



# DEERFOOT JUNCTION BUSINESS PARK

CALGARY, AB





## AERIAL



## HIGHLIGHTS



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





# DEERFOOT JUNCTION BUSINESS PARK

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.

**Deerfoot Junction I** - 3225 12th Street NE

**Deerfoot Junction II** - 3215 12th Street NE

**Deerfoot Junction III** - 1212 31st Ave NE



## PROPERTY FEATURES

### DEERFOOT JUNCTION I

**Space Available:** Suite 110: 3,811 sf  
Suite 200: 16,747 sf

**Lease Rate:** Market rates

**Operating Costs:** \$15.95 psf (est. 2024)

**Availability:** Immediately

**Parking Ratio:** 1:300 sf

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

### DEERFOOT JUNCTION II

**Space Available:** Suite 100: 14,056 sf (Full Floor)  
Suite 200: 16,466 sf (Full Floor)  
Suite 300: 16,526 sf (Full Floor)

**Lease Rate:** Market rates

**Operating Costs:** \$15.95 psf (est. 2024)

**Availability:** November 1, 2025

**Parking Ratio:** 1:300 sf

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

### DEERFOOT JUNCTION III

**Space Available:** Suite 201: 1,458 sf (Show Suite)  
~~Suite 204: 1,954 sf~~ **LEASED**  
~~Suite 314: 2,473 sf~~ **LEASED**

**Lease Rate:** Market rates

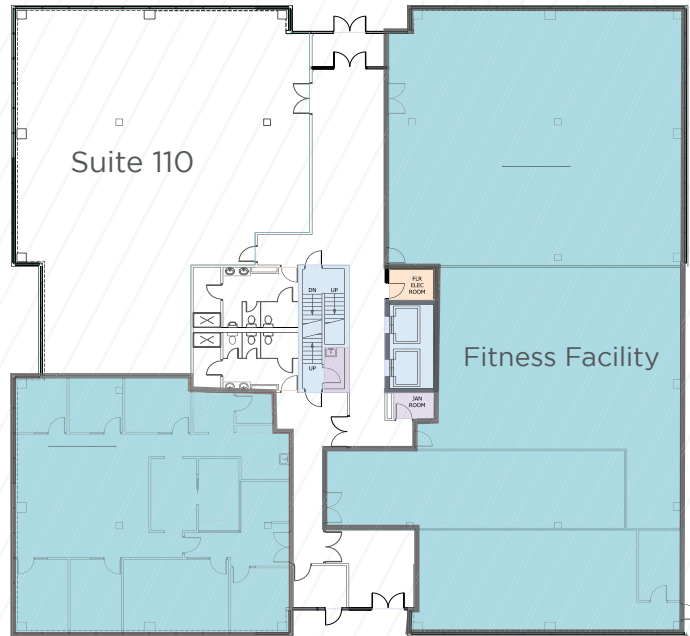
**Operating Costs:** \$17.52 psf (est. 2024)

