



THE  
**PARK**  
AT WILLOWGLEN

FOR LEASE



- Calgary's most central business park
- Amenity upgrades, show suites and common area updates underway
- New 8th Ave NE Entrance completed in October 2023, providing access to the Bridgeland community within a 4 minute drive

**Scout**  
Real Estate Ltd

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## Property Features

- Centrally located within minutes of downtown
- Serviced by public transit stp #27 and #19, 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 860 SF - 11,981 SF available
- Market net rent
- Operating Costs (2024): ~\$12.63 PSF (each building varies slightly)
- Flexible terms
- Turnkey packages & show suite program
- Parking Ratio: 1 stall per 253 SF
- Parking Rates: 1 stall per 500 SF - free, additional monthly reserved \$57.00/stall, unreserved \$47.50/stall. Daily parking available through Impark - rates \$5.00 per stall



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

Andrew Kay  
Associate  
(403)354-3434  
akay@scoutrealestate.ca

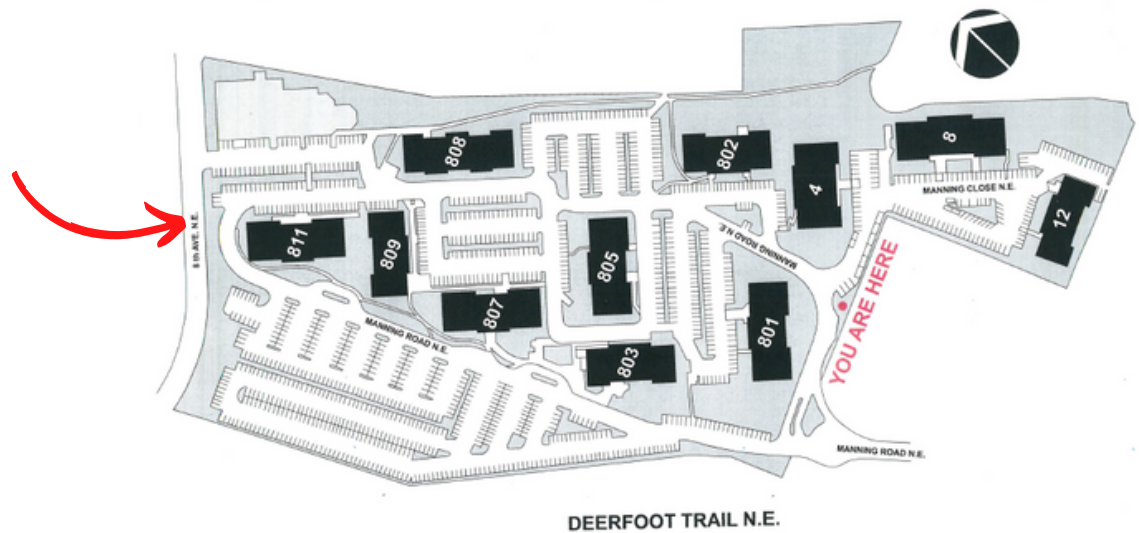
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## Space Availabilities

<u>Building</u>	<u>SUITE</u>	<u>RENTABLE AREA</u>	<u>COMMENTS</u>
8 Manning Close NE	110 200 300	3,218 SF 11,517 SF 11,981 SF	Private exterior entrance <b>Suite Pricing Incentive - call for details!</b> Mix of office/open area, partially furnished, quality leaseholds
12 Manning Close NE	200 205 300 302	4,442 SF 2,261 SF 6,331 SF 2,736 SF	Suite 200, 205 & 310 contiguous to 7,353 SF Show Suite <b>*Suite Pricing Incentive - call for details!</b>
805 Manning Road NE	200	5,043 SF	Available on 30 days notice, furniture potentially available
809 Manning Road NE	104 201 303 305	860 SF 1,695 SF 1,806 SF 1,049 SF	Available April 1, 2024
811 Manning Road NE	107 203 212	1,733 SF 1,508 SF 2,220 SF	

