



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

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

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 1,135 SF - 11,465 SF available immediately
- Market net rent
- Operating Costs (2022): ~\$11.57 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



Lori Suba
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

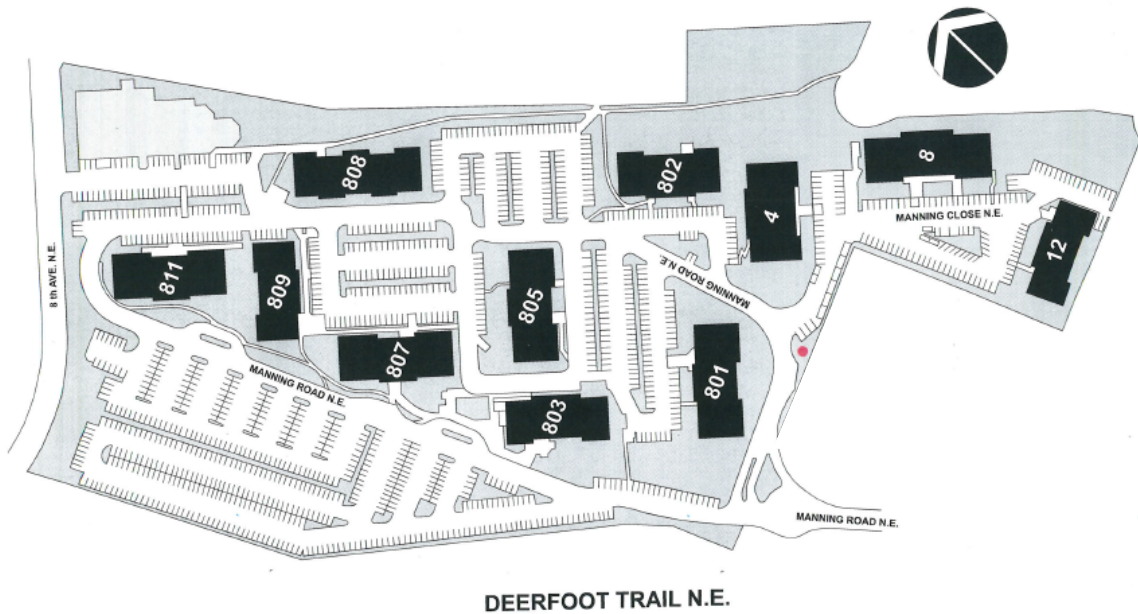
Laurae Spindler
Vice President & Associate
(403)471-4871
lspindler@scoutrealestate.ca

SCOUTREALESTATE.CA

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

Space Availabilities

Building	Suite	Rentable Area	Comments
8 Manning Close NE	100	6,212 SF	Dock loading & heavy power
	200	11,465 SF	
12 Manning Close NE	205	2,261 SF	Show suite
	300	6,270 SF	Can subdivide into three units
	301	1,135 SF	
807 Manning Road NE	200	6,438 SF	Subdivides into 5,718 SF & 720 SF
	207	5,870 SF	Office Intensive Layout, can be combined with Suite 200
809 Manning Road NE	101	786 SF	Available October 1, 2022
	201	1,695 SF	
811 Manning Road NE	200	1,655 SF	Show suite
	212	2,200 SF	

