



OFFICE SPACE FOR LEASE

1289 HIGHFIELD CRES SE

CALGARY, AB



**CUSHMAN &
WAKEFIELD**

1289 HIGHFIELD CRES SE FOR LEASE

About the Property

Space Available:	Suite 120 Main Floor: 1,971 sf Suite 120 Second Floor: 1,890 sf
Availability:	Immediately
Lease Rate:	\$12.00 psf
Operating Costs (2026):	\$5.64 psf (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

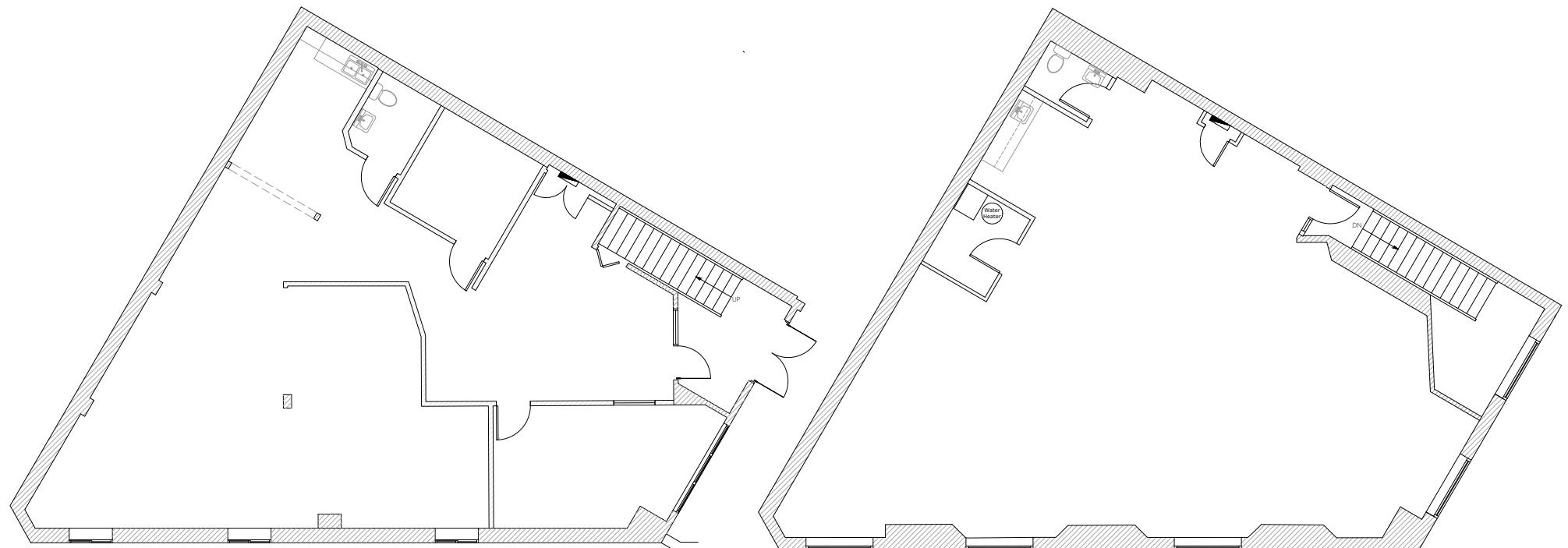


DYNAMIC OPEN FLOOR PLAN



MODERN KITCHEN SPACE

FLOOR PLAN



SUITE 120 MAIN FLOOR: 1,971 SF

SUITE 120 SECOND FLOOR: 1,890 SF



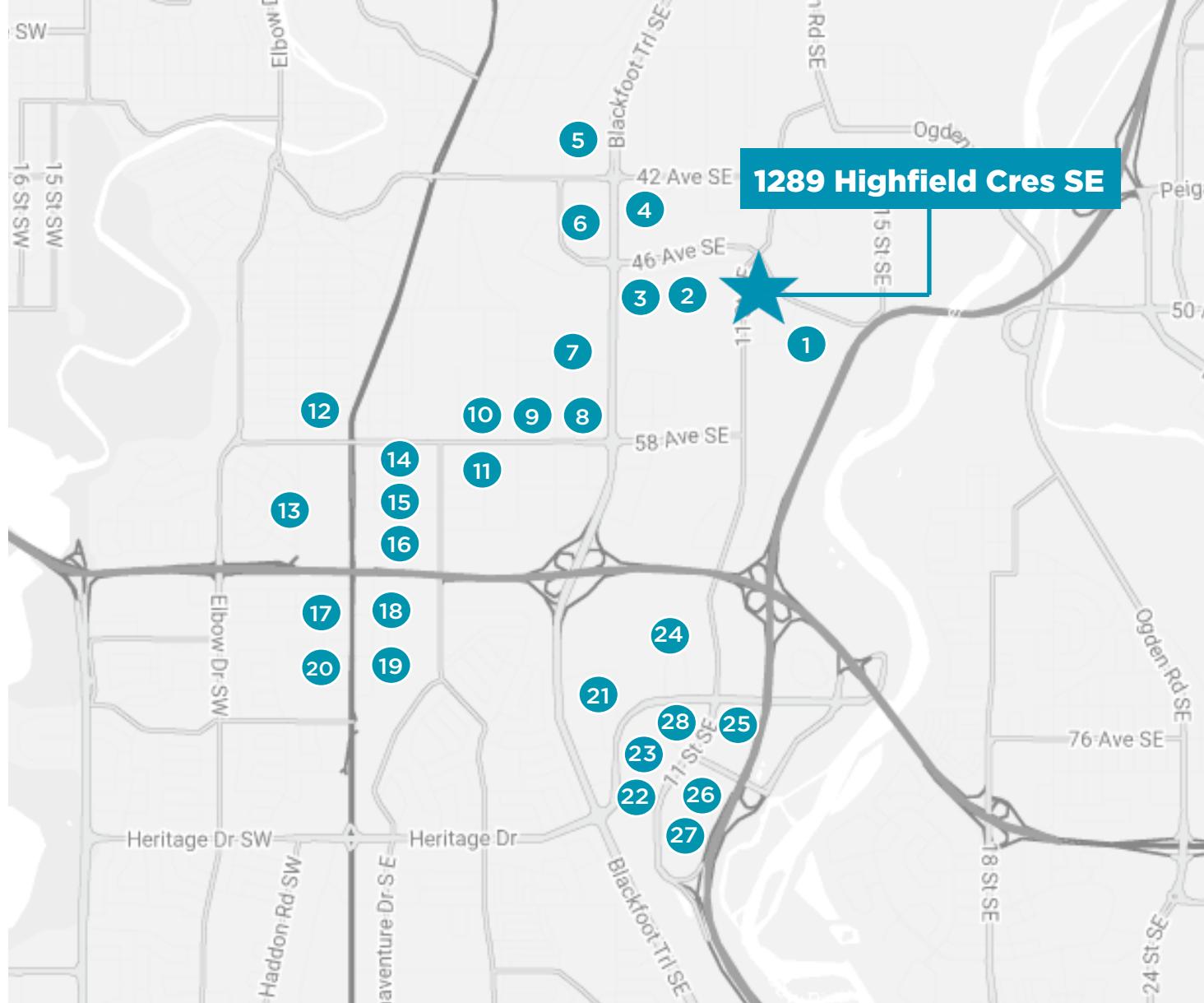
ABOUT THE AREA

17,611
TOTAL
POPULATION

69,419
DAYTIME
POPULATION

\$129,644
AVG HOUSEHOLD
INCOME

41.1
AVG AGE



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

PHOTOS





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