**Second entrance for access / egress to The Park is now complete**



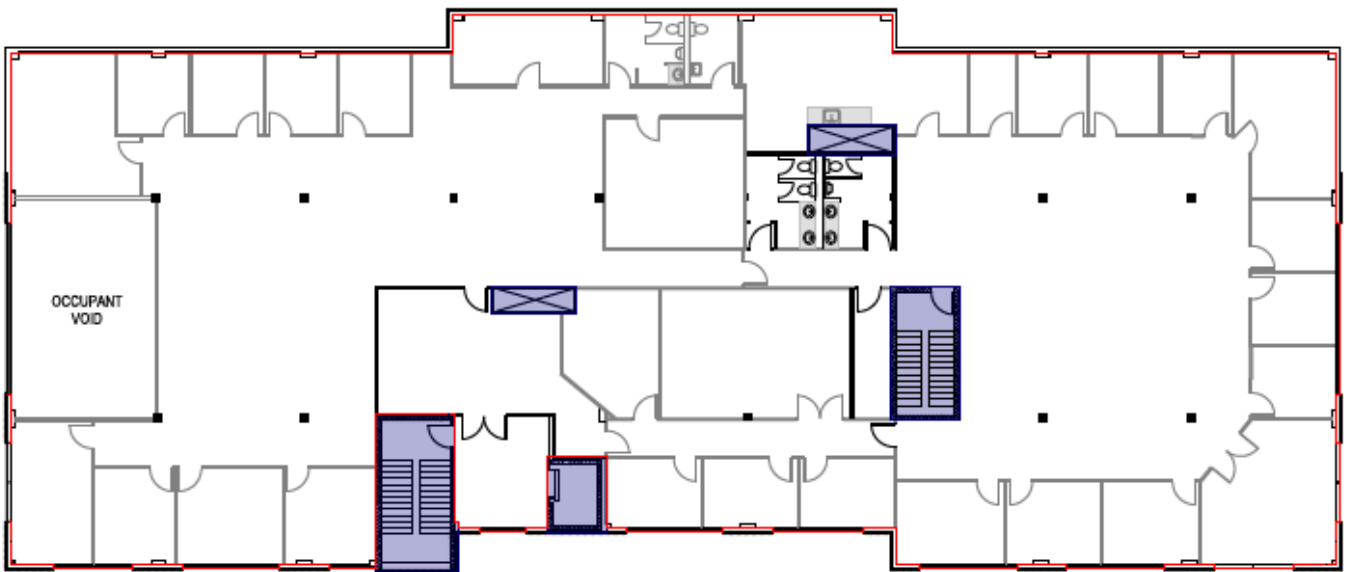
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President & Broker  
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## 8 Manning Close NE



Suite 200  
11,517 SF

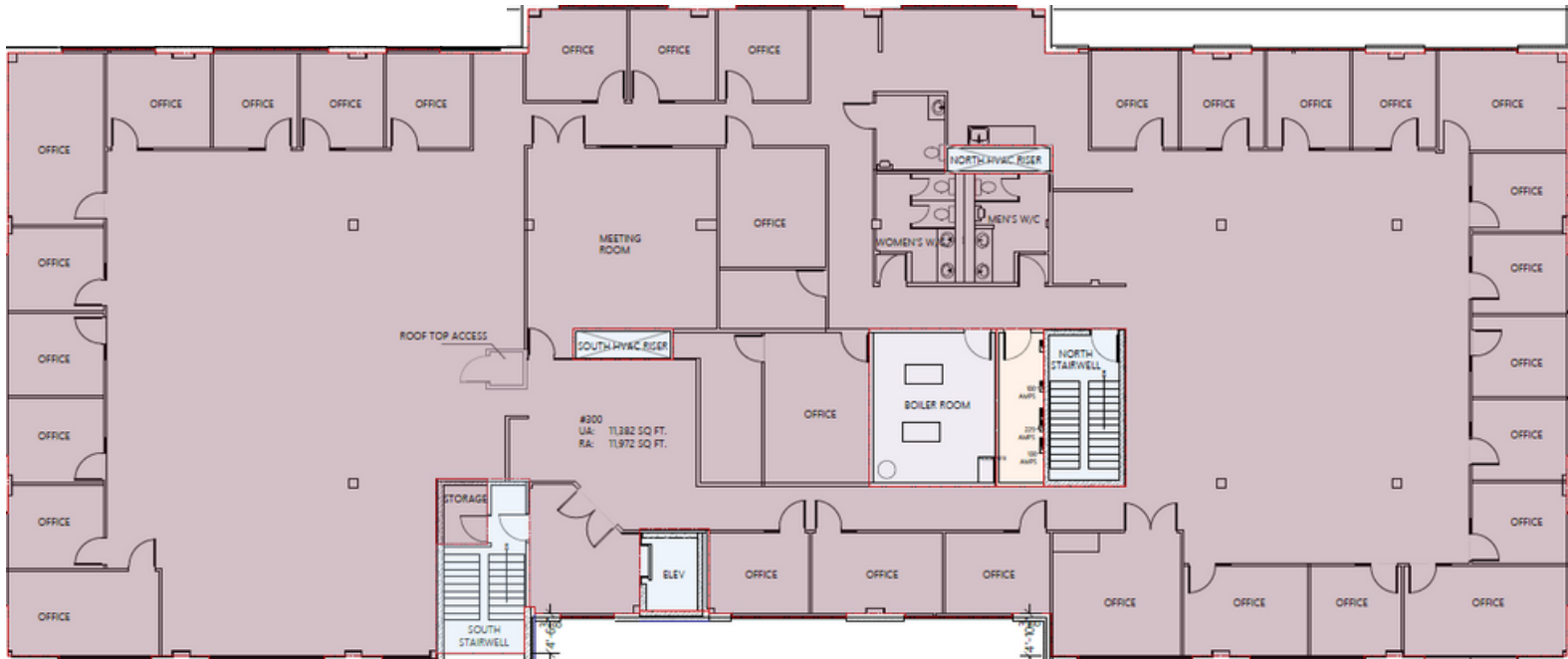
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## 8 Manning Close NE 3rd Floor



