



THE
PARK
AT WILLOWGLEN

FOR LEASE



- Calgary's most central business park
- Under new ownership and management
- Amenity upgrades, show suites and common area updates underway

Scout
Real Estate Ltd

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Property Features

- Centrally located within minutes of downtown
- Serviced by public transit (stop #27), shuttle between park & CTrain
- Ample green spaces on the 20 acre site
- 11 low rise buildings, campus style setting
- Best in market parking ratio
- Outstanding exposure to Deerfoot Trail with 167,000 vehicles daily
- On site daycare
- New fitness facility
- Conference facilities
- Security patrols from 6:00 PM - 6:00 AM

Leasing Information

- Spaces ranging from 1,449 SF - 11,465 SF available immediately
- Market net rent
- Operating Costs (2023): ~\$11.93 PSF (each building varies slightly)
- Flexible terms
- Turnkey packages & show suite program
- Parking Ratio: 1 stall per 204 SF
- Parking Rates: 1 stall per 500 SF - free, additional monthly reserved \$55.00/stall, unreserved \$40.00/stall. Daily parking available through Impark - rates \$5.00 per stall



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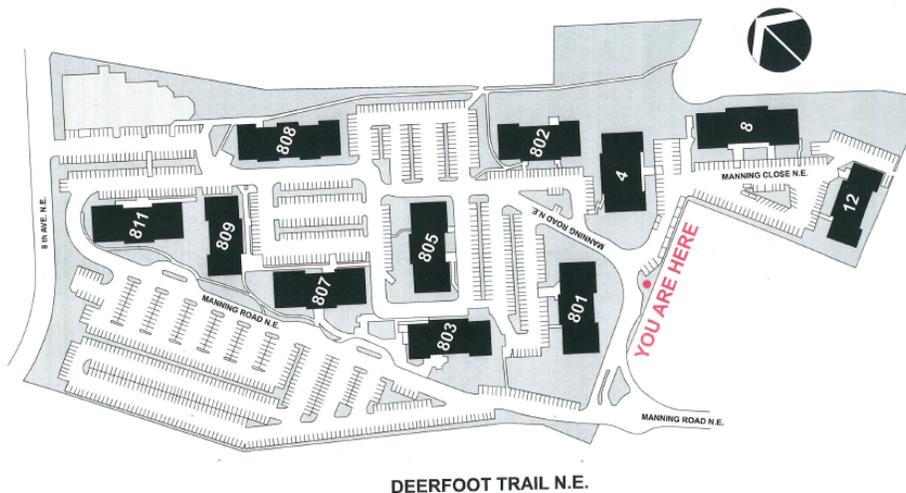
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Space Availabilities

| Building | Suite | Rentable Area | Comments |
|---------------------|-------|---------------|---|
| 8 Manning Close NE | 101 | 3,795 SF | Dock loading + small warehouse |
| | 105 | 1,460 SF | |
| | 110 | 2,753 SF | Private exterior entrance |
| | 200 | 11,465 SF | Mix of office/open area |
| 12 Manning Close NE | 205 | 2,261 SF | Show suite |
| | 200 | 4,442 SF | Available Jan 1, 2023 |
| | 300* | 6,331 SF | Suite 300, 301 & 302 - 10,516 SF |
| | 301* | 1,449 SF | |
| | 302* | 2,736 SF | Available on 30 days notice |
| 801 Manning Road NE | 110 | 1,414 SF | Utilized as cafe space, available April 1, 2023 |
| 809 Manning Road NE | 201 | 1,695 SF | Contiguous with Suite 204 |
| | 204 | 1,540 SF | Contiguous with Suite 201 |
| | 306 | 3,965 SF | |
| 811 Manning Road NE | 200 | 1,655 SF | Show suite |
| | 212 | 2,200 SF | Contiguous with Suite 200 |



