DEERFOOT JUNCTION
BUSINESS PARK
1,404 SF - 63,795 SF OF OFFICE SPACE FOR LEASE

CUSHMAN &
WAKEFIELD

DEERFOOT JUNCTION
BUSINESS PARK
CALGARY, AB

DEERFOOT JUNCTION II

DEERFOOT JUNCTION I

DEERFOOT JUNCTION III

PROPERTY FEATURES

DEERFOOT JUNCTION BUSINESS PARK IS WELL LOCATED AT THE INTERSECTION OF DEERFOOT TRAIL NE AND 32ND AVENUE NE

10 MINUTE DRIVE TO DOWNTOWN CALGARY, AND LESS THAN A 5 MINUTE DRIVE TO ABUNDANT AMENITIES

LESS THAN 10 MINUTES AWAY FROM DEERFOOT CITY MALL & THE GRASSROOTS FARMERS MARKET

EASY ACCESS TO LOCAL TRANSPORT, INCLUDING NUMEROUS BUS STOPS

DEERFOOT JUNCTION
BUSINESS PARK
CALGARY, AB

Deerfoot Junction is a suburban Calgary office campus, consisting of three quality office buildings. The site is well-located at the intersection of Deerfoot Trail and 32nd Avenue NE.

Deerfoot Junction I - 3225 12th Street NE

Deerfoot Junction II - 3215 12th Street NE

Deerfoot Junction III - 1212 31st Ave NE

PROPERTY FEATURES

DEERFOOT JUNCTION I

Space Available:	~~Suite 110: 3,819 SF~~ **LEASED** Suite 120: 2,894 SF Suite 200: 16,747 SF (Full Floor/Demisable to 6,000 sf)
Lease Rate:	Market rates
Operating Costs:	$16.54 PSF (est. 2025)
Availability:	Suite 120: October 1, 2025 Suite 200: Immediately
Parking Ratio:	1:300 SF
Parking Rates:	Surface: $45 per stall, per month Secured Underground: $125 per stall, per month

DEERFOOT JUNCTION II

Space Available:	Suite 100: 14,056 SF (Full Floor) Suite 200: 16,466 SF (Full Floor) Suite 300: 16,526 SF (Full Floor)
Lease Rate:	Market rates
Operating Costs:	$16.54 PSF (est. 2025)
Availability:	November 1, 2025
Parking Ratio:	1:300 SF
Parking Rates:	Surface: $45 per stall, per month Secured Underground: $125 per stall, per month

DEERFOOT JUNCTION III

Space Available:	Suite 200: 2,859 SF Suite 316: 1,404 SF
Lease Rate:	Market rates
Operating Costs:	$18.01 PSF (est. 2025)
Availability:	Suite 200: Immediately Suite 316: August 1, 2025
Parking Ratio:	1:400 SF
Parking Rates:	Surface: $45 per stall, per month Covered: $75 per stall, per month