11,981 SF

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

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Associate  
(403)354-3434  
akay@scoutrealestate.ca

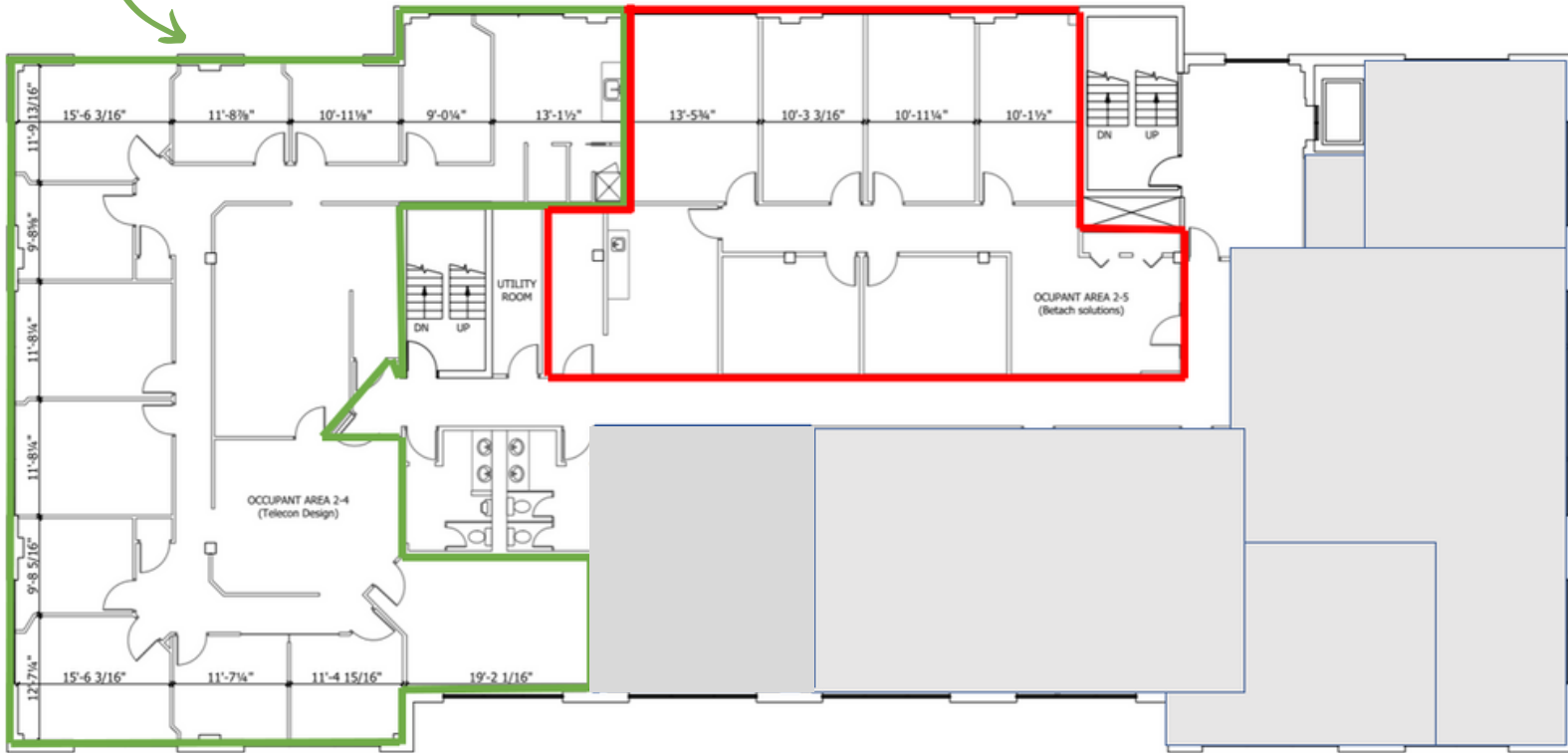
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## 12 Manning Close NE