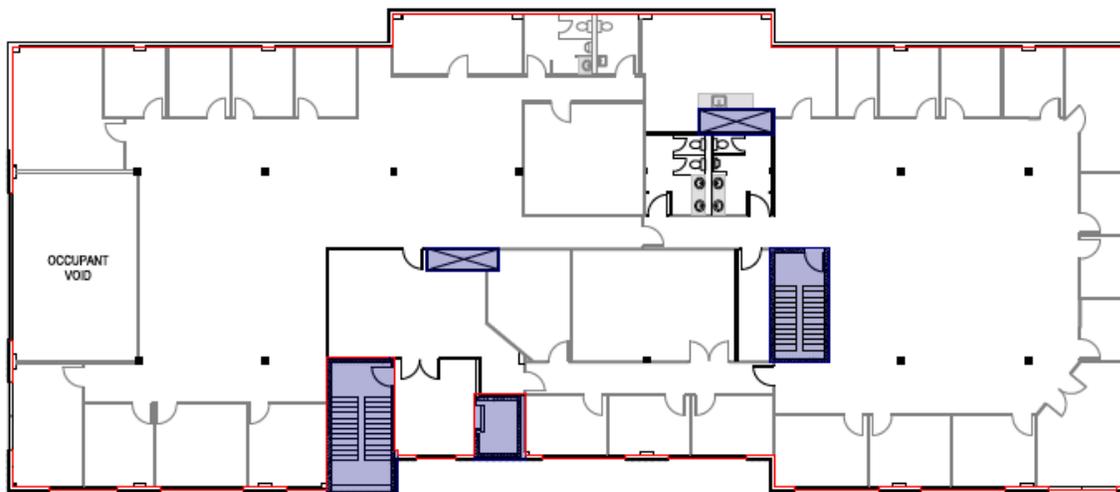
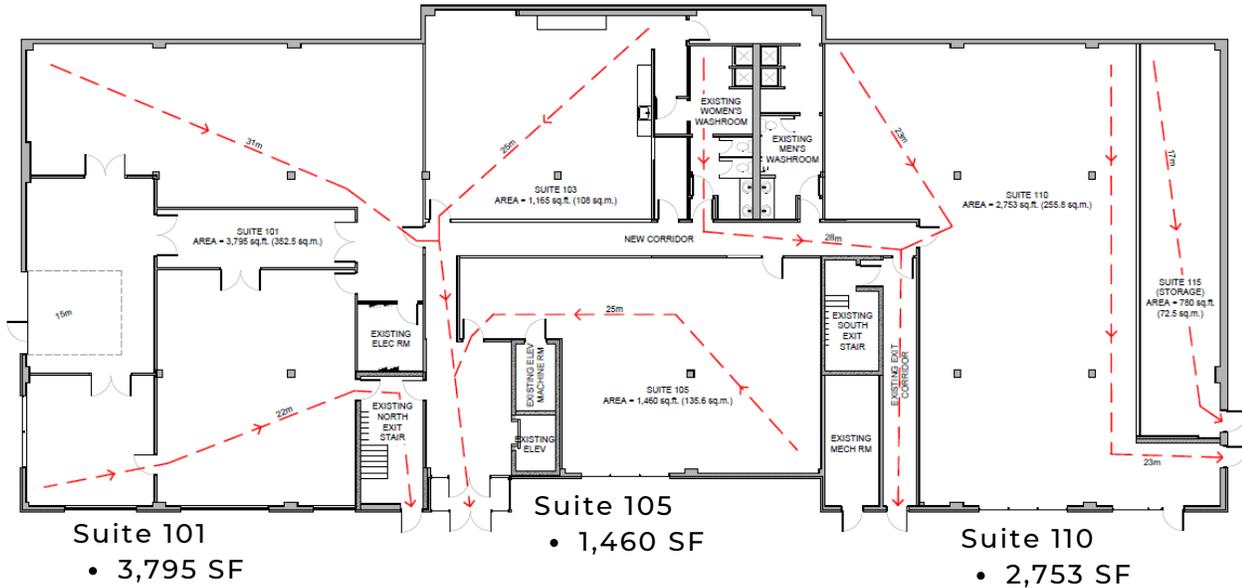
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8 Manning Close NE



