

DEERFOOT JUNCTION BUSINESS PARK

1,404 SF - 16,747 SF OF OFFICE SPACE FOR LEASE



DEERFOOT JUNCTION BUSINESS PARK

CALGARY, AB



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:	\$16.97 PSF (est. 2026)
Availability:	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 LEASED Suite 200: 16,466 SF LEASED Suite 300: 16,526 SF LEASED
Lease Rate:	Market rates
Operating Costs:	\$16.97 PSF (est. 2026)
Availability:	Immediately
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: 3,772 SF Suite 202: 2,842 SF Suite 316: 1,404 SF
Lease Rate:	Market rates
Operating Costs:	\$18.15 PSF (est. 2026)
Availability:	Immediately
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



FLOOR PLANS



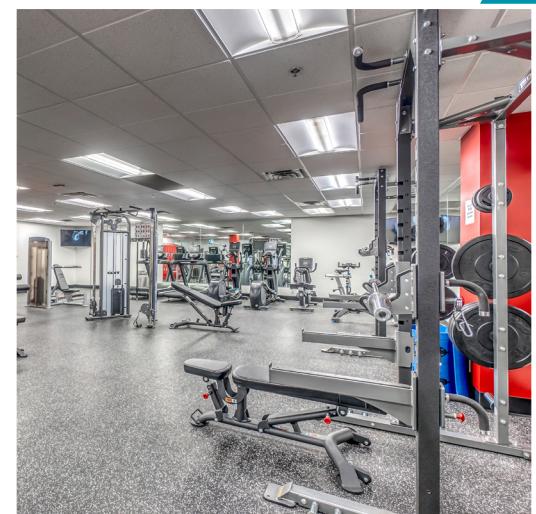
Suite 110: 3,819 SF ~~LEASED~~
Suite 120: 2,894 SF



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

DEERFOOT JUNCTION I

- Both suites available immediately
- 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