Suite 200  
4,442 SF

Suite 205  
2,261 SF - show suite



Suite 200, 205 can be contiguous to 6,703 SF

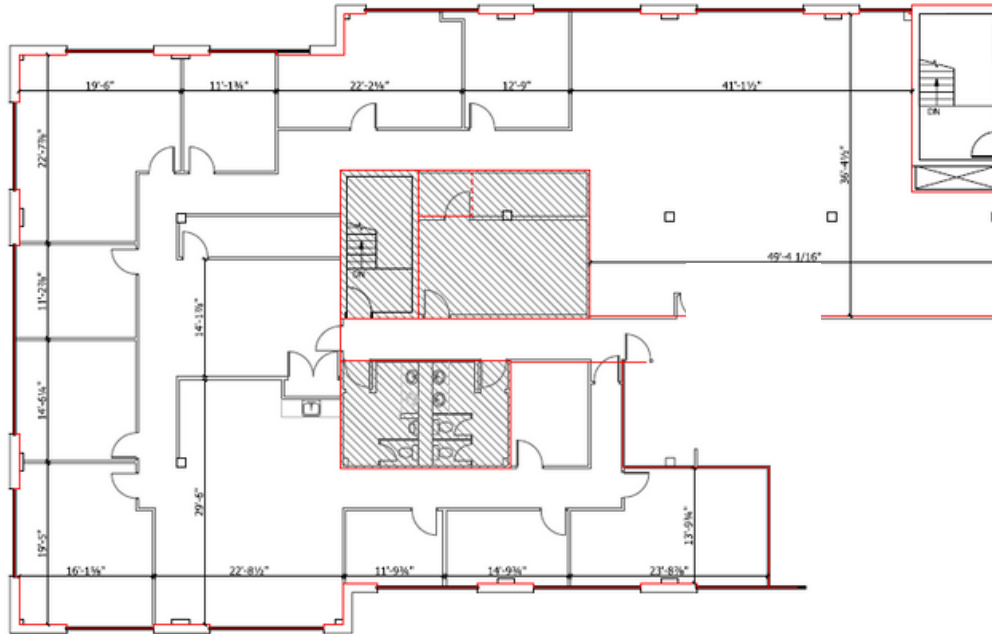
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## 12 Manning Close NE



Suite 300  
6,331 SF

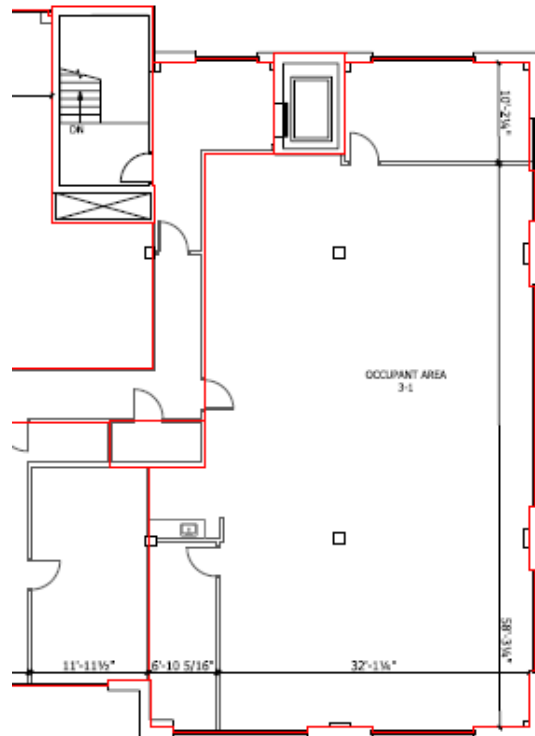
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President & Broker  
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## 12 Manning Close NE



Suite 302  
2,737 SF

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

Andrew Kay  
Associate  
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## 805 Manning Road NE



