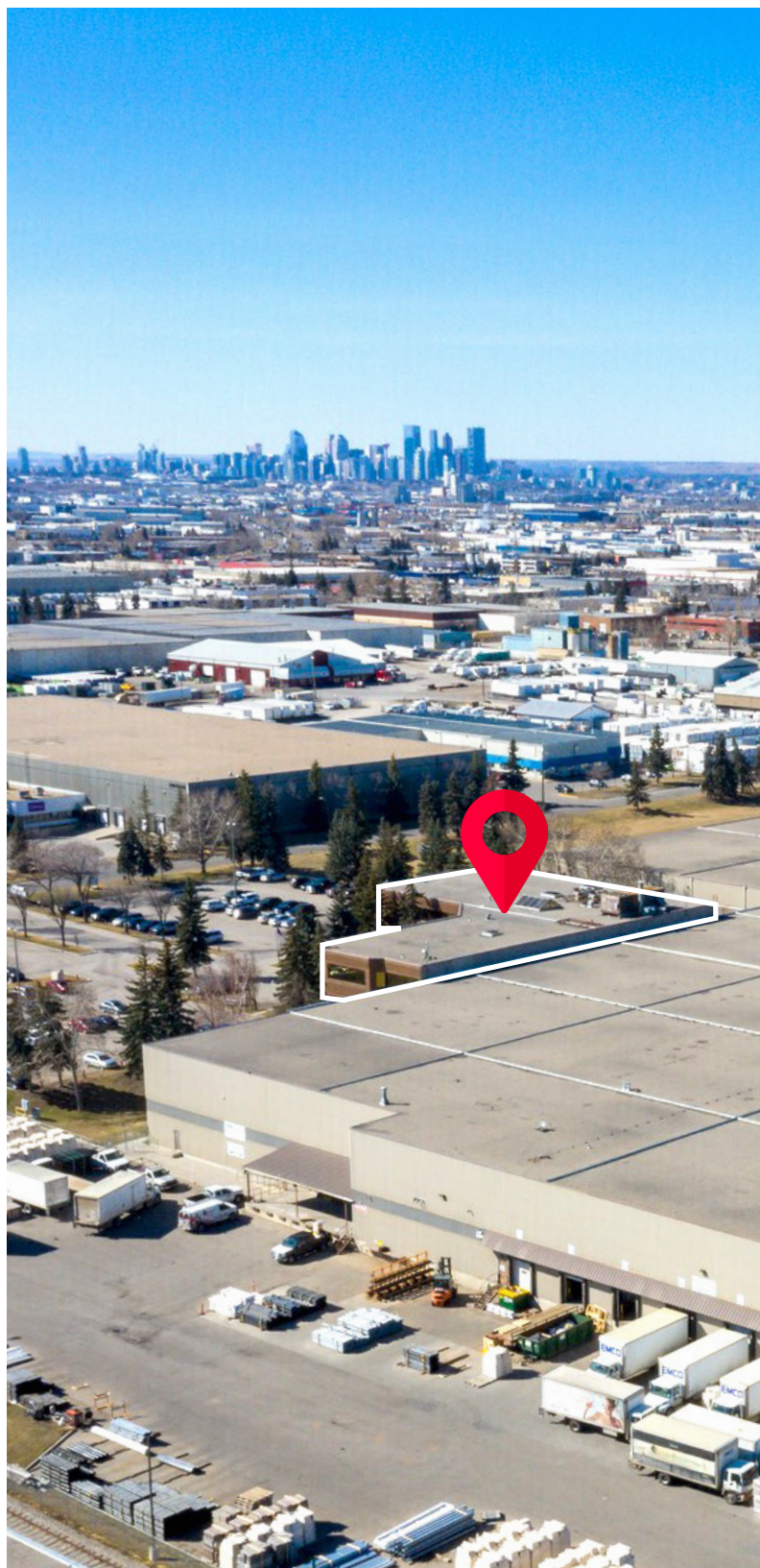
Your Next Business Hub in Foothills Industrial

Strategically positioned office space in Calgary's Foothills Industrial area. This third-floor space delivers superior connectivity to major routes, nearby amenities, and a professional layout designed for growing businesses.