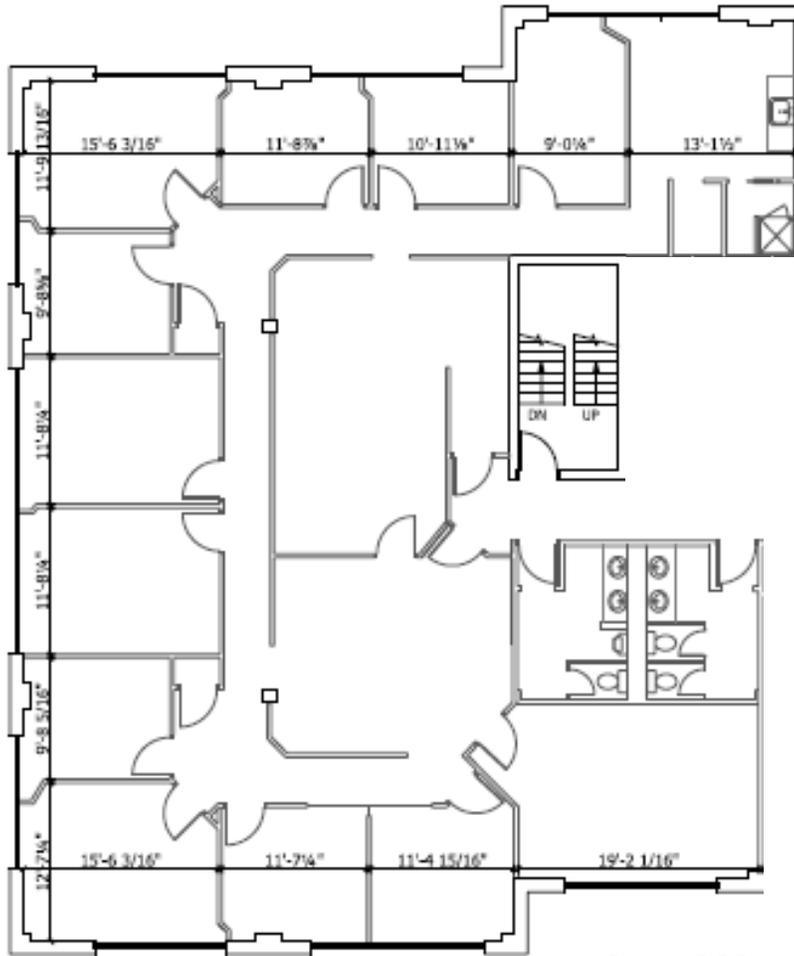
Suite 200
• 11,465 SF

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12 Manning Close NE



Suite 200
• 4,442 SF

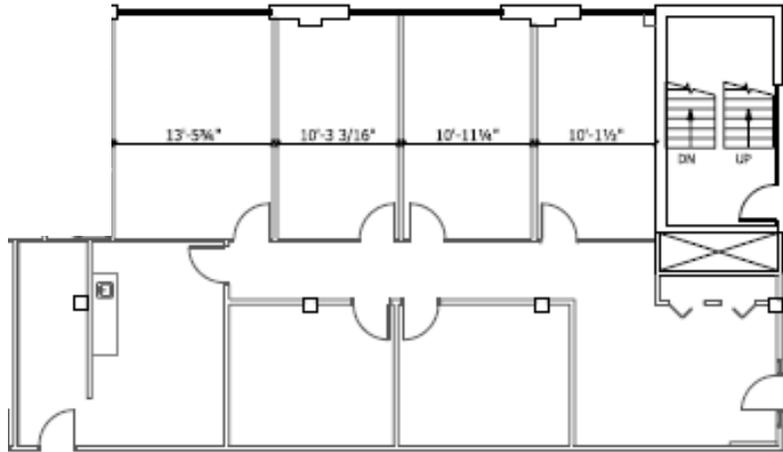
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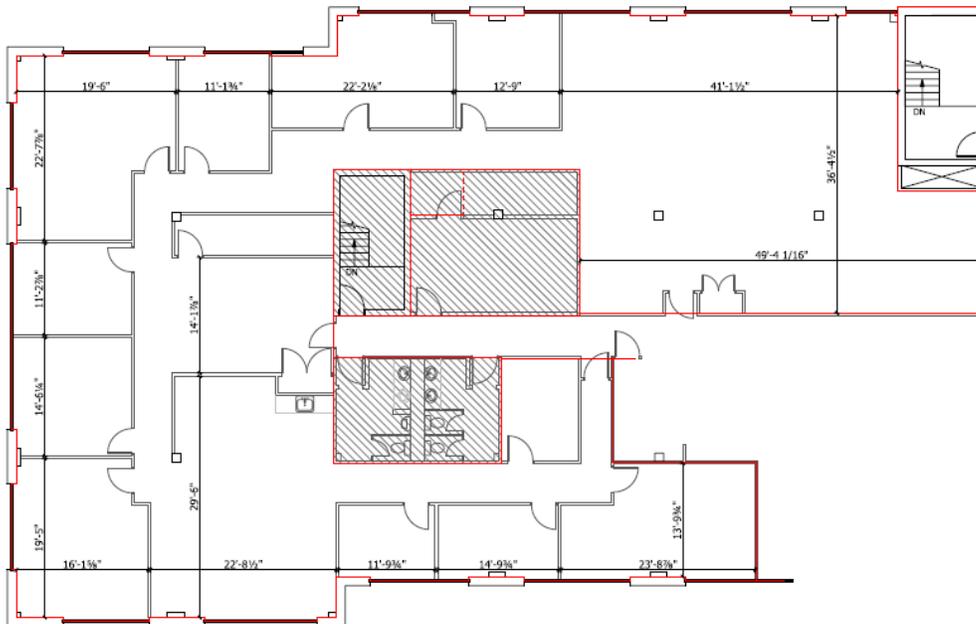
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12 Manning Close NE