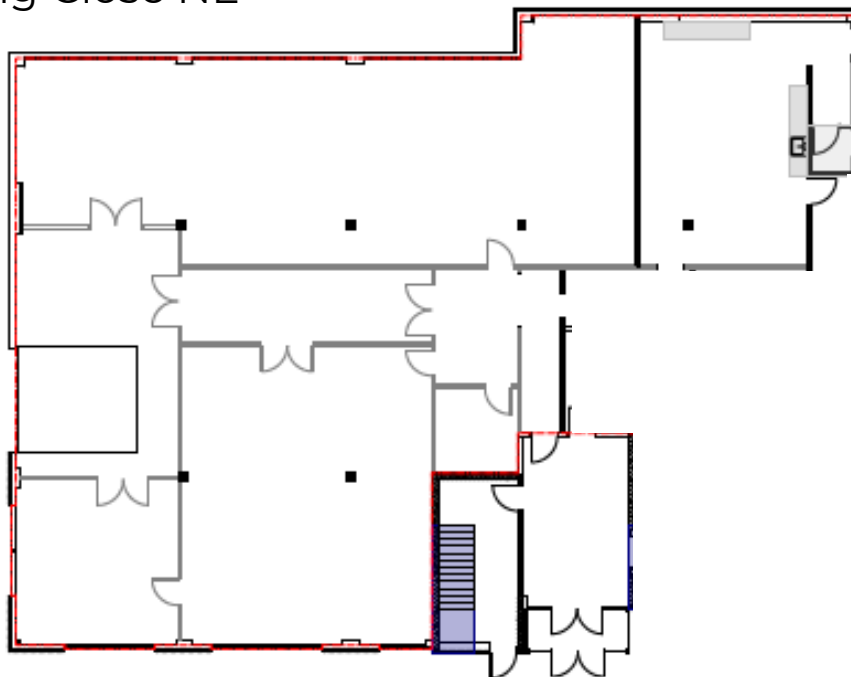


Lori Suba
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

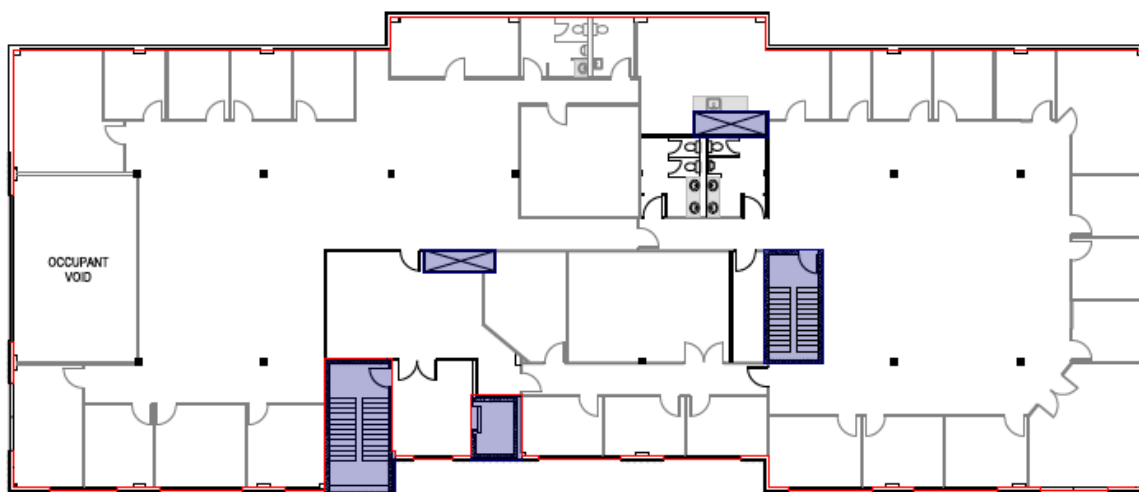
Laurae Spindler
Vice President & Associate
(403)471-4871
lspindler@scoutrealestate.ca

SCOUTREALESTATE.CA

8 Manning Close NE



Suite 100
• 6,212 SF



Suite 200
• 11,465 SF

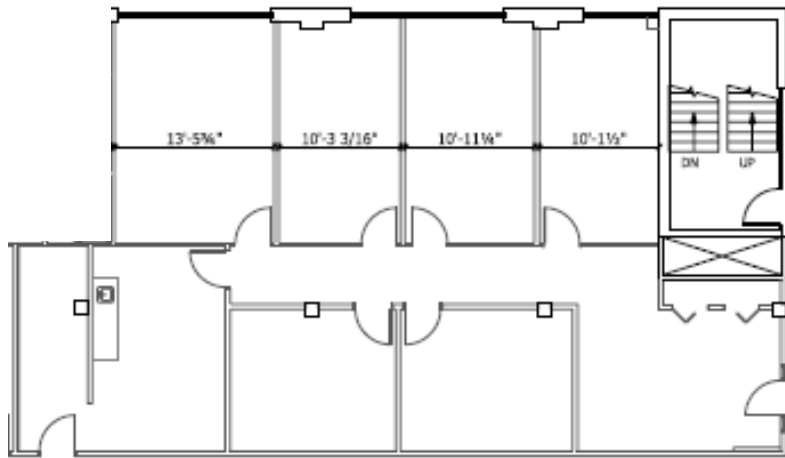
Lori Suba
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
(403)471-4871
lspindler@scoutrealestate.ca

