

DEERFOOT JUNCTION BUSINESS PARK II



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:	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







BUSINESS PARK II

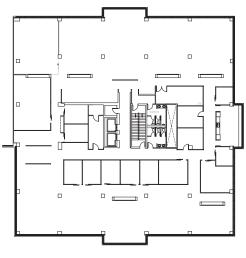
CALGARY, AB



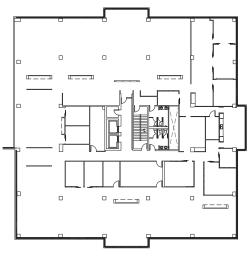
FLOOR PLANS



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

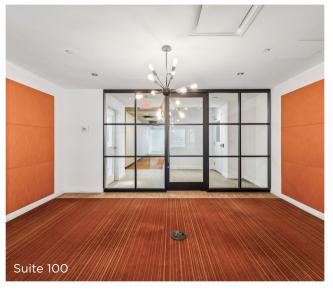


PROPERTY PHOTOS



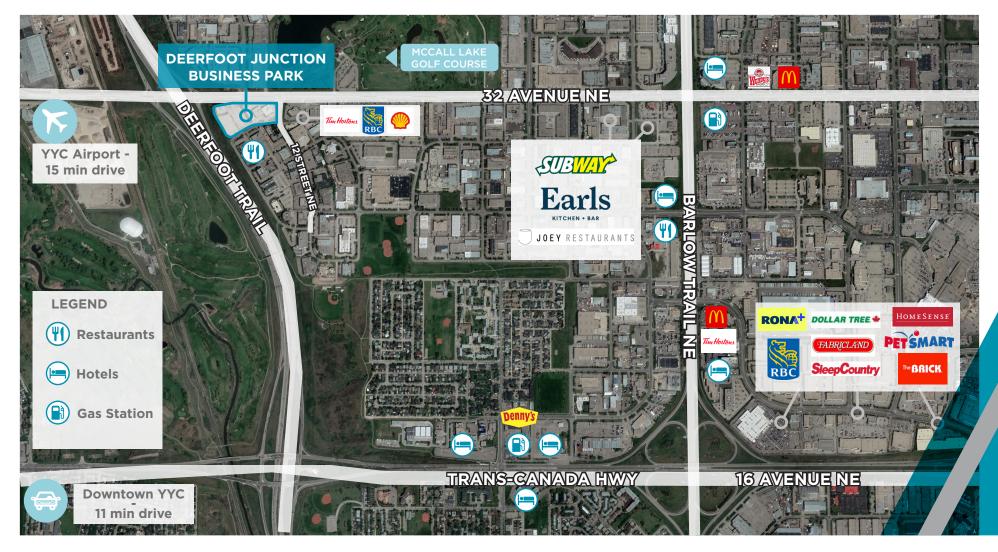












For more information, please contact:

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



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO REPORTS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.