DEERFOOT JUNCTION BUSINESS PARK II

CALGARY, AB



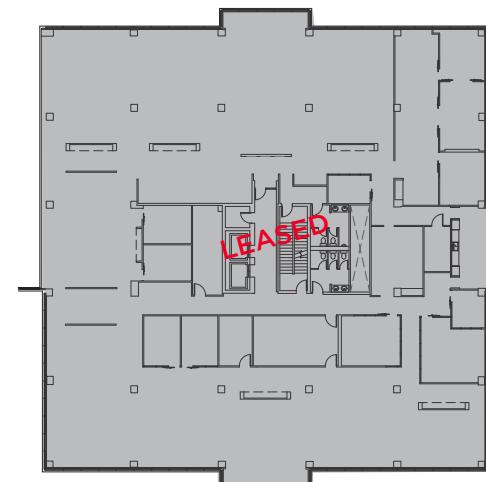
FLOOR PLANS



~~Suite 100: 14,056 SF~~
LEASED



~~Suite 200: 16,466 SF~~
LEASED



~~Suite 300: 16,526 SF~~
LEASED

DEERFOOT JUNCTION II

FULLY LEASED



Suite 100



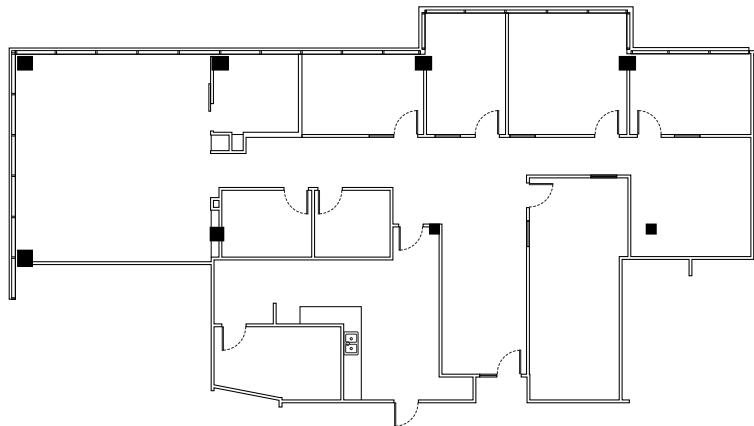
Suite 100

DEERFOOT JUNCTION BUSINESS PARK III

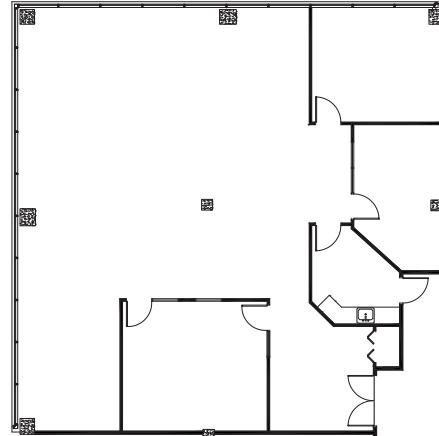
CALGARY, AB



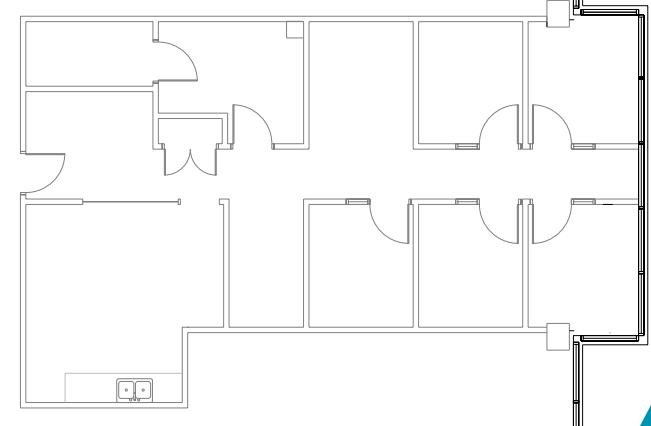
FLOOR PLANS



Suite 200: 3,772 SF



Suite 202: 2,842 SF



Suite 316: 1,404 SF

DEERFOOT JUNCTION III

- All suites available immediately
- 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