**Availability:** Immediately, except  
Suite 204: 90 days' notice

**Parking Ratio:** 1:400 sf

**Parking Rates:** Surface:  
\$45 per stall, per month  
Covered:  
\$75 per stall, per month

## FLOOR PLANS



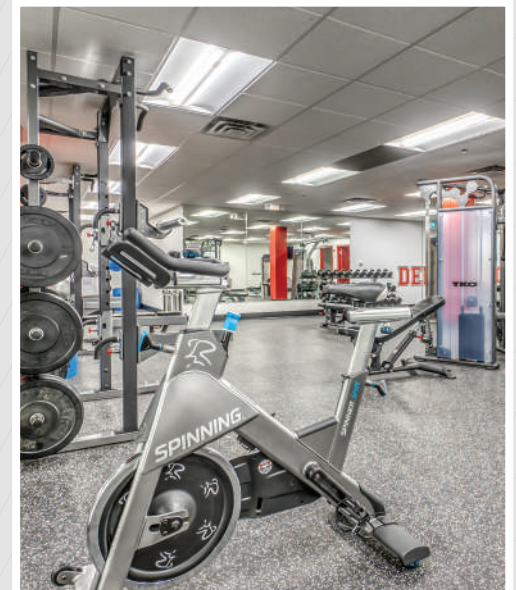
**Suite 110: 3,811 sf**



**Suite 200: 16,747 sf  
Full Floor**

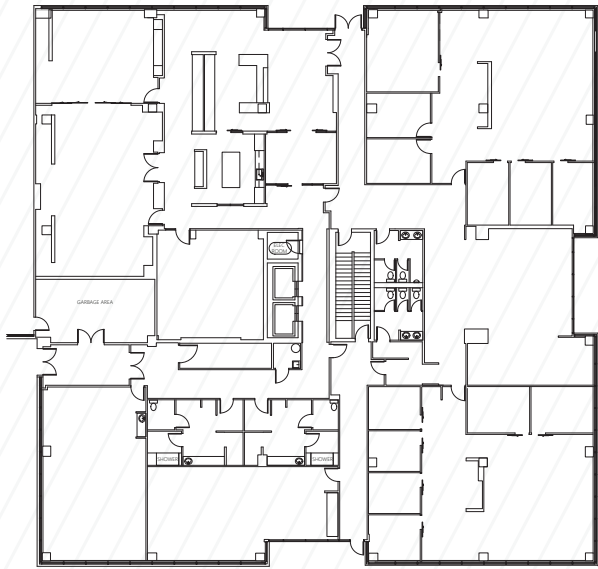
## DEERFOOT JUNCTION I

- Building lobby renovation completed in 2019
- Building signage available
- Efficient 16,000 SF floorplates
- Building has recently undergone a full reglazing, including new roller blinds throughout
- Brand new tenant fitness facility

