

DEERFOOT JUNCTION **BUSINESS PARK**

1,404 SF - 63,795 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: \$16.54 PSF (est. 2025)

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 (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: 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 202: 2,842 SF
Suite 215: 3,772 SF
Suite 316: 1,404 SF

Lease Rate: Market rates

Operating Costs: \$18.01 PSF (est. 2025)

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



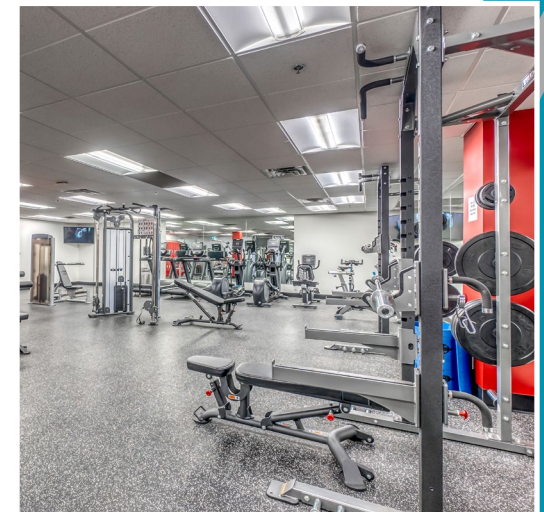
~~Suite 110: 3,819 SF~~ **LEASED**
Suite 120: 2,894 SF