SCOUTREALESTATE.CA

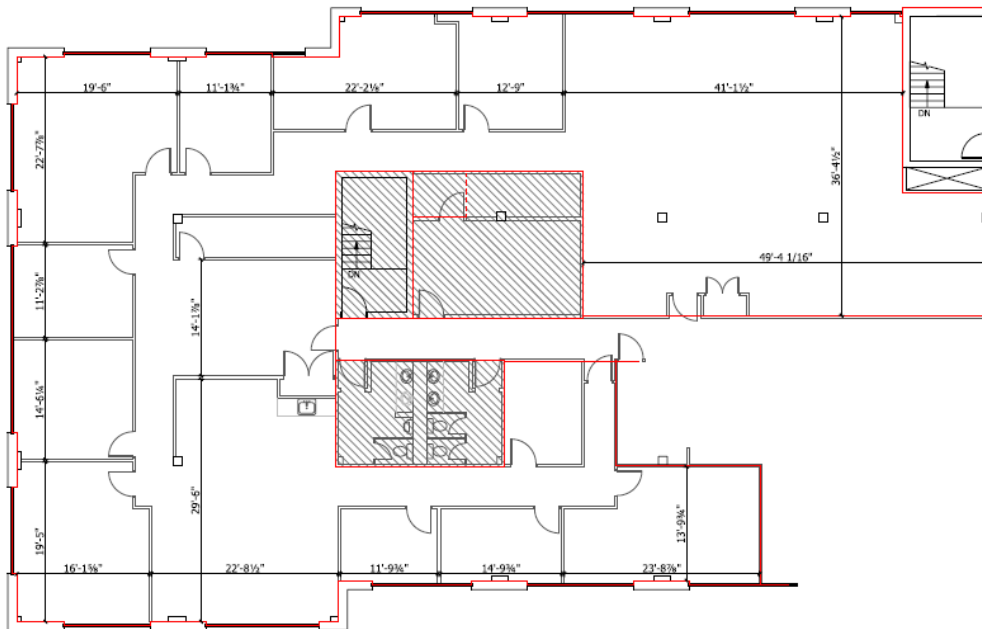
The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

12 Manning Close NE



Suite 205

- 2,261 SF - show suite



Suite 300

- 6,270 SF

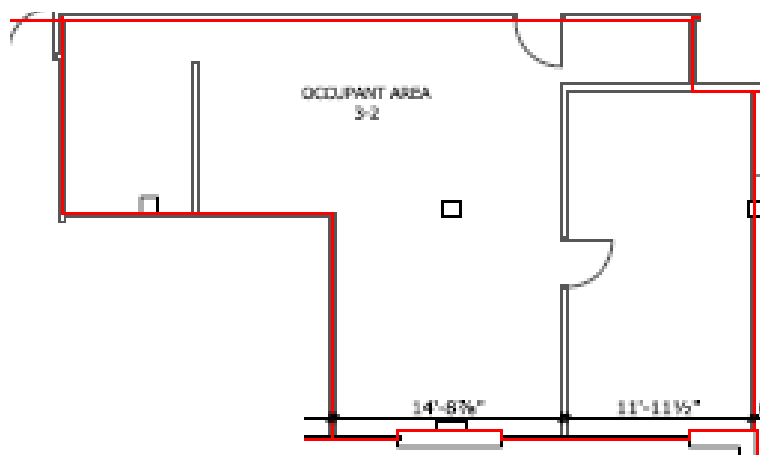
Lori Suba
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
(403)471-4871
lspindler@scoutrealestate.ca

SCOUTREALESTATE.CA

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

12 Manning Close NE



Suite 301
• 1,135 SF

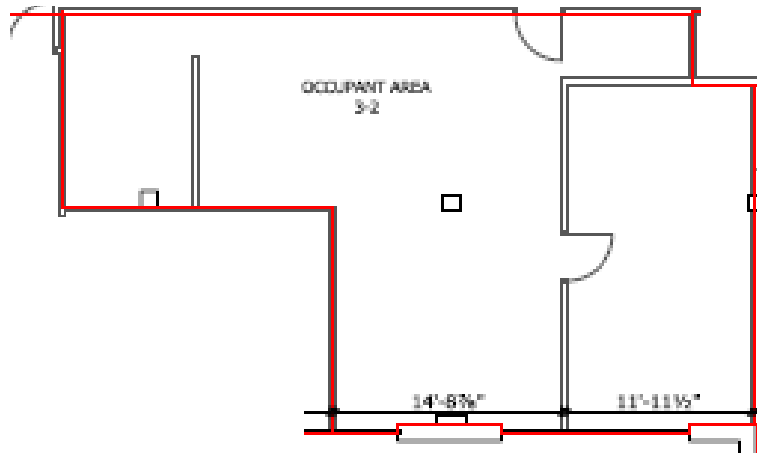
Lori Suba
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
(403)471-4871
lspindler@scoutrealestate.ca