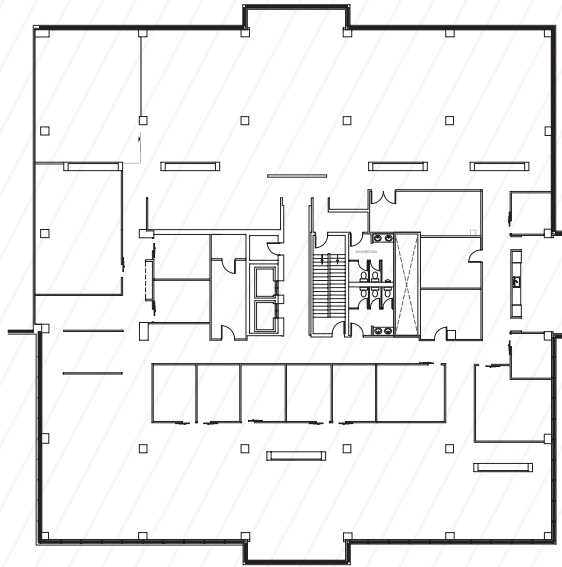




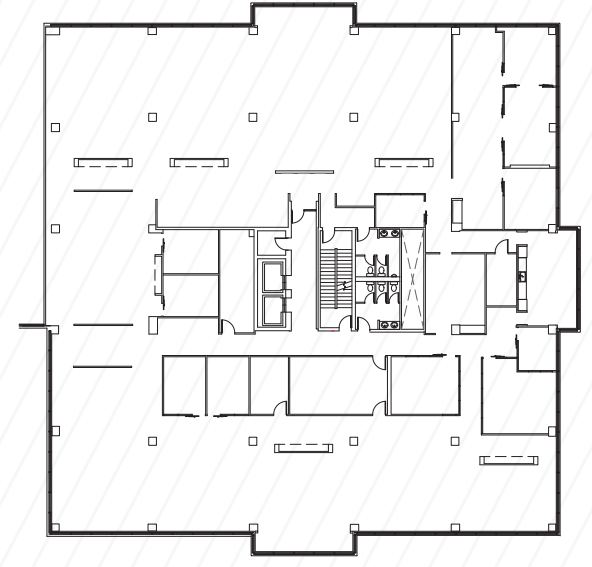
## FLOOR PLANS



**Suite 100: 14,056 sf**  
Full Floor



**Suite 200: 16,466 sf**  
Full Floor

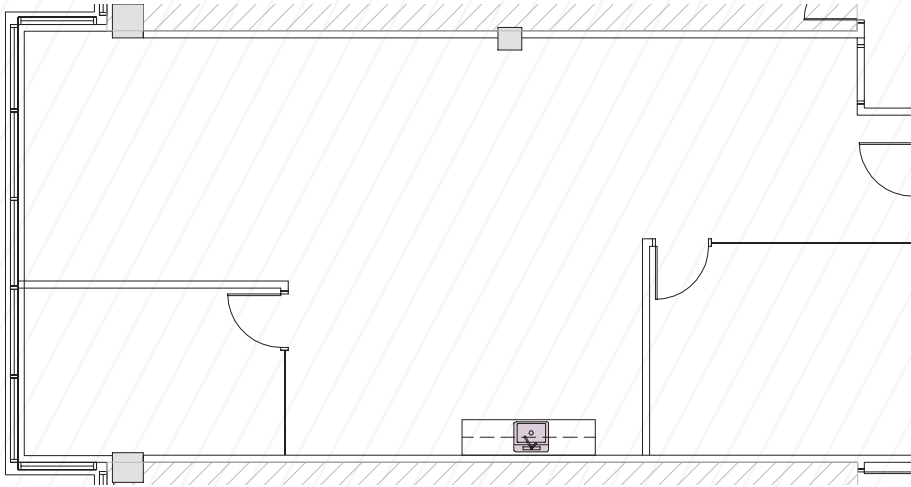


**Suite 300: 16,526 sf**  
Full Floor

## DEERFOOT JUNCTION II



## FLOOR PLANS



**Suite 201: 1,458 sf**  
**Show Suite**



~~Suite 204: 1,954 sf~~ **LEASED**

## DEERFOOT JUNCTION III

- Building lobby renovation completed in 2019
- Part of an attractive NE business park with numerous nearby amenities
- In-building Mexican restaurant, Freshadilla
- Good access to the building via Deerfoot Trail & 32nd Ave NE
- The building has recently undergone a full reglazing, including new roller blinds throughout
- Back-up generator available



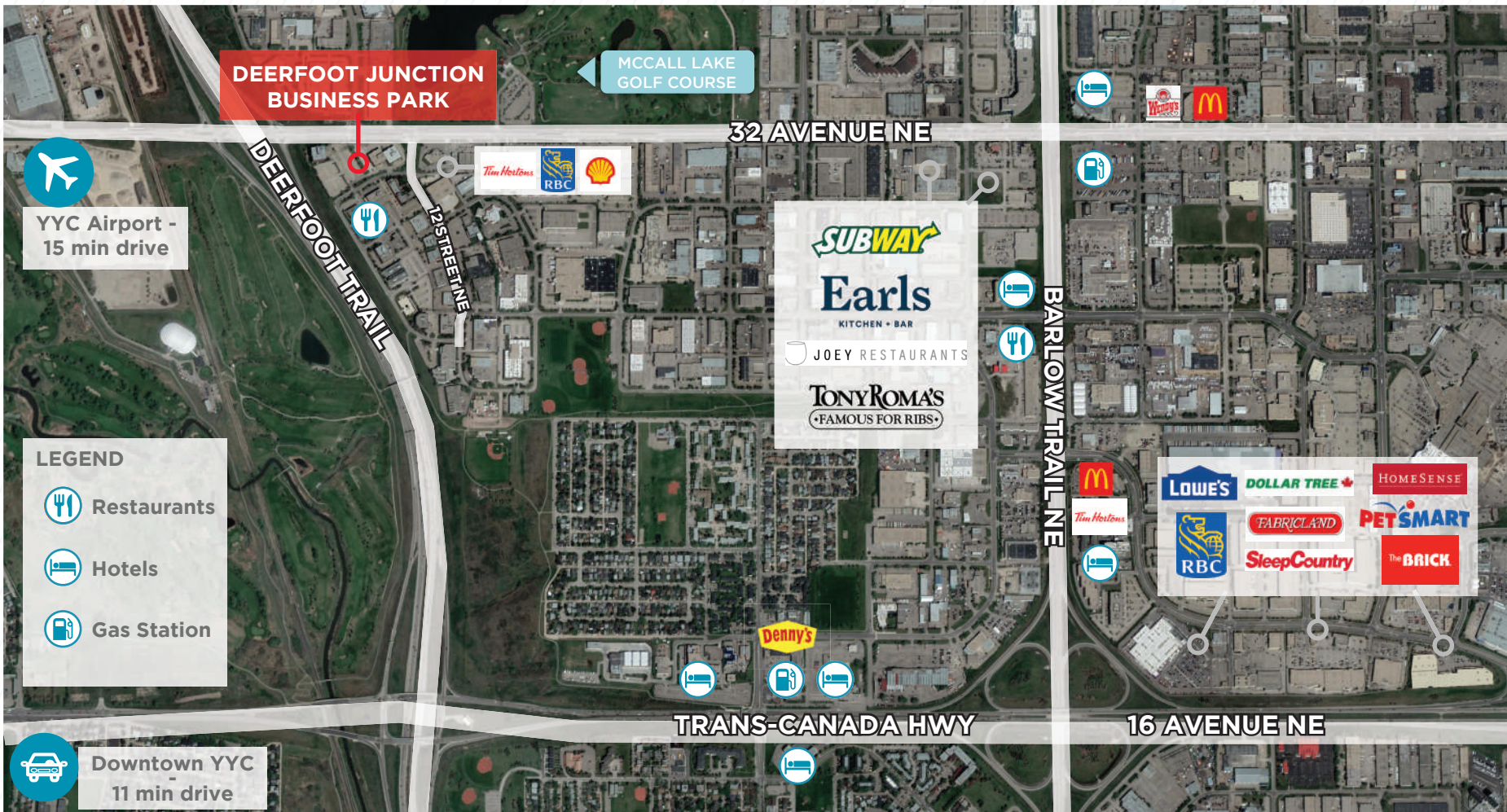


# PHOTOS





# AMENITIES MAP



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