

DEERFOOT JUNCTION BUSINESS PARK II



OFFICE SPACE FOR LEASE
47,048 SF FULL BUILDING OPPORTUNITY

DEERFOOT JUNCTION 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

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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: Immediately

Parking Ratio: 1:300 SF

Parking Rates: Surface:
\$45 per stall, per month
Secured Underground:
\$125 per stall, per month

Furniture: Existing furniture available

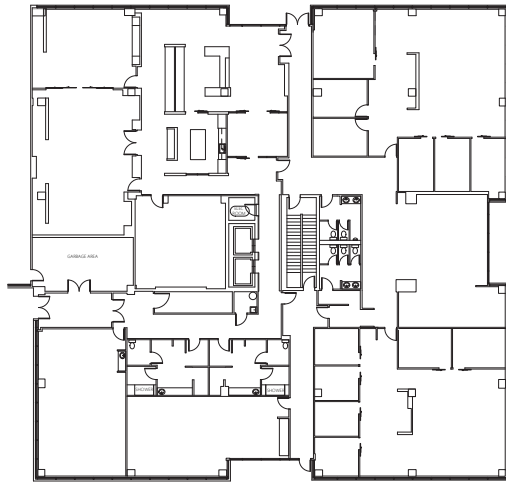


DEERFOOT JUNCTION BUSINESS PARK II

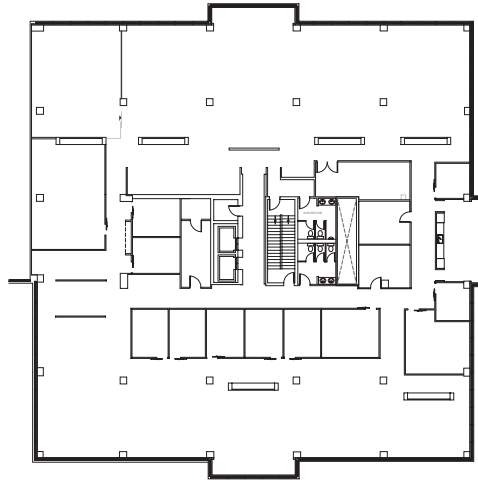
CALGARY, AB



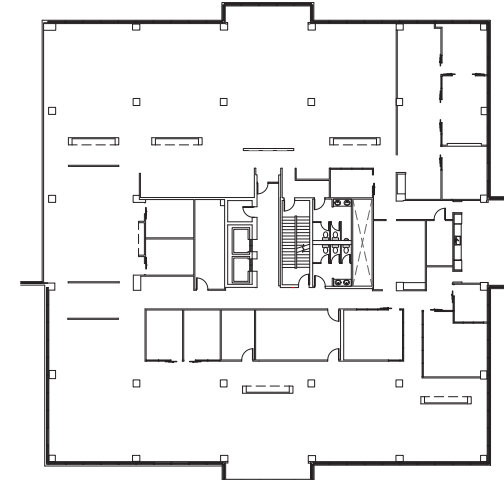
FLOOR PLANS



Suite 100: 14,056 SF
Full Floor



Suite 200: 16,466 SF
Full Floor



Suite 300: 16,526 SF
Full Floor

DEERFOOT JUNCTION II



Signage Opportunity



Suite 100



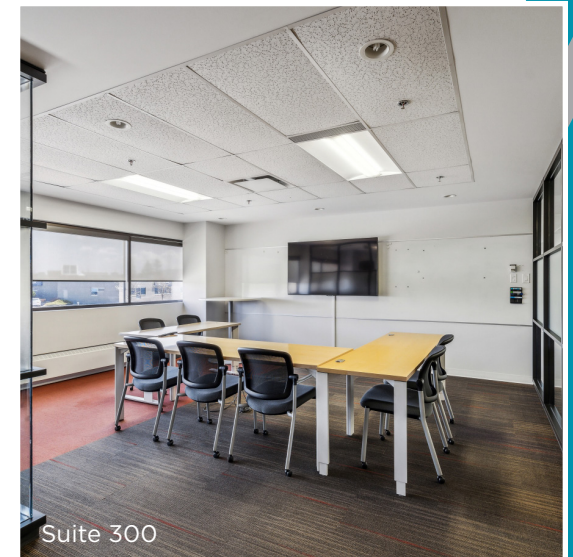
Suite 100

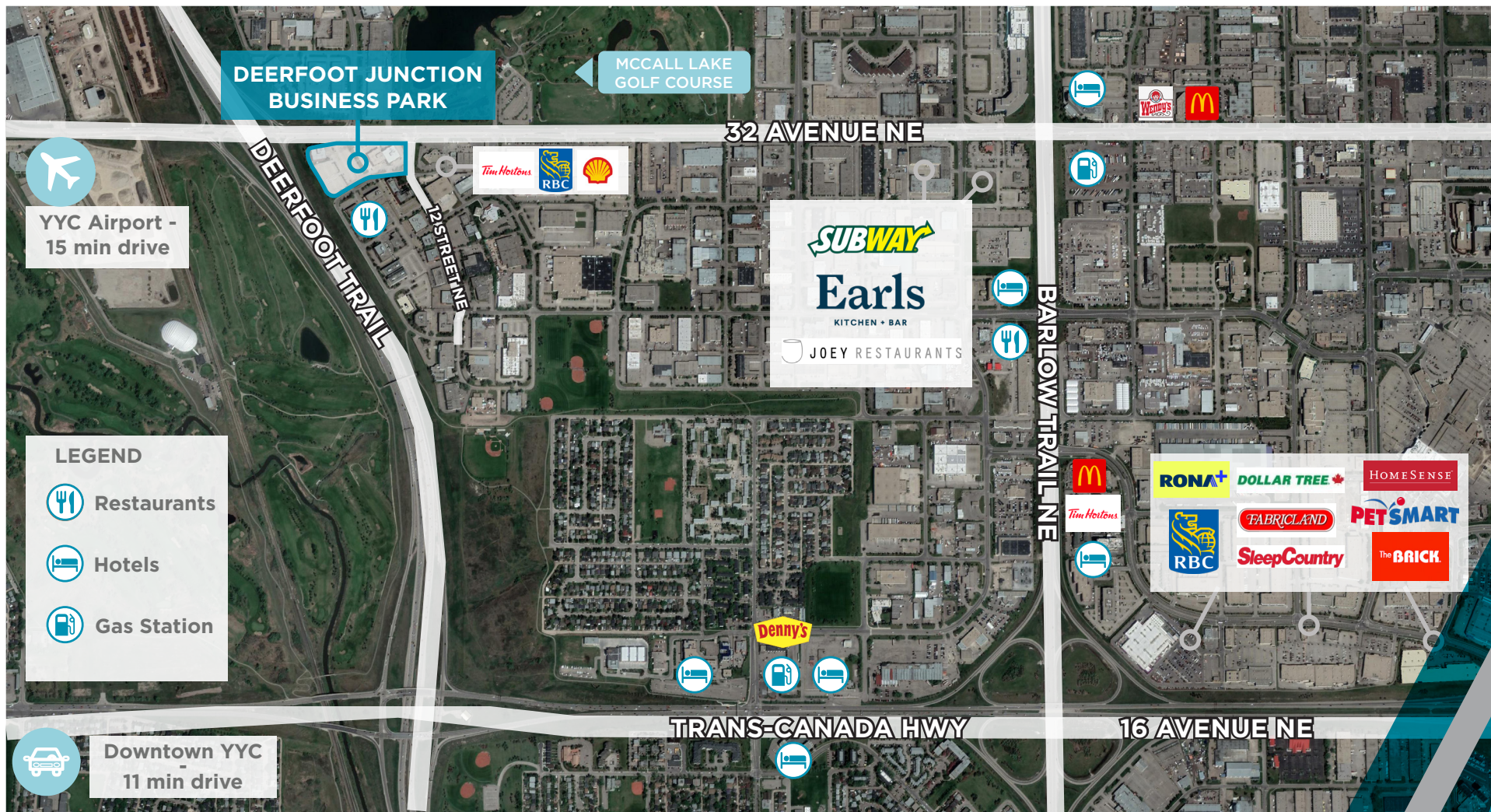
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PROPERTY PHOTOS





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