

# 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



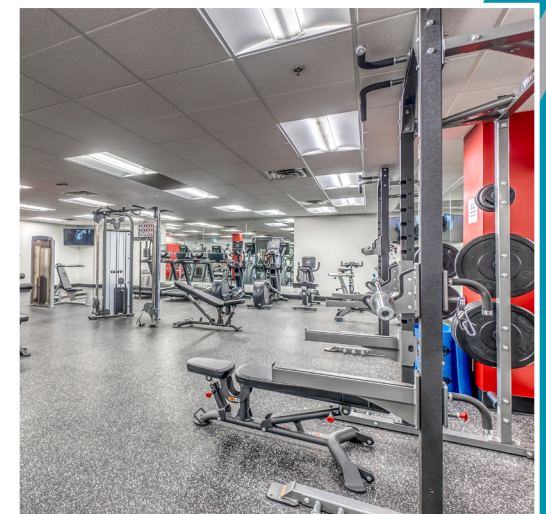
~~Suite 110: 3,819 SF~~ **LEASED**  
Suite 120: 2,894 SF



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

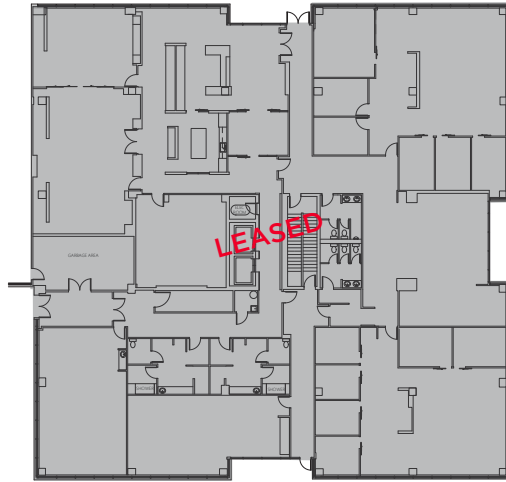


# DEERFOOT JUNCTION BUSINESS PARK II

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



