



GLENDEER JUNCTION

GLENMORE AND DEERFOOT TRAIL



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TOTAL RENTABLE AREA	42,832 SQ FT
HIGHLIGHTS	<ul style="list-style-type: none">• Located at 70 Glendeer Circle SE, Calgary, Alberta• Convenient access to Glenmore Trail, Deerfoot Trail and Blackfoot Trail• Excellent surface parking• Clear ceiling height 19'-5• A & W Restaurant on-site; additional amenities, restaurants and services in close proximity at Heritage Towne Centre, Deerfoot Meadows and Chinook Centre• Steps from the City of Calgary's Pathway System• Excellent exposure to Glenmore Trail (68,000 vehicles average daily weekday traffic volume)• 4 parking stalls per 1,000 SQ FT
TRANSIT	<ul style="list-style-type: none">• City of Calgary Transit via routes 72 and 73
RATES	<ul style="list-style-type: none">• Market
OPERATING COSTS AND TAXES	<ul style="list-style-type: none">• Budgeted for 2019 at \$7.82 / SQ FT

CORE BENEFITS

Glendeer Junction provides an outstanding retail opportunity with exceptional access from Deerfoot Trail and Glenmore Trail. Located near Heritage Towne Centre (Costco) and Deerfoot Meadows (Ikea, WalMart, Real Canadian Superstore), Glendeer Junction delivers abundant parking, brand visibility and excellent property management services from Alberta's premier development company, Remington Development Corporation. It's all here at Glendeer Junction.

241'-5⁷/₈"

44'-5³/₄"

SPRINKLER & ELECTRICAL

ROOF ACCESS

O/H DOOR
8.5'w X 10'h
O/H DOOR
8.5'w X 10'h

RETAIL FLOOR

MAIN ENTRY

154'-11⁷/₈"

122'-5¹/₄"





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