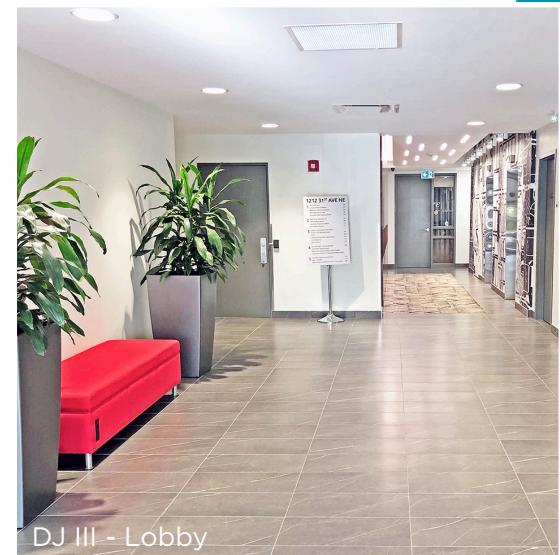
DJ II - Suite 100



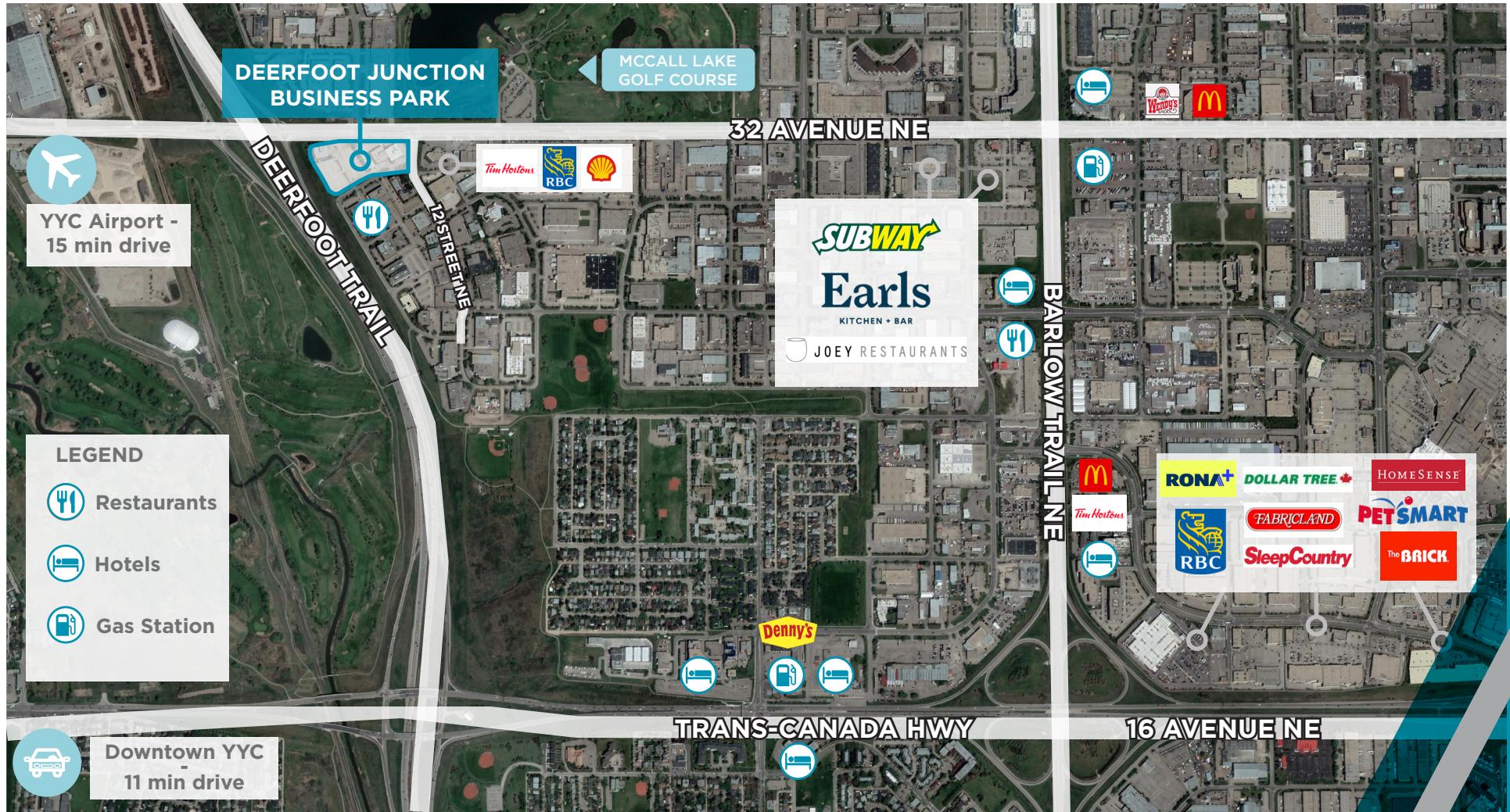
DJ II - Suite 201



DJ I & II Fitness Centre



DJ III - Lobby



For more information, please contact:

DAVID LEES

Executive Vice President
Office Sales & Leasing
D: +1 403 261 1102
M: +1 403 869 5025
david.lees@cushwake.com

ADAM RAMSAY

Executive Vice President
Office Sales & Leasing
D: +1 403 261 1103
M: +1 403 660 6390
adam.ramsay@cushwake.com

TRENT PETERSON

Vice President
Office Sales & Leasing
D: +1 403 261 1101
M: +1 403 771 5969
trent.peterson@cushwake.com

250 6 Ave SW, Suite 2400
Calgary, AB T2P 3H7
+1 403 261 1111
cushmanwakefield.ca