Suite 205

- 2,261 SF - show suite



Suite 300

- 6,331 SF

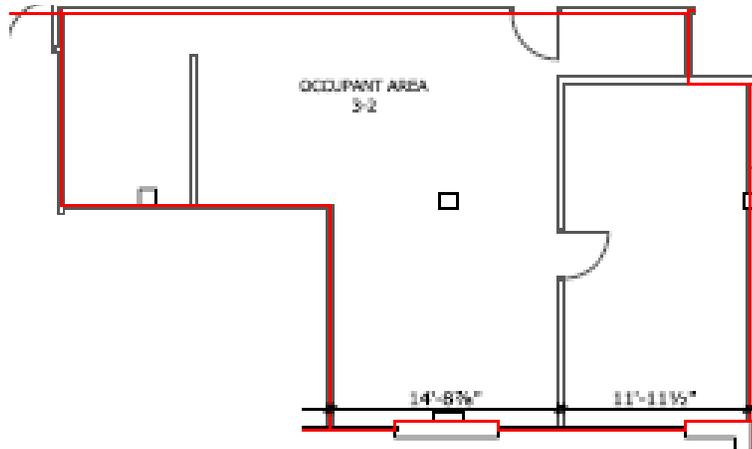
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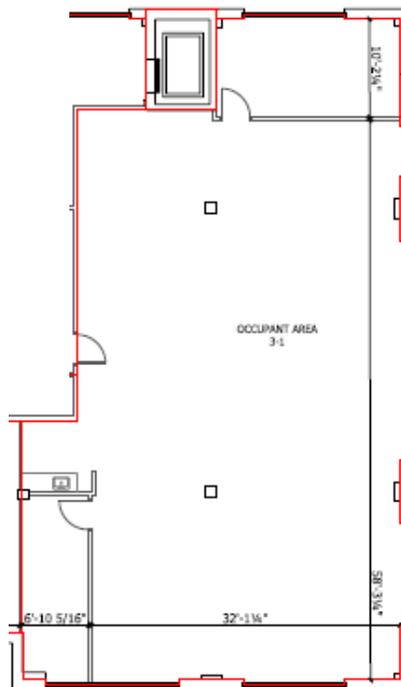
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12 Manning Close NE



Suite 301
• 1,449 SF



Suite 302
• 2,737 SF

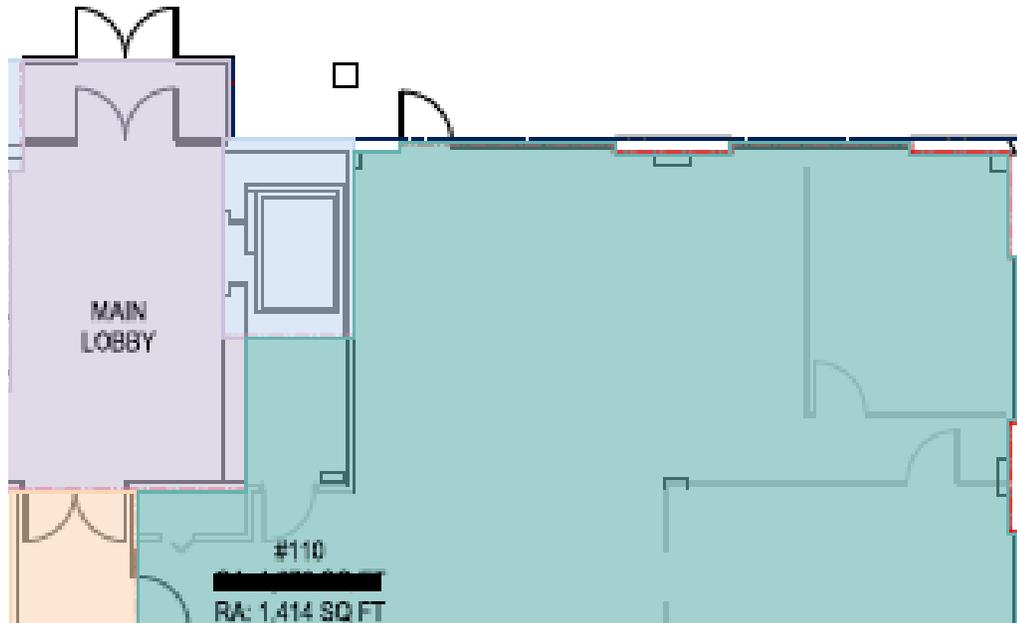
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801 Manning Road NE



