



OFFICE SPACE FOR LEASE

1289 HIGHFIELD CRES SE
CALGARY, AB



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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):	\$7.85 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

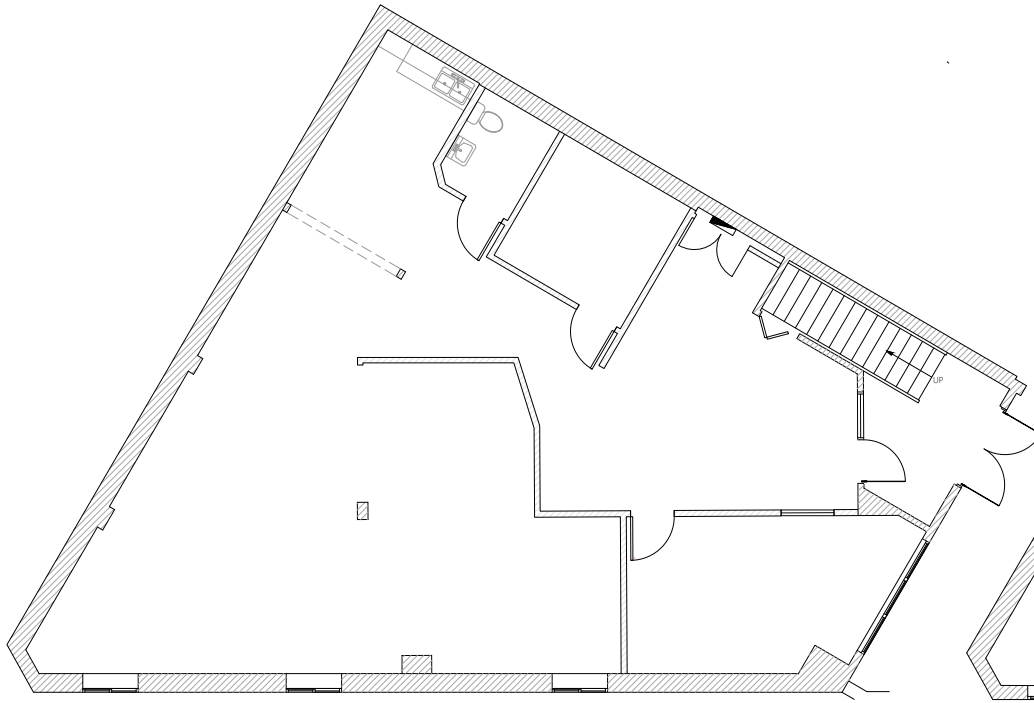


DYNAMIC OPEN FLOOR PLAN

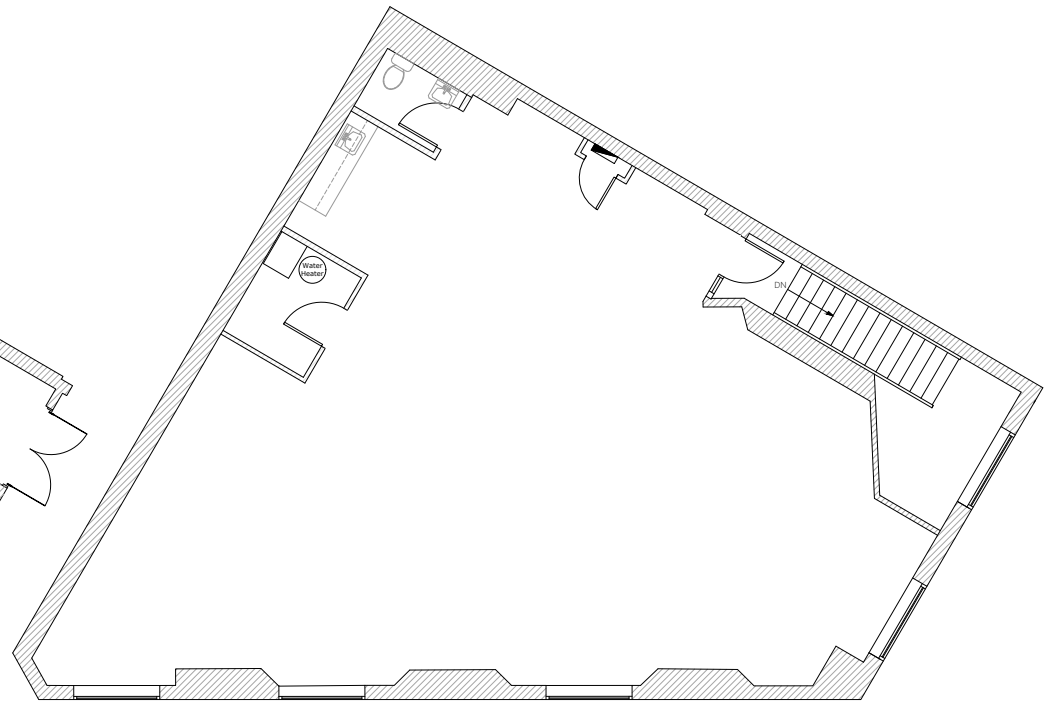


MODERN KITCHEN SPACE

FLOOR PLAN