Suite 200  
5,043 SF

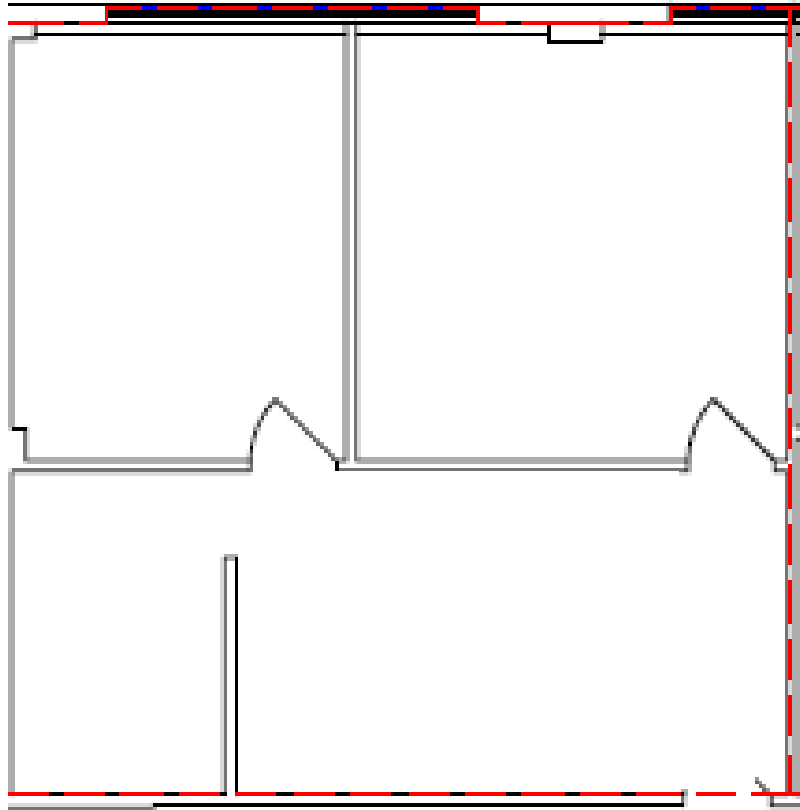
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## 809 Manning Road NE



Suite 104- 860 SF

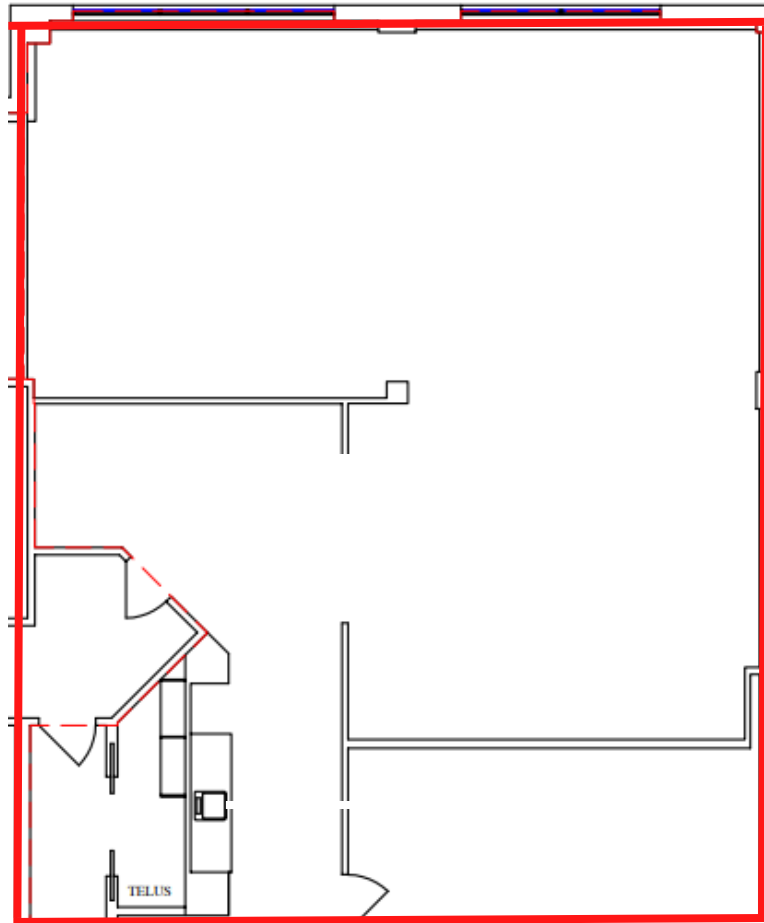
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## 809 Manning Road NE