Suite 110

- 1,414 SF
- Currently a cafe space within Columbia College's main building.
- Direct outdoor access
- Serves 70+ tenants within the complex

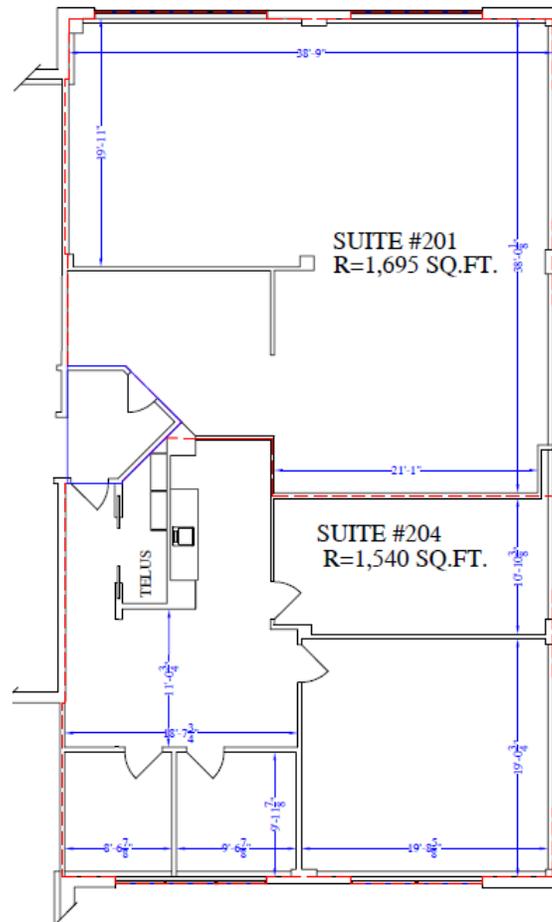
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809 Manning Road NE



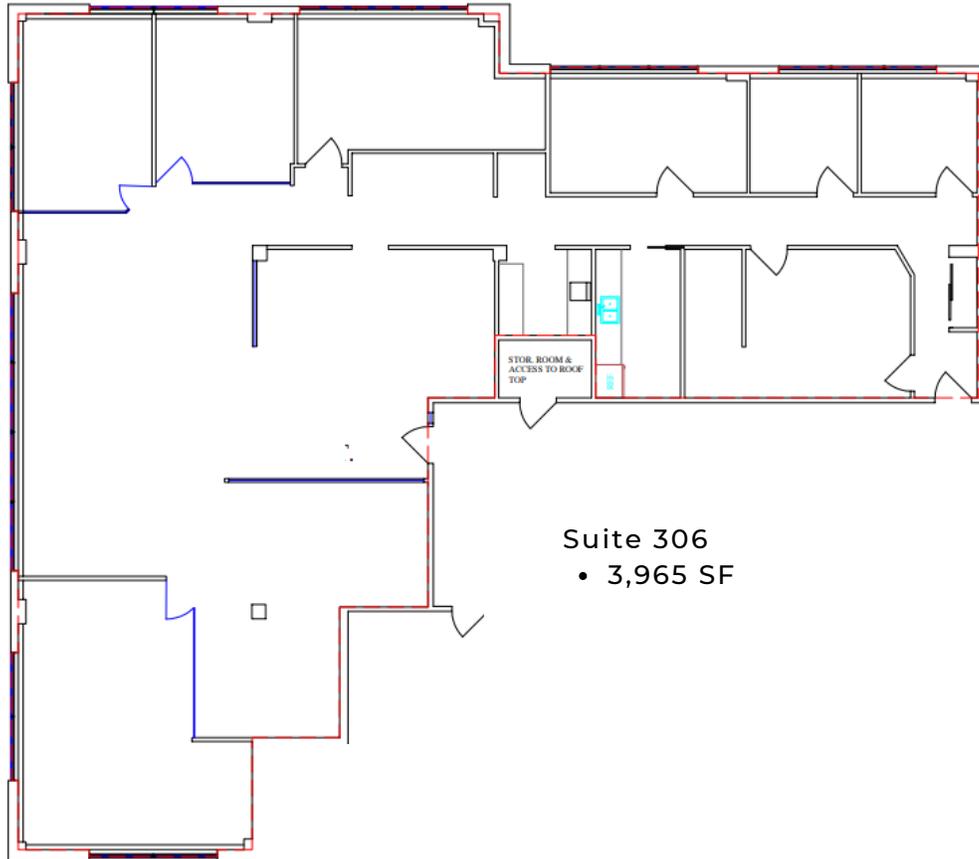
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809 Manning Road NE



