

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 13, 10099 15 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Calgary, Alberta



**Listing ID:**  
28880


**MLS ID:**  
A2175491

**\$12.10**



 **ILYA RAYKHLIN**  
 (403) 999-2277

 RE/MAX House of Real Estate  
 403-287-3880

 13, 10099 15 Street NE, Calgary , Alberta T3J 0T7

**Transaction Type**

For Lease

**Days On Market**

223

**Lease Amount**

12.10

**Lease Frequency**

Annually

**Subdivision**

Stoney 2

**Building Type**

Warehouse

**Year Built**

2018

**Structure Type**

Warehouse

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Office (Sq. Ft.)**

1680.0000

**Building Area (Sq. Ft.)**

26736.00

**Building Area (Sq. M.)**

2483.84

**Inclusions**

N/A

**Restrictions**Airspace Restriction, Landlord  
Approval, Lease Restriction**Reports**

None

Rare and immediate opportunity for a long-term sublease in a modern industrial building close to Deerfoot Trail and the Calgary Airport. The bay measures 26,736 square feet, of which 1,680 square feet is office and 25,056 square feet is warehouse area. The Net Rent is far below the current market rate for newer properties in the NE, particularly given the highly desirable features of this unit which also include LED lighting, a charging station for four forklifts, an extremely high electrical supply, and hydraulic dock levelers. Sublease term expires May 31, 2030. Operating Costs for 2025 are \$6.38 per square foot. Automotive and recreational uses will NOT be permitted.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.