SCOUTREALESTATE.CA

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

12 Manning Close NE



Suite 301
• 1,135 SF

Lori Suba
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
(403)471-4871
lspindler@scoutrealestate.ca

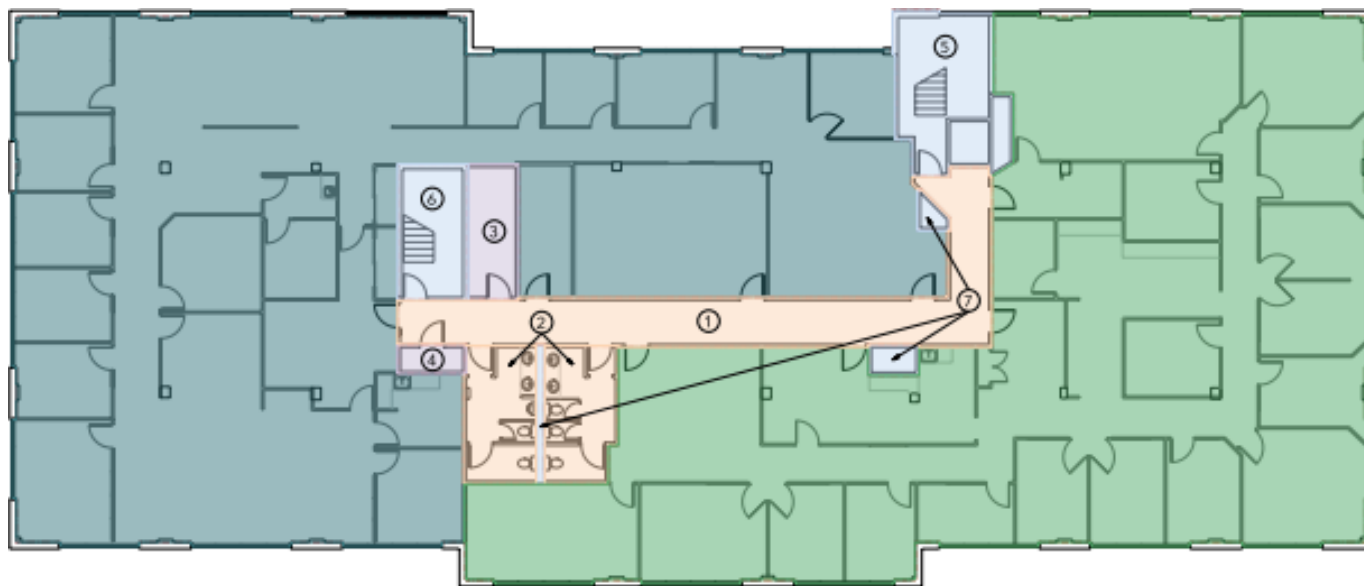
SCOUTREALESTATE.CA

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

807 Manning Road NE

Suite 200

• 6,349 SF



Suite 201

• 5,738 SF

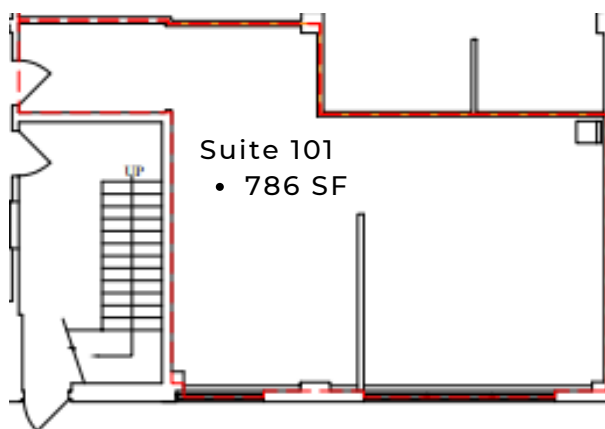
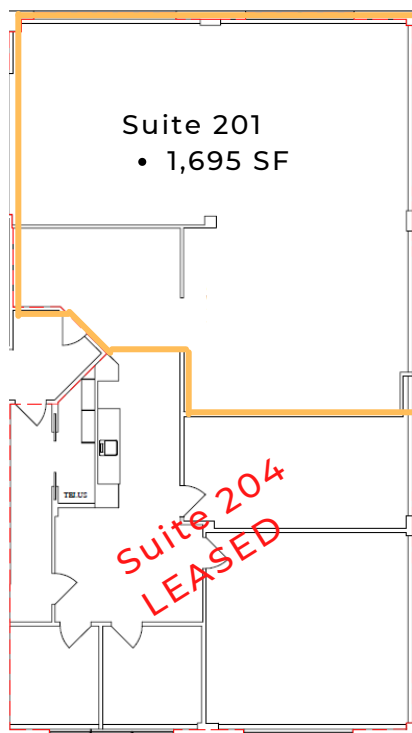