Suite 306
• 3,965 SF

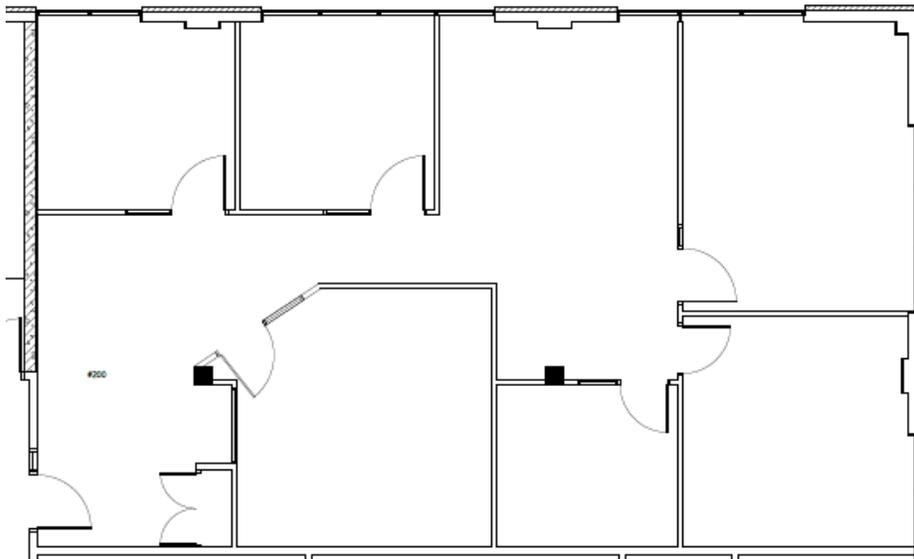
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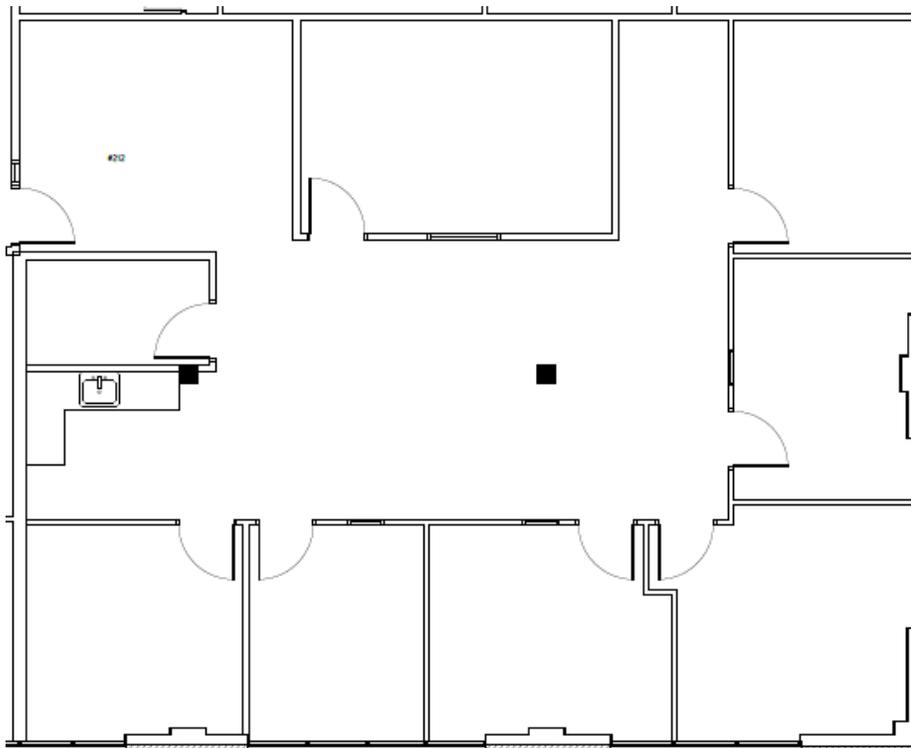
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811 Manning Road NE



