



OFFICE SPACE FOR LEASE

**1289 HIGHFIELD CRES SE**  
**CALGARY, AB**



# 1289 HIGHFIELD CRES SE FOR LEASE

## About the Property

|                         |                                                                         |
|-------------------------|-------------------------------------------------------------------------|
| Space Available:        | Suite 120 Main Floor: 1,971 sf<br>Suite 120 Second Floor: 1,890 sf      |
| Availability:           | Immediately                                                             |
| Lease Rate:             | \$12.00 psf                                                             |
| Operating Costs (2025): | \$5.64 psf<br>(does not include janitorial, electricity, or gas)        |
| Parking:                | 5 surface stalls (free of charge) & additional street parking available |
| Zoning:                 | I-G (Industrial)                                                        |

## Highlights

- Located in the Highfield Industrial area
- Free surface parking
- Central location with access to Blackfoot and Deerfoot Trail
- 12 minute drive to Downtown Calgary and 22 minute drive to Calgary International Airport
- I-G zoning allowing for a wide variety of uses
- Amenities nearby include: Village Brewery, Jane Bond BBQ, Tim Hortons, Taco Time, Mary Brown's Chicken, and more



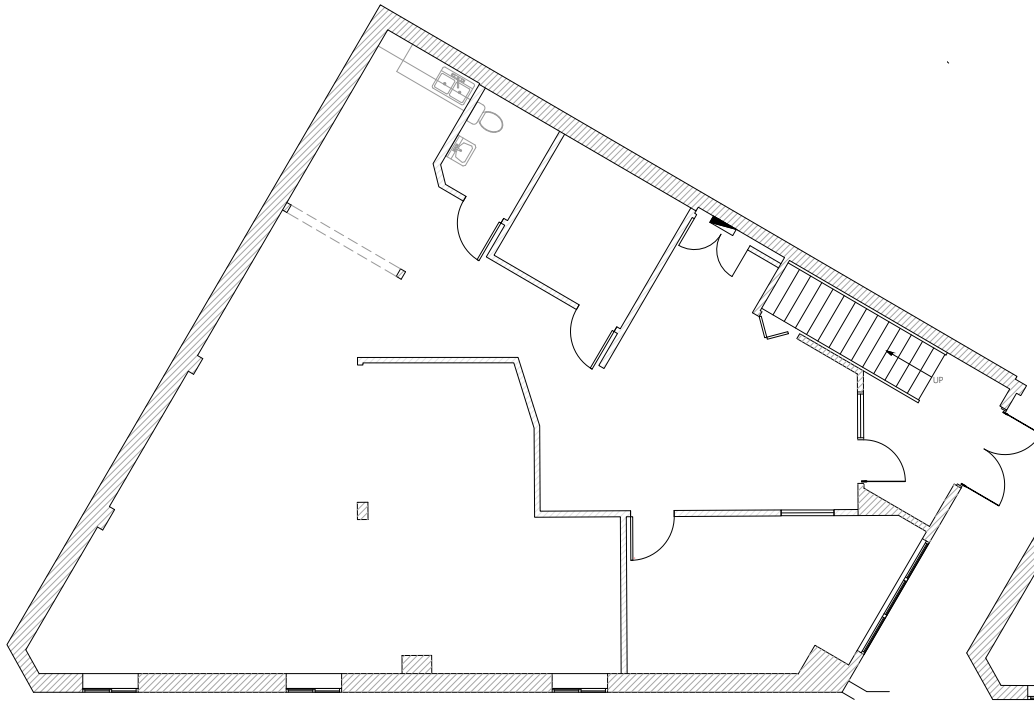
**DYNAMIC OPEN FLOOR PLAN**



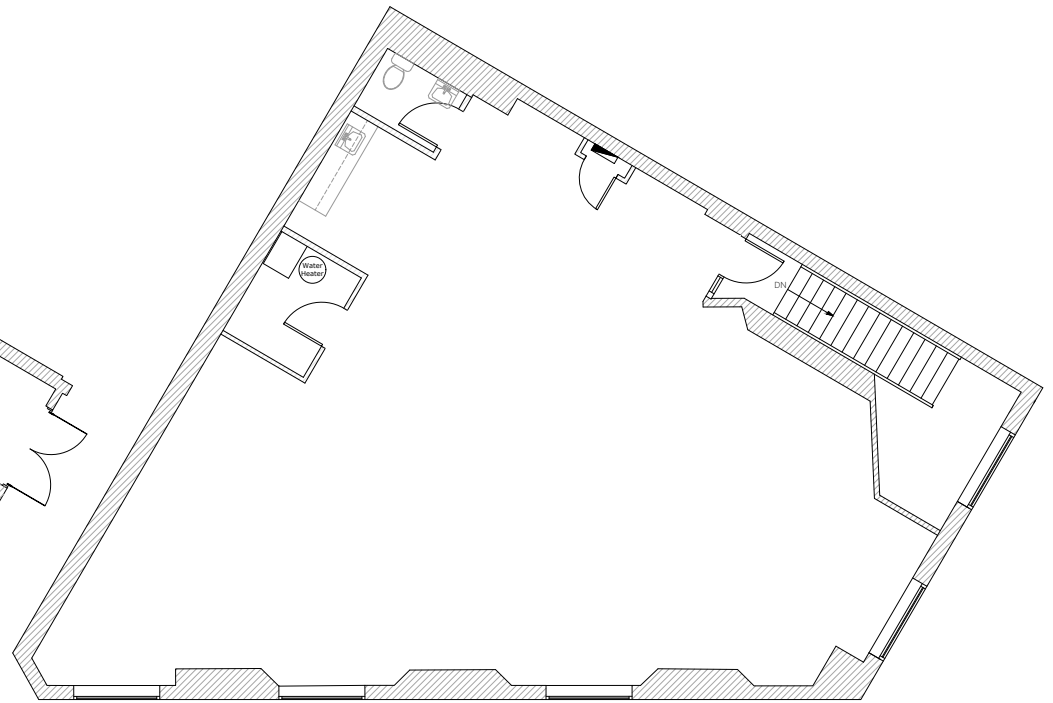
**MODERN KITCHEN SPACE**



# FLOOR PLAN



**SUITE 120 MAIN FLOOR: 1,971 SF**



**SUITE 120 SECOND FLOOR: 1,890 SF**



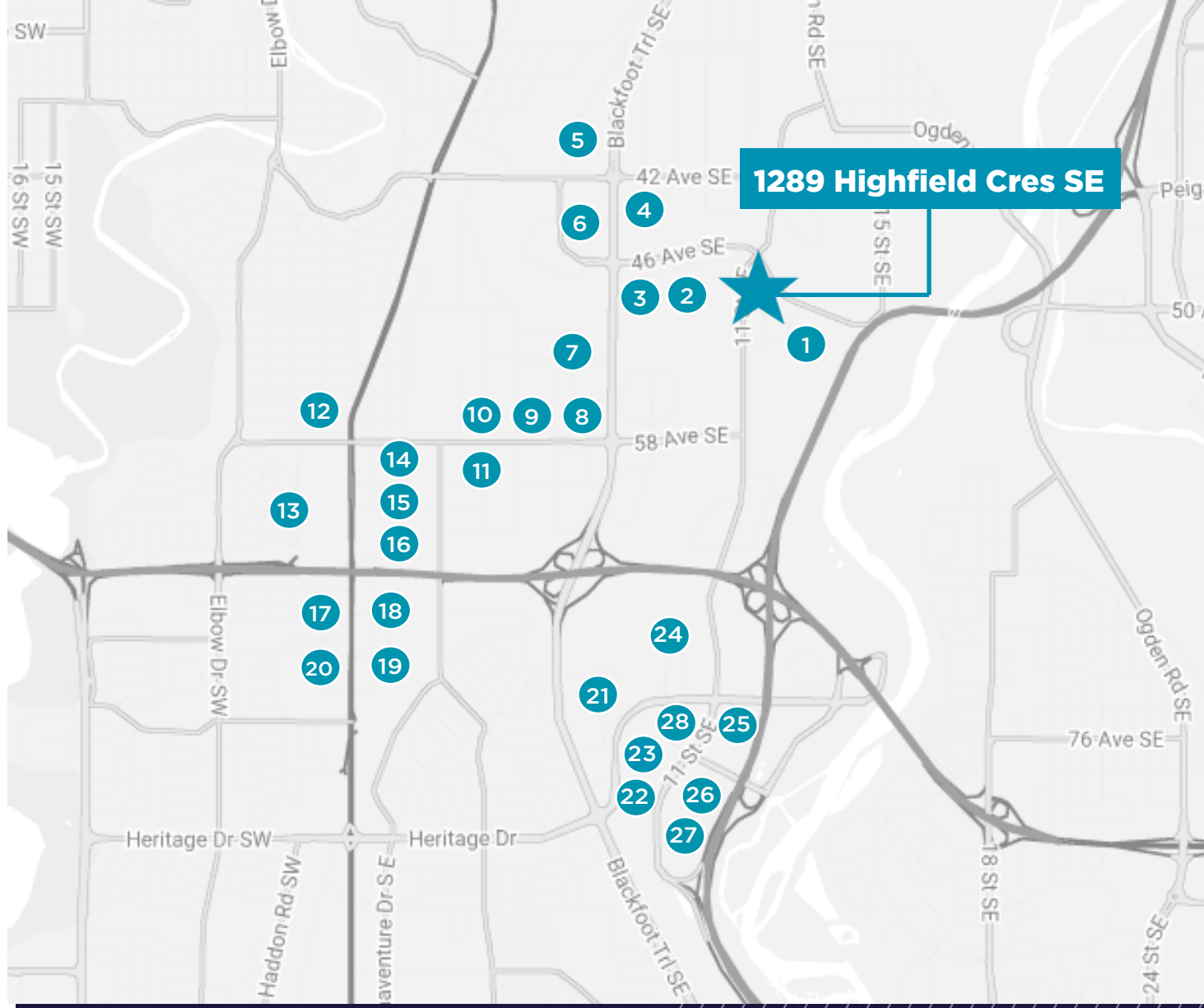
## ABOUT THE AREA

**17,611**  
TOTAL  
POPULATION

**69,419**  
DAYTIME  
POPULATION

**\$129,644**  
AVG HOUSEHOLD  
INCOME

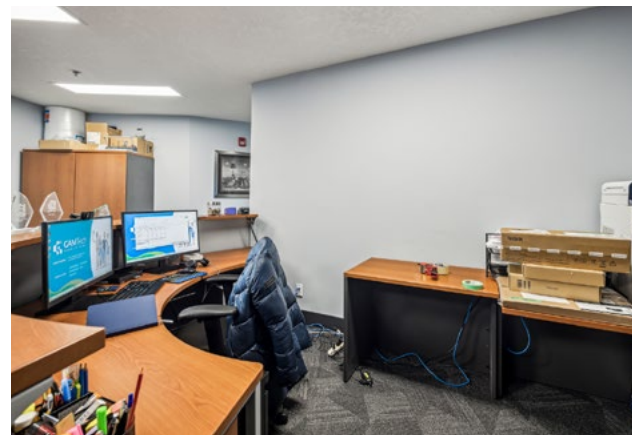
**41.1**  
AVG AGE



- |                           |                         |                            |                              |
|---------------------------|-------------------------|----------------------------|------------------------------|
| 1. Village Brewery        | 8. Tim Hortons          | 15. Staples                | 22. Walmart                  |
| 2. Jane Bond BBQ          | 9. Wendy's              | 16. The Home Depot         | 23. T & T Supermarket        |
| 3. Tim Hortons            | 10. Red's Diner         | 17. Tim Hortons            | 24. Costco                   |
| 4. Shell                  | 11. Prairie Dog Brewing | 18. Cactus Club            | 25. Starbucks                |
| 5. Coco Brooks            | 12. WOW Bakery & Cafe   | 19. Starbucks              | 26. Ikea                     |
| 6. Empanada Queen         | 13. CF Chinook Centre   | 20. Kinjo Sushi & Grill    | 27. Best Buy                 |
| 7. Calgary Italian Bakery | 14. Greedy Donut        | 21. Calgary Farmers Market | 28. Real Canadian Superstore |



# PHOTOS







## FOR MORE INFORMATION, CONTACT:

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