Lori Suba
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
(403)471-4871
lspindler@scoutrealestate.ca

SCOUTREALESTATE.CA

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

809 Manning Road NE



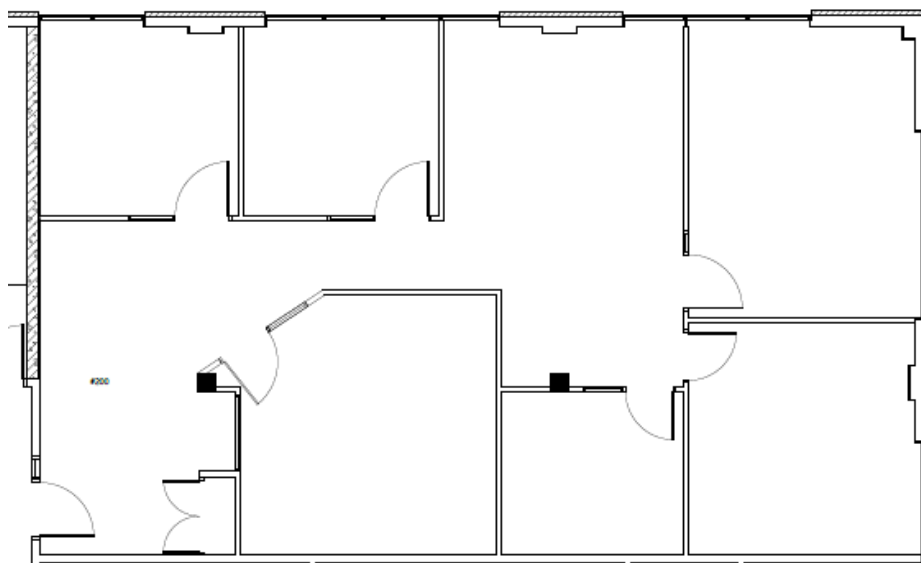
Lori Suba
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
(403)471-4871
lspindler@scoutrealestate.ca

SCOUTREALESTATE.CA

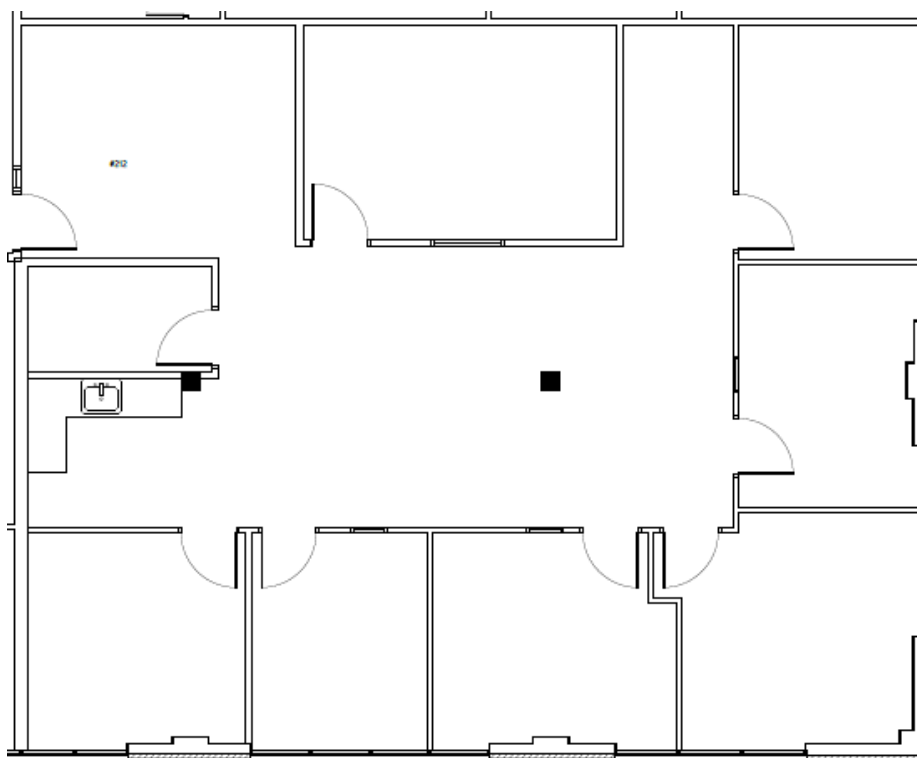
The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