SUITE 120 MAIN FLOOR: 1,971 SF



SUITE 120 SECOND FLOOR: 1,890 SF



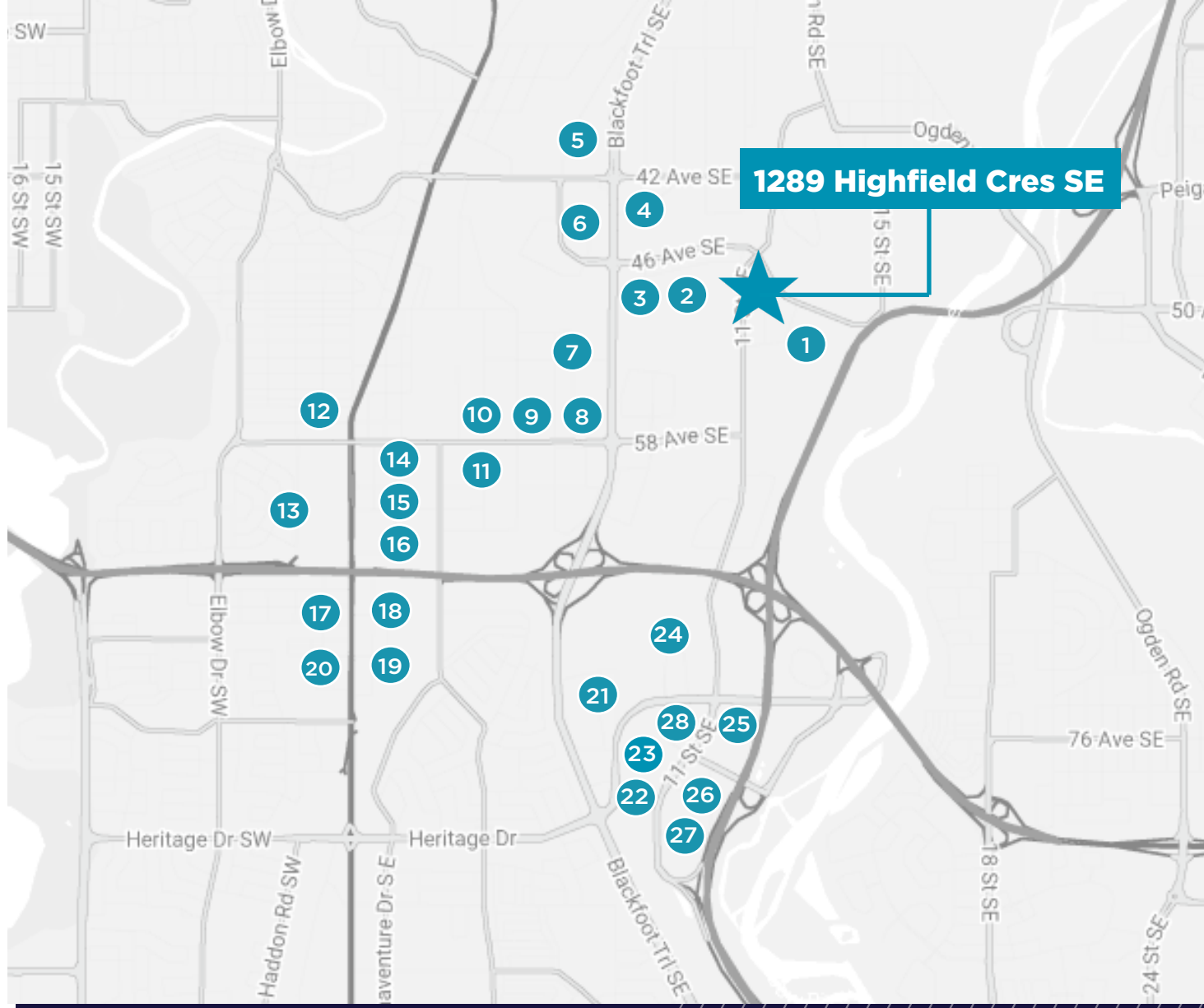
ABOUT THE AREA

17,611
TOTAL
POPULATION

69,419
DAYTIME
POPULATION

\$129,644
AVG HOUSEHOLD
INCOME

41.1
AVG AGE



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

PHOTOS





FOR MORE INFORMATION, CONTACT:

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