



OFFICE SPACE FOR LEASE

**1289 HIGHFIELD CRES SE**

**CALGARY, AB**



# 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:	April 2025
Lease Rate:	\$12.00 psf
Operating Costs (2025):	\$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)

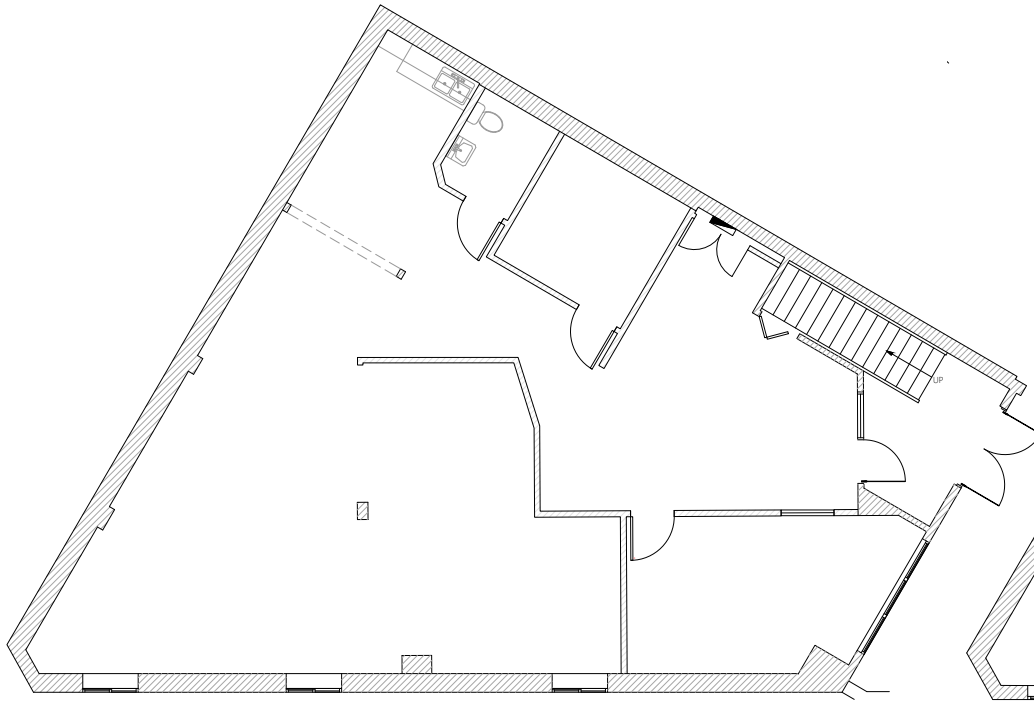
## Highlights

- 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

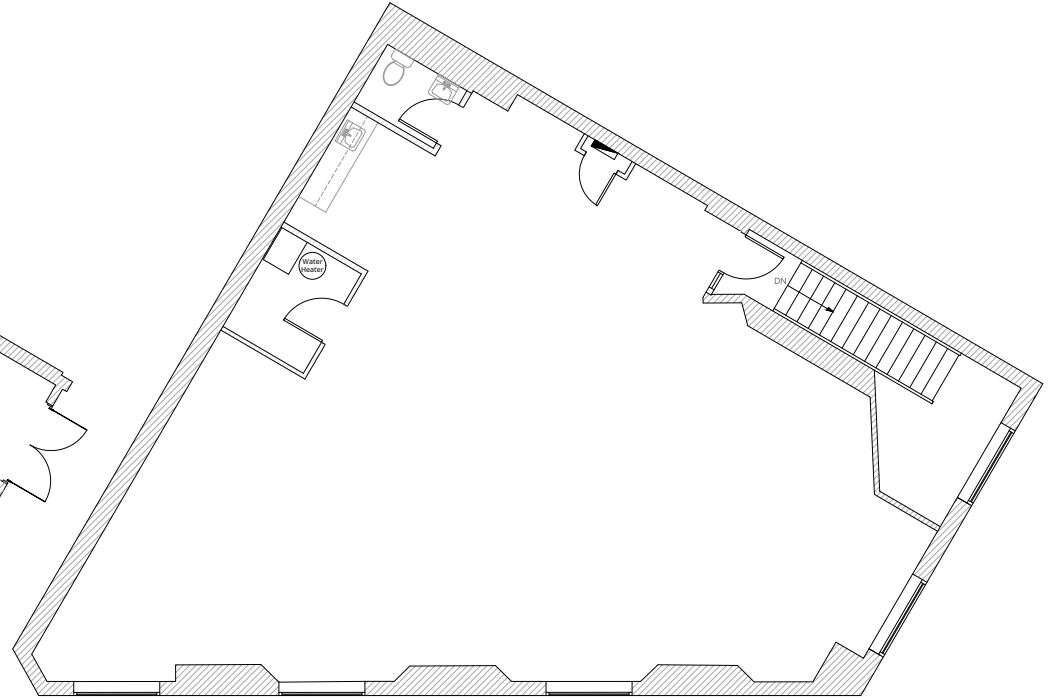




# FLOOR PLAN



**SUITE 120 MAIN FLOOR: 1,971 SF**



**SUITE 120 SECOND FLOOR: 1,890 SF**



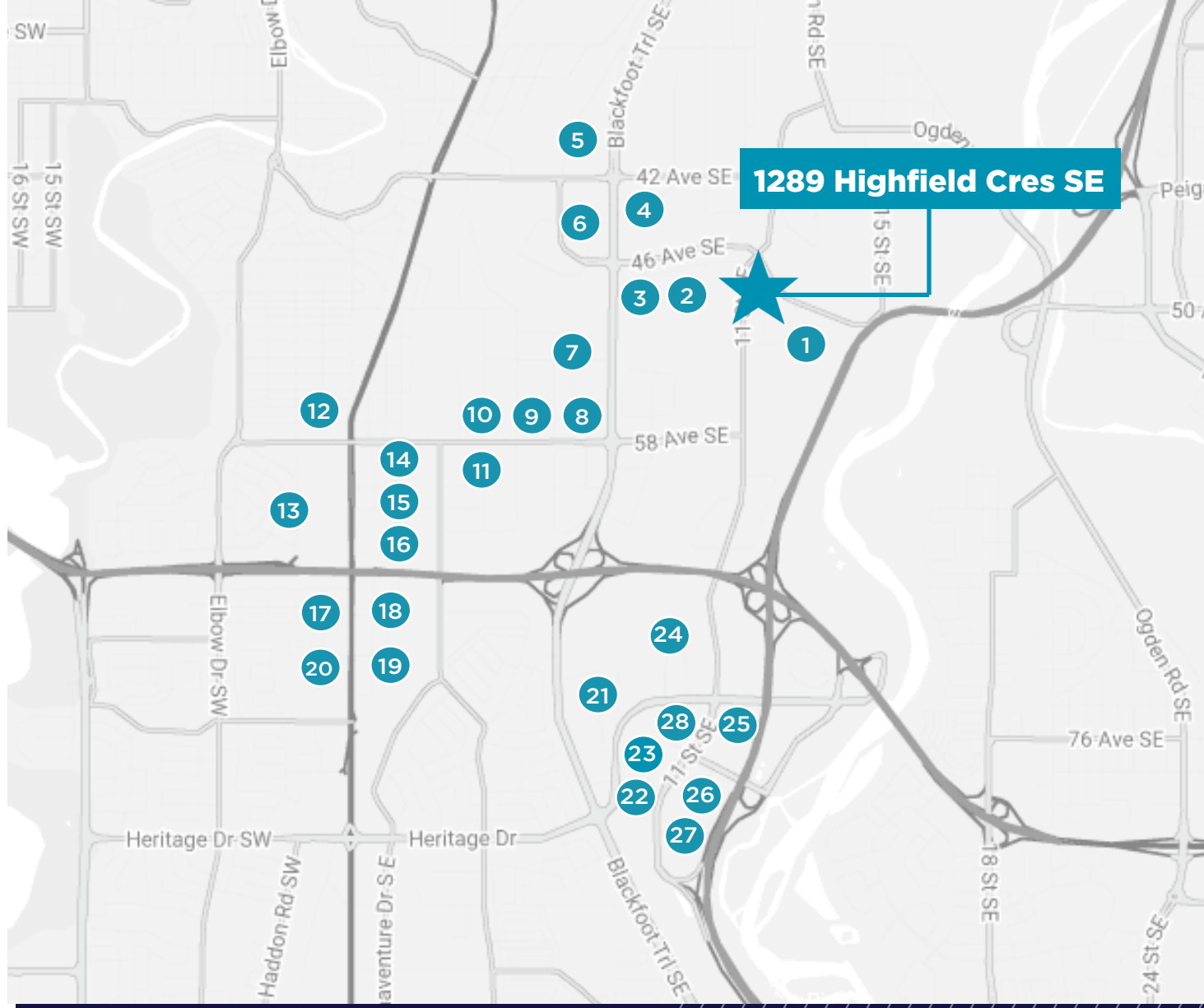
# ABOUT THE AREA

**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:**

**DAVID LEES**  
Executive Vice President  
Office Sales & Leasing  
403 261 1102  
david.lees@cushwake.com

**ADAM RAMSAY**  
Executive Vice President  
Office Sales & Leasing  
403 261 1103  
adam.ramsay@cushwake.com

**TRENT PETERSON**  
Vice President  
Office Sales & Leasing  
403 261 1101  
trent.peterson@cushwake.com

**CUSHMAN & WAKEFIELD ULC**  
Suite 2400, 250 6 Ave SW  
Calgary, AB T2P 3H7  
cushmanwakefield.com

©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 ERRORS, 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.

