

SECOND FLOOR
PROFESSIONAL FOR LEASE



FAIRMOUNT *PLACE*

9919 FAIRMOUNT DRIVE SOUTH EAST, CALGARY, AB



\$1.00 NET RENT

\$22.43 ADDITIONAL RENT

RESERVED PARKING AVAILABLE

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LEASING OPPORTUNITIES

9919 FAIRMOUNT DRIVE SE, CALGARY, AB

FITNESS, OPEN PLAN OFFICE

206 + 207 **2,189 SF**

206 **1,142 SF**

AVAILABILITY 30 DAYS NOTICE

207 **1,047 SF**

AVAILABILITY IMMEDIATELY

OFFICE - LEASED

203 **356 SF**

AVAILABILITY IMMEDIATELY

Located in the affluent community of Willow Park, Fairmount Place Shopping Centre is anchored by Calgary's largest Italian grocer, The Italian Centre Shop, as well as RBC and Tim Hortons. Drawing customers from across the city of Calgary, this centre is ideally situated in a densely populated and diverse neighbourhood providing for everyday needs and more. Fairmount Place Shopping Centre is surrounded by several parks and schools, is seconds away from the busy intersection of Macleod Trail SE and Southland Dr SE, and under 10 minutes to DeerFoot Trail.

PROMOTIONAL PRICING

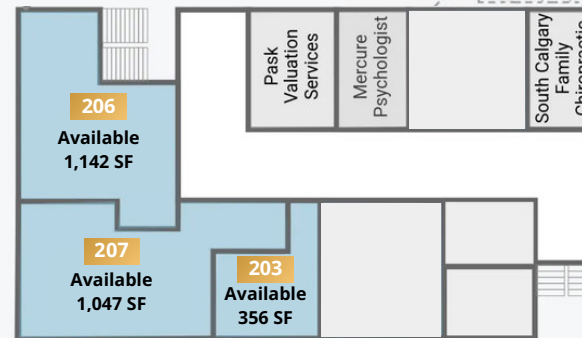
Year 1: \$1.00/net rent *

Year 2: \$1.00/net rent *

Year 3: \$3.00/net rent *

Year 4: \$4.00/net rent *

Year 5: \$5.00/net rent *



SECOND FLOOR OFFICES



AVAILABILITIES

SECOND FLOOR

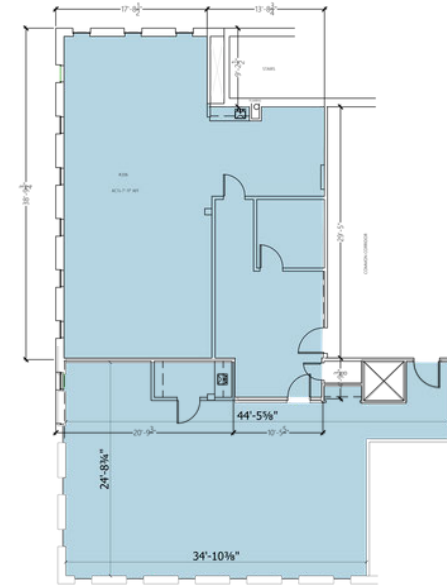
Option A

206 + 207

2,189 SF

Availability	Immediately
Ideal Use	Fitness, Open plan office
*Additional Rent	\$22.43 psf

*2026 Estimates and rates are subject to change



PROMOTIONAL PRICING

\$1.00/net rent *

*On approved deals. Limited term (first 2 years).

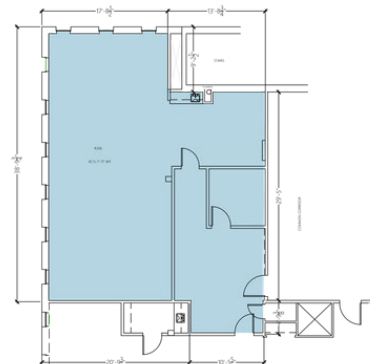
Option B

206

1,142 SF

Availability	30 days notice
Ideal Use	Fitness, Open plan office
*Additional Rent	\$22.43 psf

*2026 Estimates and rates are subject to change



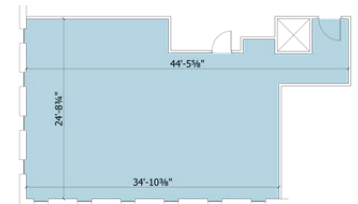
Option C

207

1,047 SF

Availability	Immediately
Ideal Use	Fitness, Open plan office
*Additional Rent	\$22.43 psf