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

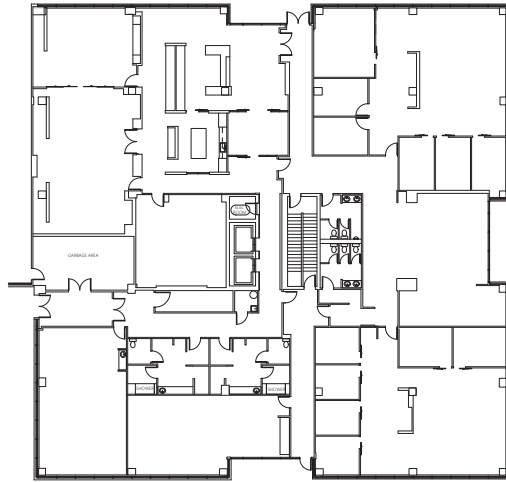


DEERFOOT JUNCTION BUSINESS PARK II

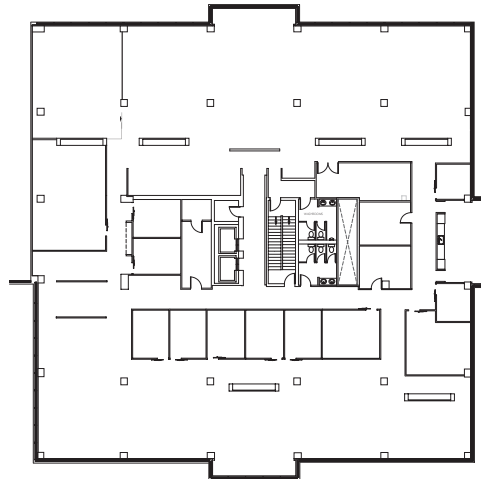
CALGARY, AB



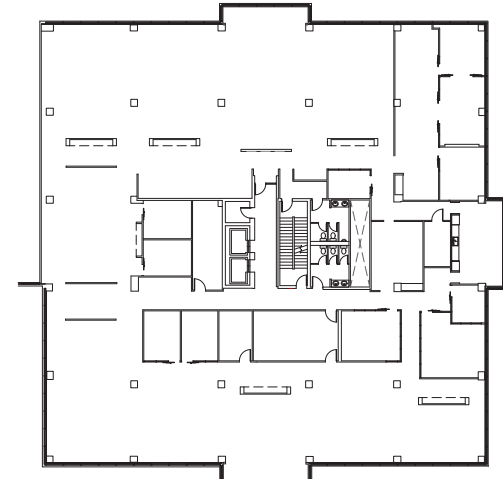
FLOOR PLANS



Suite 100: 14,056 SF
Full Floor



Suite 200: 16,466 SF
Full Floor



Suite 300: 16,526 SF
Full Floor

DEERFOOT JUNCTION II

Available immediately



Suite 100



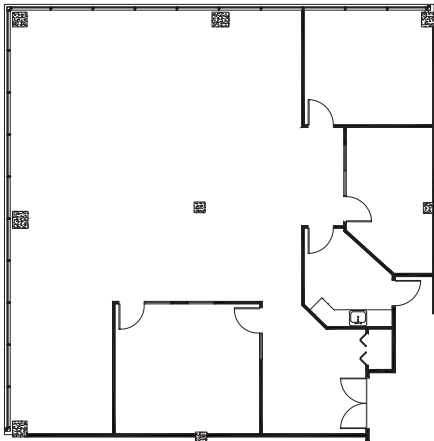
Suite 100

DEERFOOT JUNCTION BUSINESS PARK III

