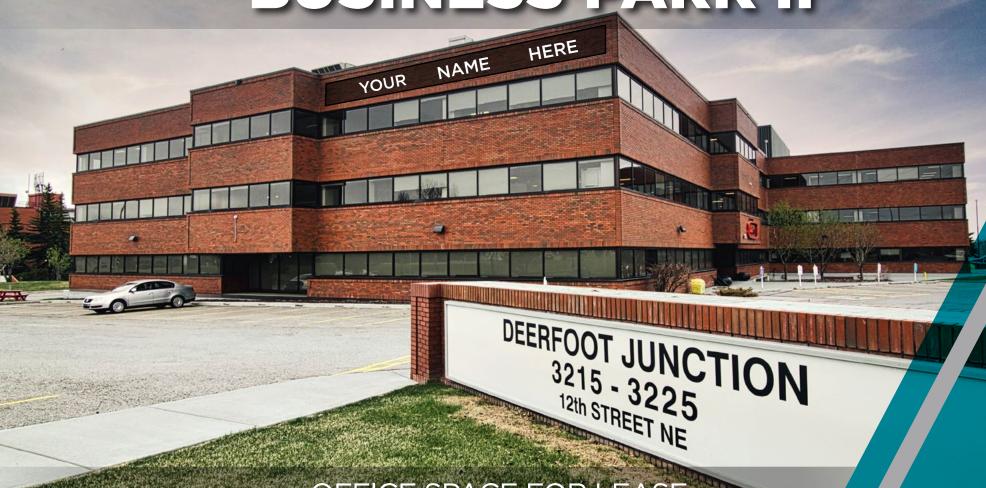


DEERFOOT JUNCTION BUSINESS PARK II



OFFICE SPACE FOR LEASE
47,048 SF FULL BUILDING OPPORTUNITY

BUSINESS PARK II

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

BUSINESS PARK II

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.

PROPERTY FEATURES

DEERFOOT JUNCTION II	
Address:	3215 12 Street NE
Space Available:	Suite 100: 14,056 SF (Full Floor) Suite 200: 16,466 SF (Full Floor) Suite 300: 16,526 SF (Full Floor) Total: 47,048 SF (Full Building)
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
Furniture:	Existing furniture available





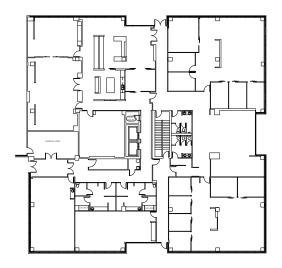


BUSINESS PARK II

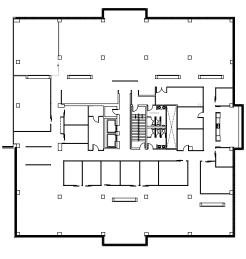
CALGARY, AB



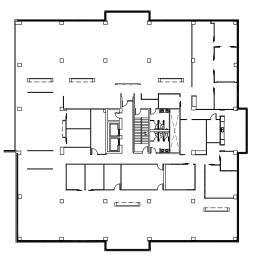
FLOOR PLANS



Suite 100: 14,056 SF Full Floor



Suite 200: 16,466 SF Full Floor



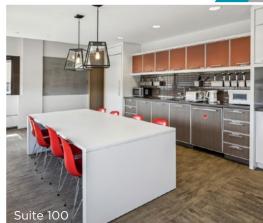
Suite 300: 16,526 SF Full Floor

DEERFOOT JUNCTION II



Signage Opportunity —





BUSINESS PARK II

CALGARY, AB

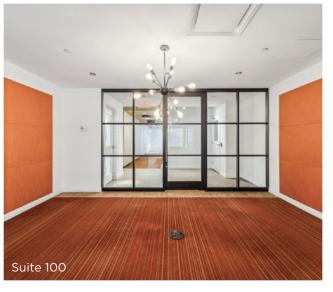


PROPERTY PHOTOS



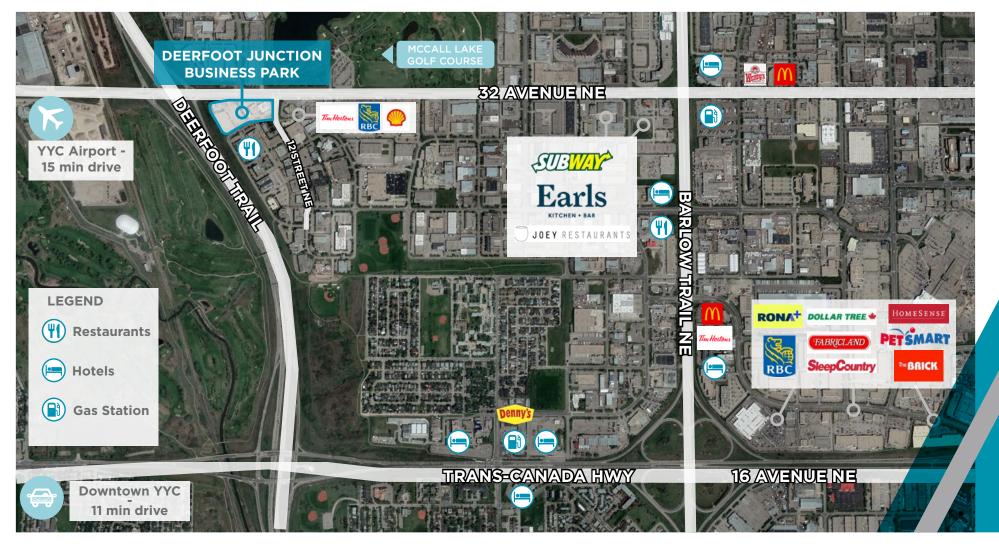












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