DEERFOOT JUNCTION
BUSINESS PARK I
CALGARY, AB

CUSHMAN & WAKEFIELD

FLOOR PLANS

Suite 110
LEASED

Fitness Facility

Suite 120

~~Suite 110: 3,819 SF~~ **LEASED**
Suite 120: 2,894 SF

Suite 200: 16,747 SF
Full Floor/Demisable to 6,000 SF

DEERFOOT JUNCTION I

- Suite 120 available October 1, 2025, Suite 200 available immediately

- Building lobby renovation completed in 2019

- Building signage available

- Efficient 16,000 SF floorplates

- Building has recently undergone a full reglazing, including new roller blinds throughout
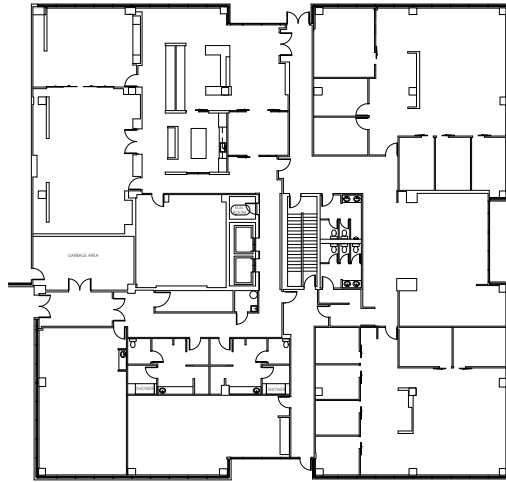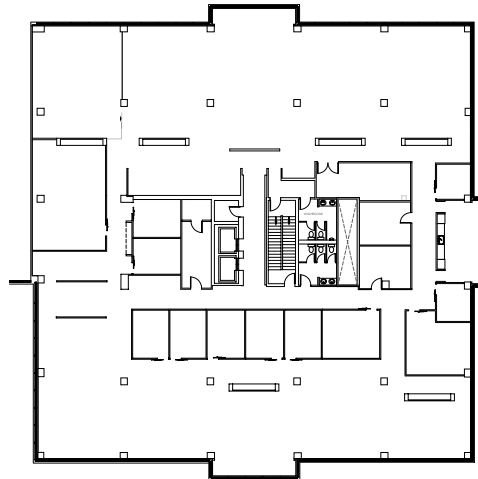
- Brand new tenant fitness facility
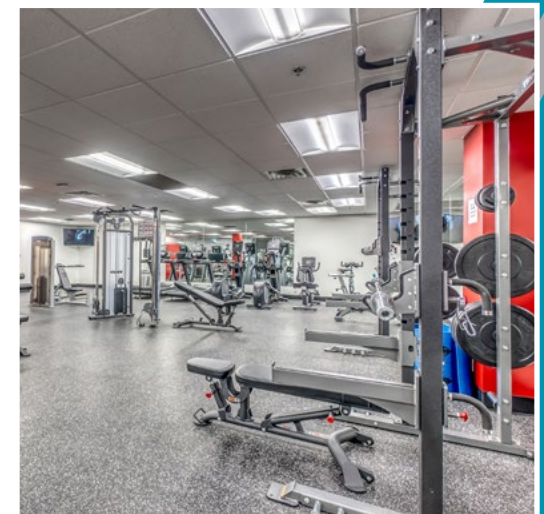
FLOOR PLANS

Suite 100: 14,056 SF
Full Floor

Suite 200: 16,466 SF
Full Floor
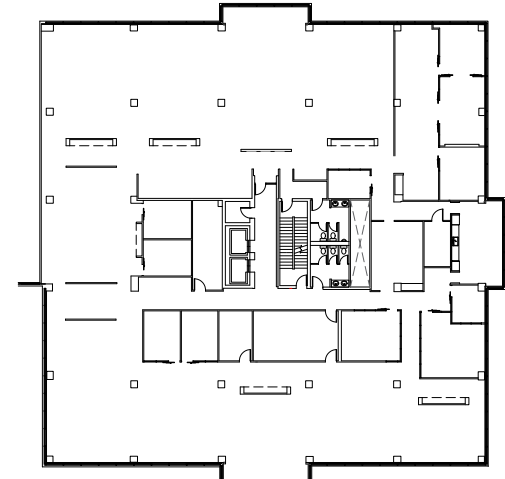
Suite 300: 16,526 SF
Full Floor