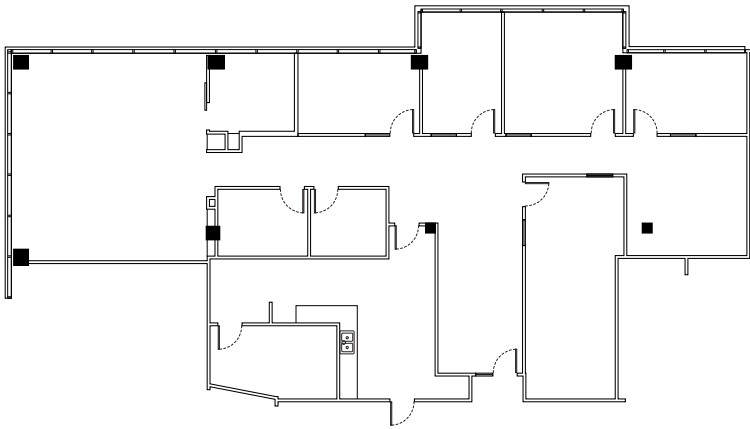


# DEERFOOT JUNCTION BUSINESS PARK III

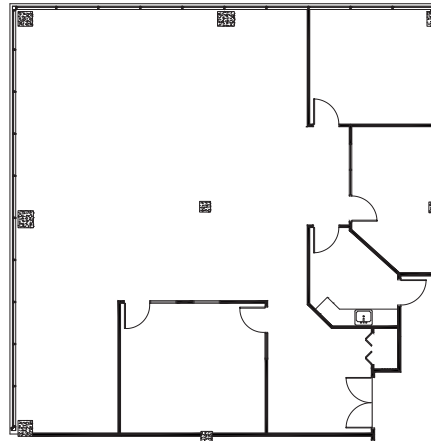
CALGARY, AB



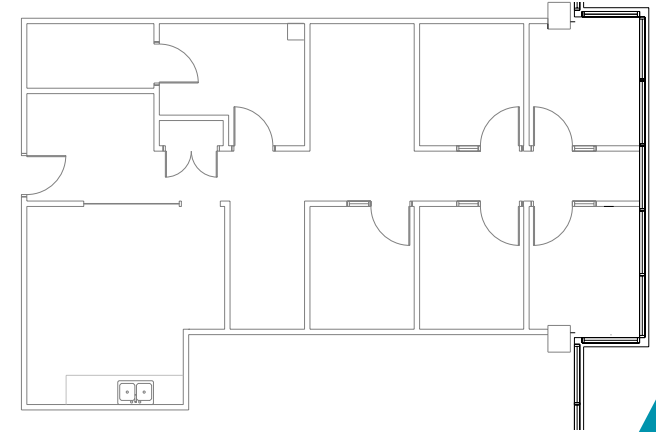
## FLOOR PLANS



**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

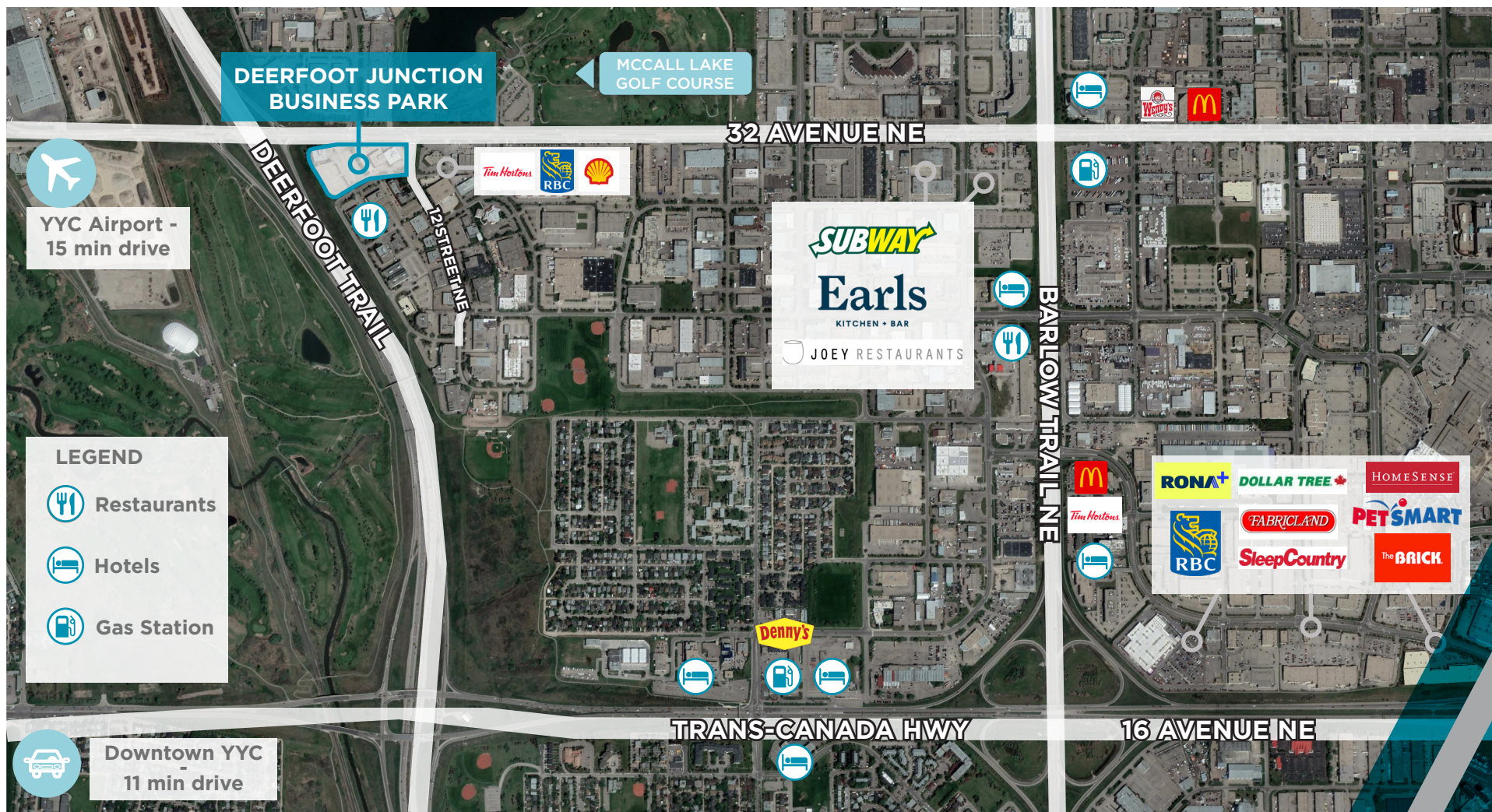


DJ I & II Fitness Centre



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