Property Highlights

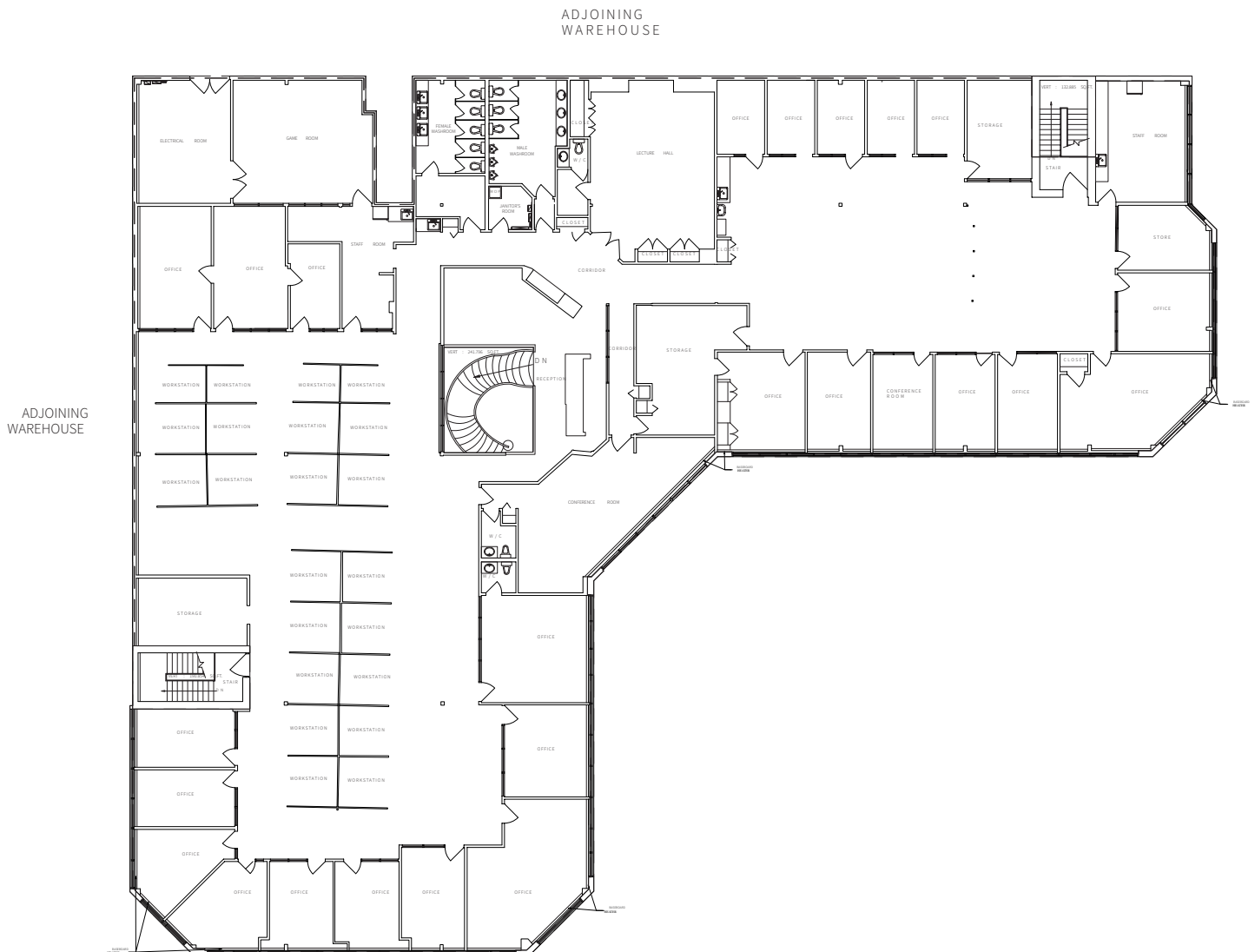
- Ample surface parking
- Direct access to Glenmore Trail, Barlow Trail & Stony Trail SE
- 20 minutes driving to Downtown
- Numerous nearby amenities including A&W, Big Rock Brewery, Shawarma Factory & Chinook Mall