DEERFOOT JUNCTION II

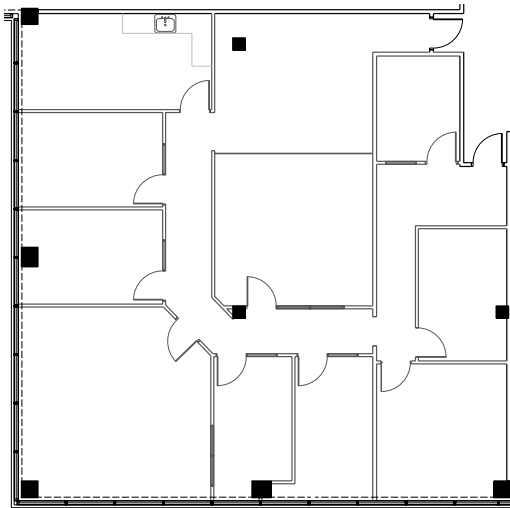Available November 15, 2025
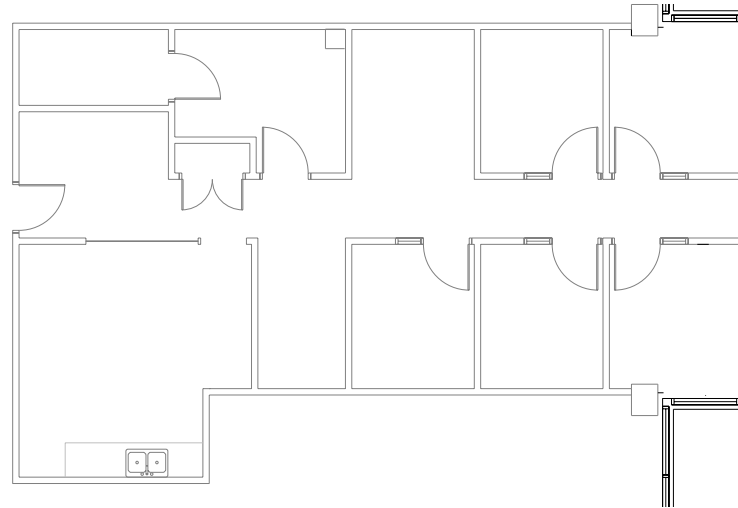

Suite 100

Suite 100

FLOOR PLANS

Suite 200: 2,859 SF

Suite 316: 1,404 SF

DEERFOOT JUNCTION III

- Suite 200 available immediately, Suite 316 available August 1, 2025

- Building lobby renovation completed in 2019

- Part of an attractive NE business park with numerous nearby amenities

- In-building Mexican restaurant, Freshadilla

- Convenient access to the building via Deerfoot Trail & 32nd Ave NE

- The building has recently undergone a full reglazing, including new roller blinds throughout