*2026 Estimates and rates are subject to change



AVAILABILITIES

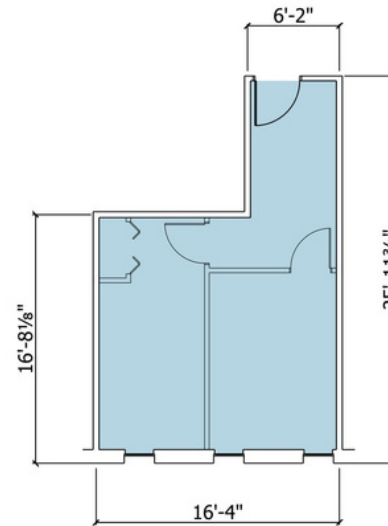
SECOND FLOOR

203

356 SF

Availability	Immediately
Ideal Use	Office
*Additional Rent	\$22.43 psf

**2026 Estimates and rates are subject to change*



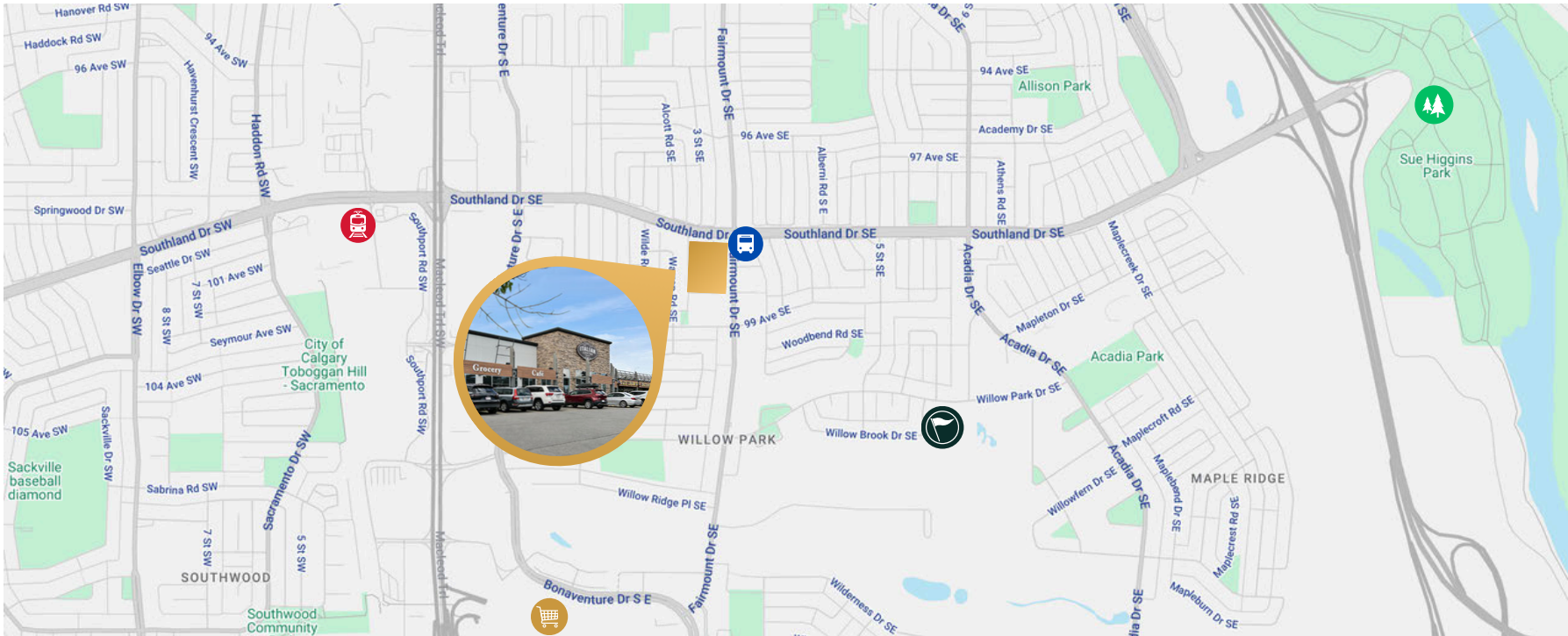
**PROMOTIONAL
PRICING**

\$1,500/month gross
Requires a 3-5-year lease.



FAIRMOUNT PLACE

9919 FAIRMOUNT DRIVE SE, CALGARY, AB



Neighbourhood Features

	WILLOW PARK MGOLF & COUNTRY CLUB	2 MIN DRIVE	1.5 KM
	SOUTHCENTRE MALL	5 MIN DRIVE	2.2 KM
	SUE HIGGINS PARK	6 MIN DRIVE	2.7 KM
	SOUTHLAND CTRAIN STATION  	7 MIN DRIVE	1.9 KM
	BUS (10 CITY HALL/SOUTHCENTRE) 	<1 MIN DRIVE	0.1 KM

142,000

POPULATION (5KM)

73

BIKE SCORE

\$136,000

HOUSEHOLD INCOME (5KM)

26,000

TRAFFIC COUNT

58,000

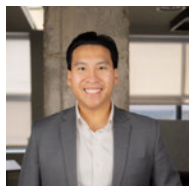
HOUSEHOLDS (5KM)



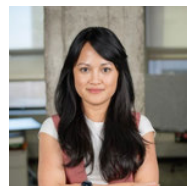
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