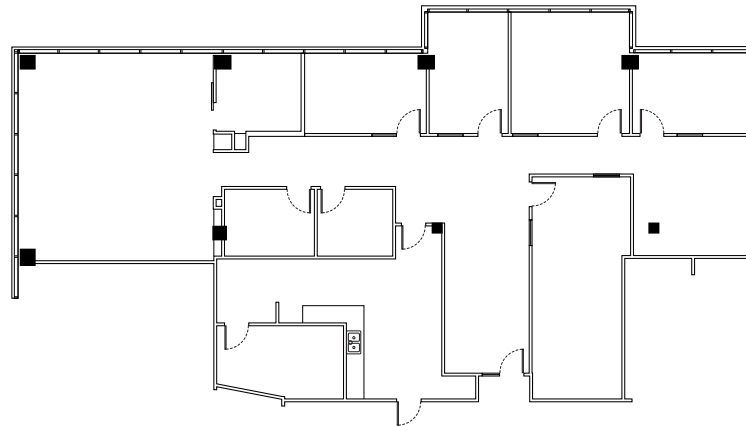
CALGARY, AB



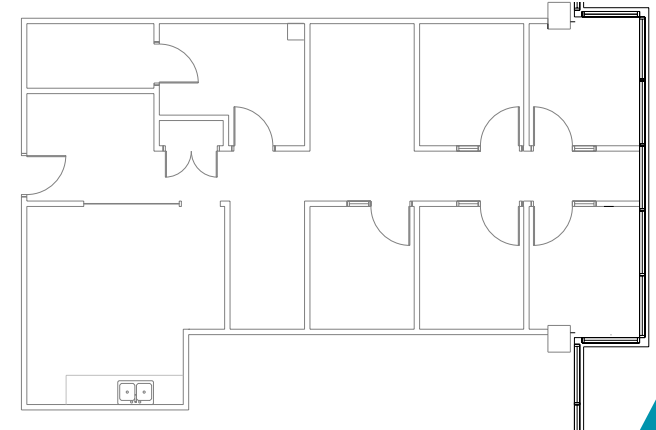
FLOOR PLANS



Suite 202: 2,842 SF



Suite 215: 3,772 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



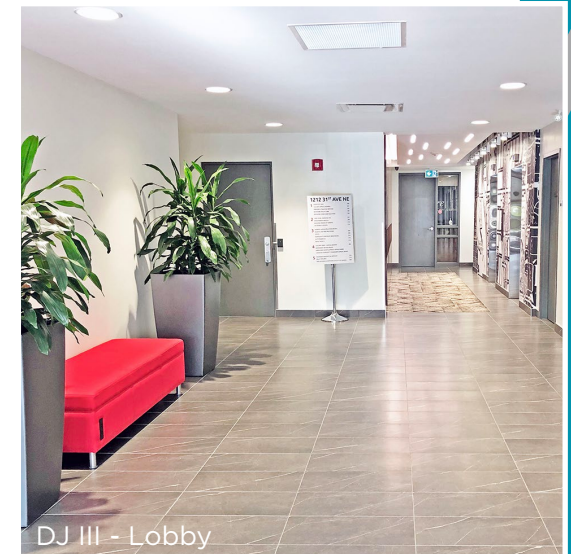
DJ II - Suite 100



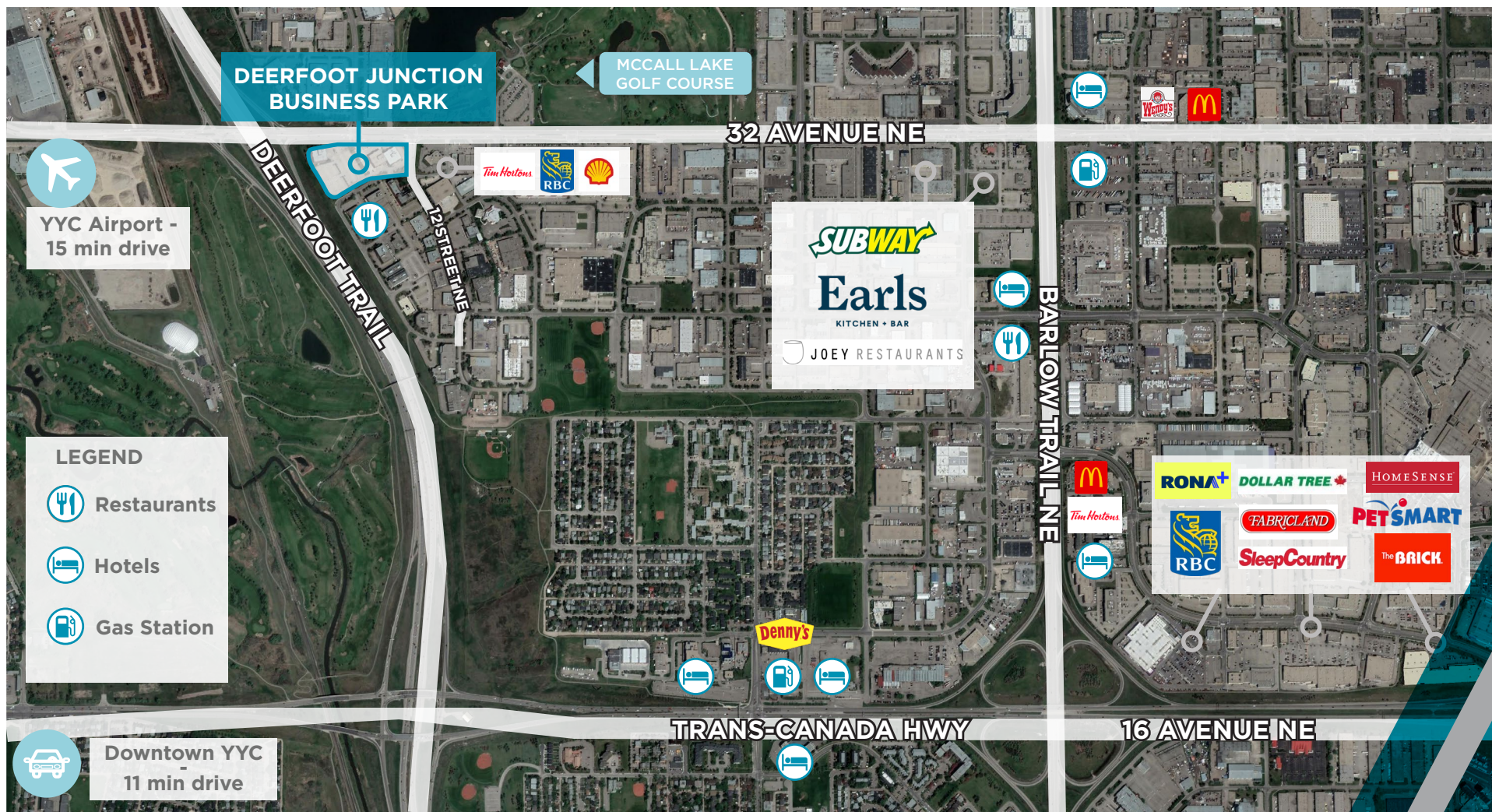
DJ II - Suite 201



DJ I & II Fitness Centre



DJ III - Lobby



For more information, please contact:

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