- Back-up generator available

DEERFOOT JUNCTION
BUSINESS PARK
CALGARY, AB

PROPERTY PHOTOS
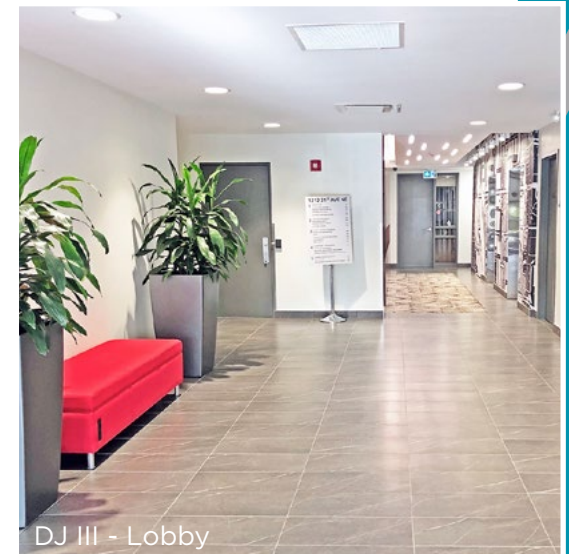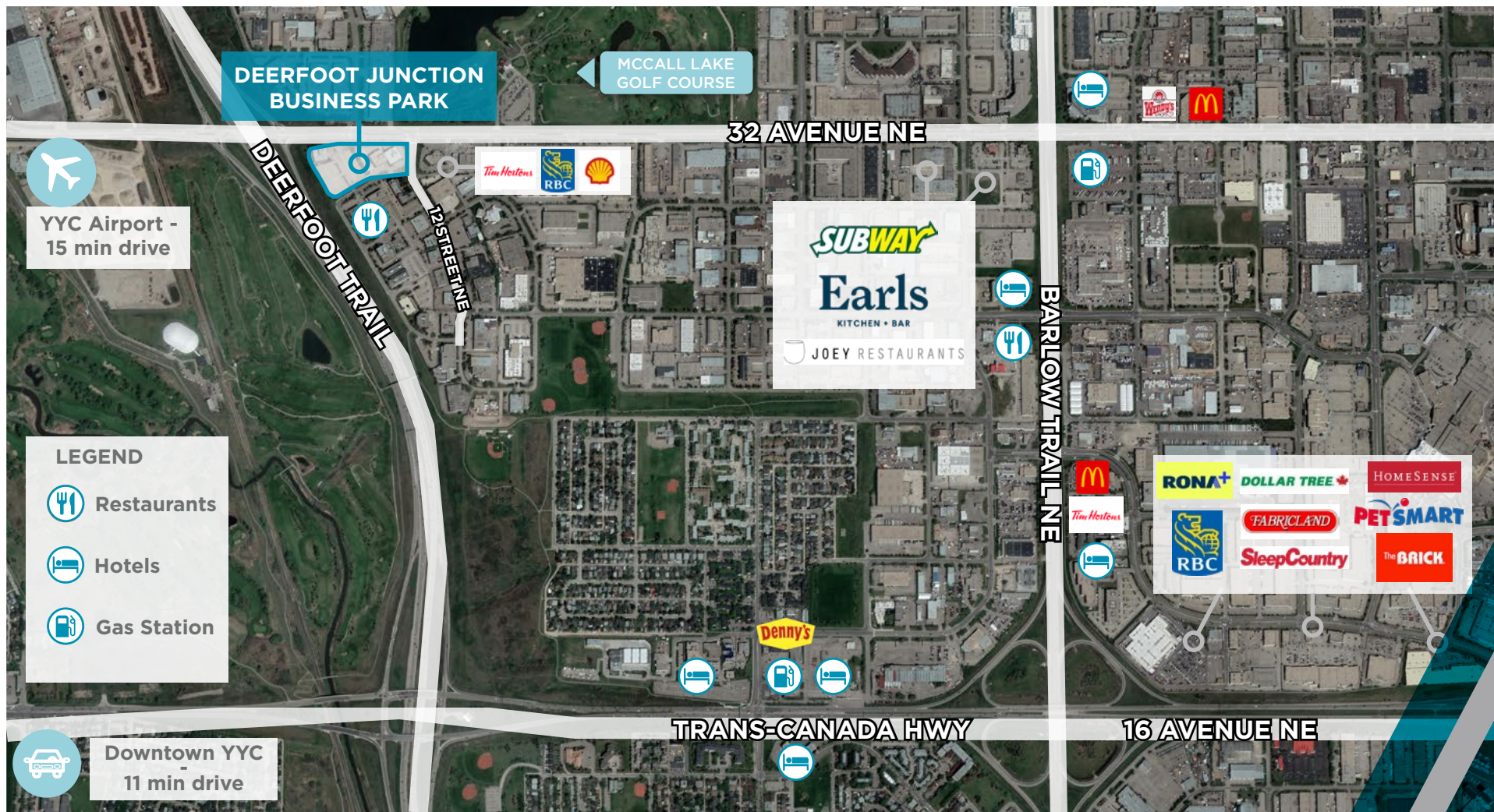

DJ II - Suite 100

DJ II - Suite 100

DJ II - Suite 100

DJ II - Suite 201

DJ I & II Fitness Centre

DJ III - Lobby

DEERFOOT JUNCTION BUSINESS PARK

MCCALL LAKE GOLF COURSE

32 AVENUE NE

YYC Airport - 15 min drive

DEERFOOT TRAIL

12 STREET NE

BARLOW TRAIL NE

SUBWAY
Earls
KITCHEN + BAR
JOEY RESTAURANTS

LEGEND

Restaurants

Hotels

Gas Station

Denny's

TRANS-CANADA HWY

16 AVENUE NE

Downtown YYC - 11 min drive

RONA+ | DOLLAR TREE | HomeSense
RBC | FABRICLAND | PETSMART
SleepCountry | The BRICK

Tim Hortons | RBC | Shell

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CUSHMAN & WAKEFIELD

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