

GLENDEER JUNCTION



AVAILABLE: 9,820 sf for Lease on the Main Floor
30 Glendeer Circle SE, Calgary, AB

HIGHLIGHTS:

- Built-out premises ready for occupancy
- Convenient access to Glenmore Trail, Deerfoot Trail and Blackfoot Trail
- On-site A&W Restaurant and close proximity to numerous amenities provided at Heritage Towne Centre, Deerfoot Meadows, Chinook Centre and the Macleod Trail corridor

PARKING:

- Suite 100 - 6,823 sf: 9 underground parking stalls
- Suite 110 - 2,997 sf: 5 underground parking stalls
- Free surface parking available

OCCUPANCY:

Immediately

SERVICES:

City of Calgary Transit via routes 43 and MAX Teal BRT #306

RATES:

\$22.00 per sf Net Rent
\$20.00 per sf TIA (built-out space)

OPERATING COSTS & TAXES:

\$21.63 per sf budgeted for 2022