Address	7100 44th Street SE, Calgary, Alberta
Location	3rd floor
Size	16,136 s.f.
Availability	Immediately
Type	Office
Landlord	Jim Pattison Developments Ltd.
Op Cost	\$8.22 p.s.f. (est. 2026)

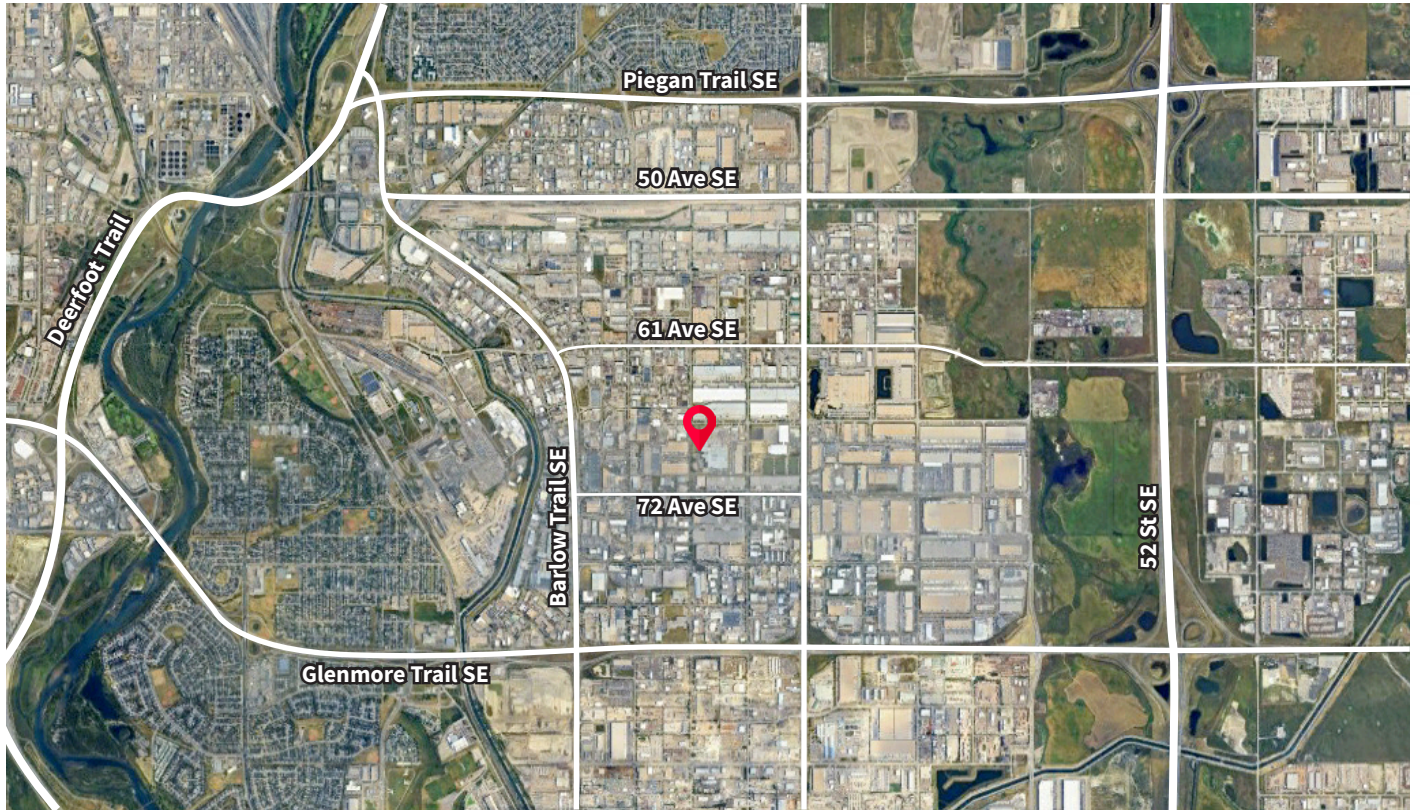


Floorplan

- 22 exterior offices
- 2 interior offices
- 22 work stations
- 2 conference rooms
- 3 storage rooms
- 1 lecture hall
- 2 staff rooms
- 1 games room



Location Map



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