811 Manning Road NE



Suite 200 - show suite

- 1,655 SF



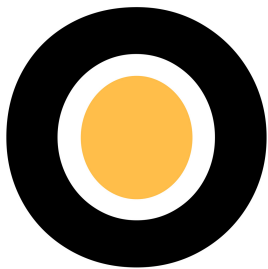
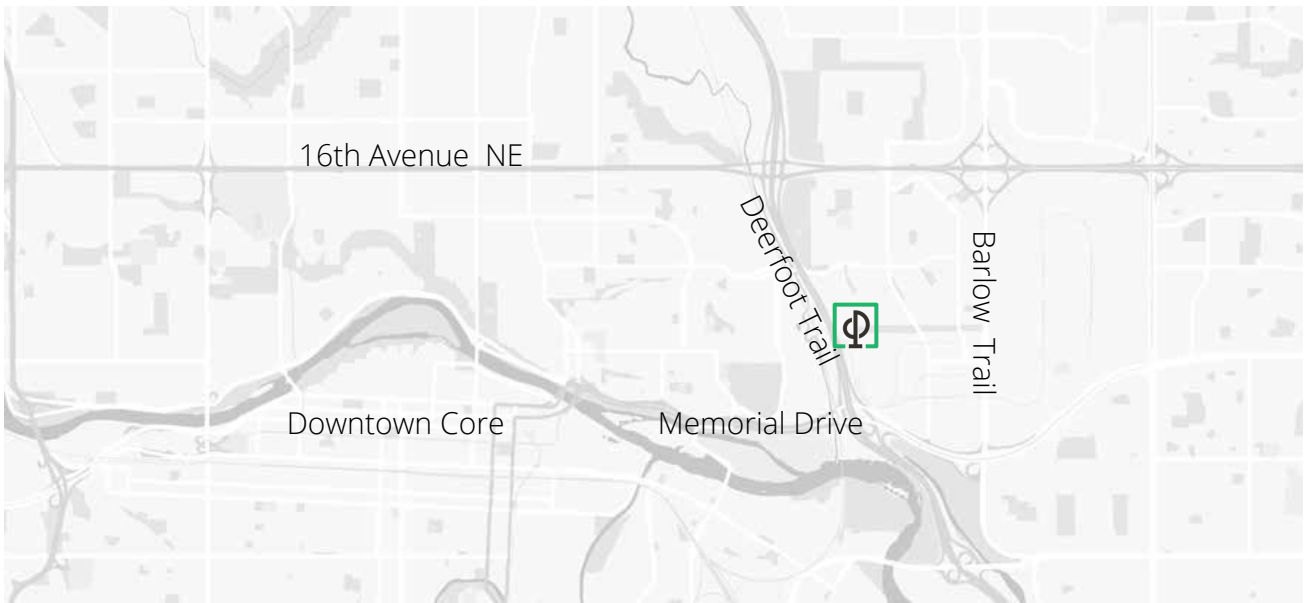
Suite 212

- 2,200 SF

Lori Suba
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
(403)471-4871
lspindler@scoutrealestate.ca

SCOUTREALESTATE.CA



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.



Lori Suba
President & Broker
(403)850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
(403)471-4871
lspindler@scoutrealestate.ca

SCOUTREALESTATE.CA