Suite 200 - show suite

• 1,655 SF



Suite 212

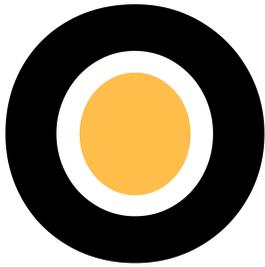
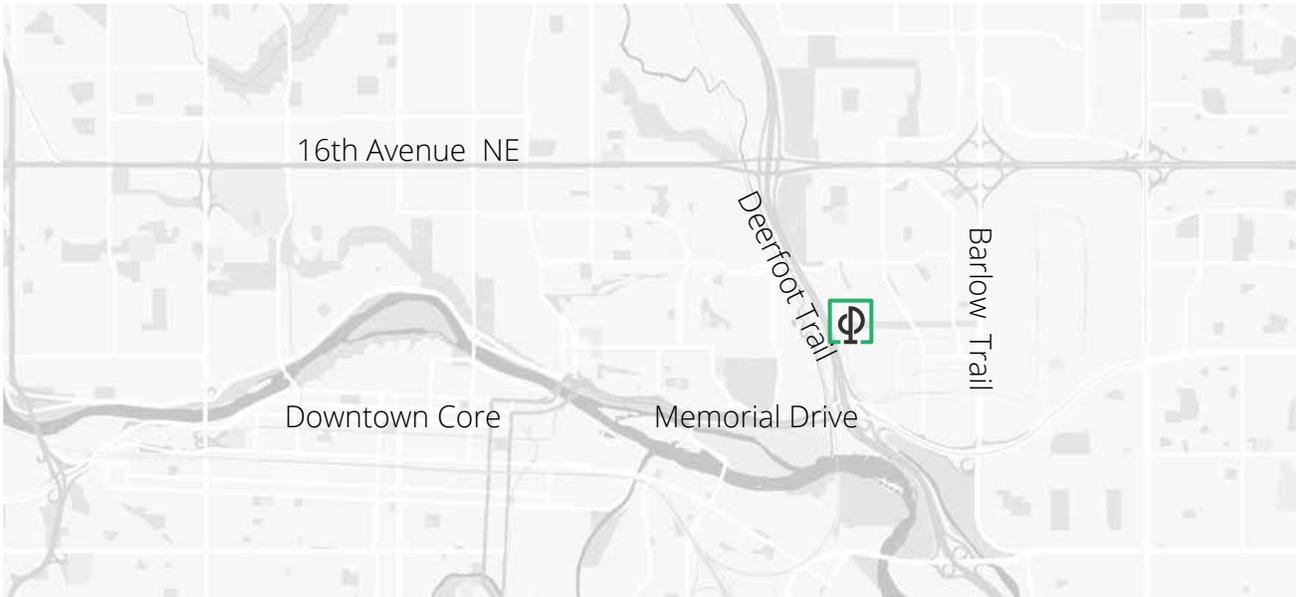
• 2,200 SF

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Demographics

- 86,647 households within 5 km
- Average household income \$110,248.00 annually
- 23.4% of population within 5 km 25 - 34 years old

The Park at WillowGlen is under New Ownership and Management

The Park is owned and professionally managed by Porte Communities.

Porte has been serious about real estate since 1968. During those 50+ years, they've learned they aren't just owning, developing or managing properties, they're helping build communities. Porte owns and manages over 1.3 mil square feet of commercial real estate in British Columbia and Alberta.



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