Suite 201 - 1,695 SF

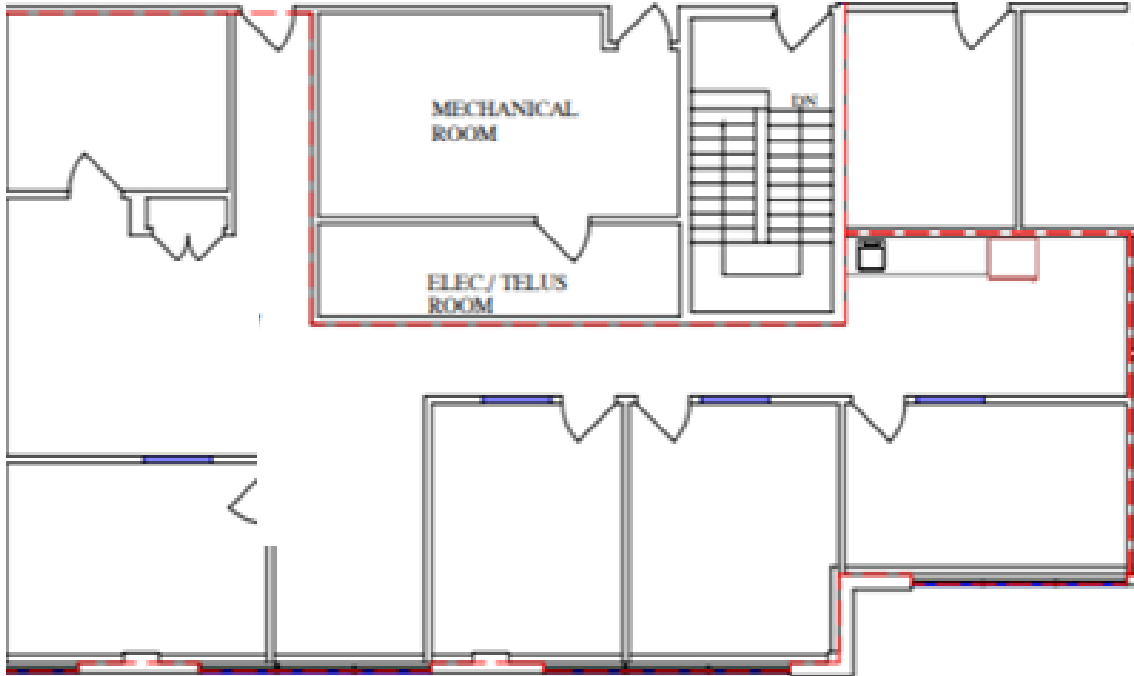
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## 809 Manning Road NE



Suite 303  
1,806 SF

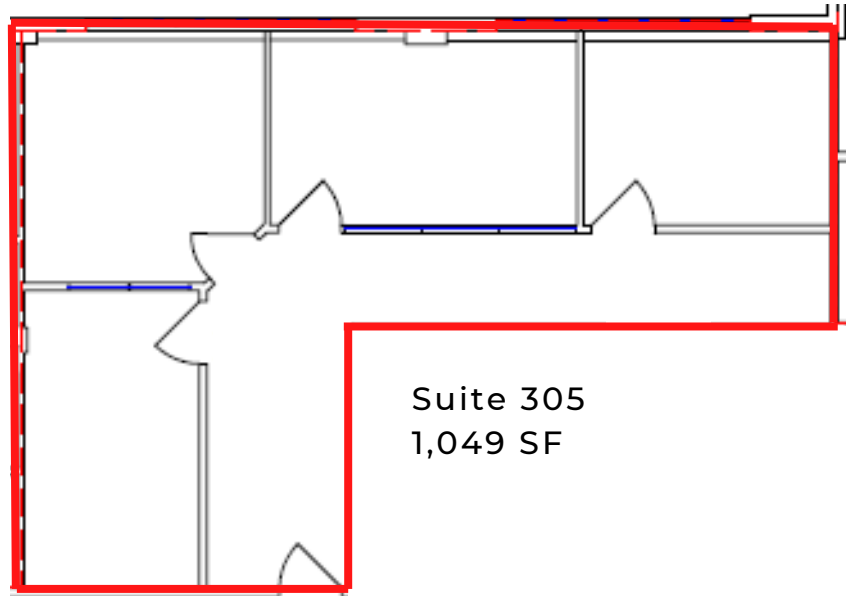
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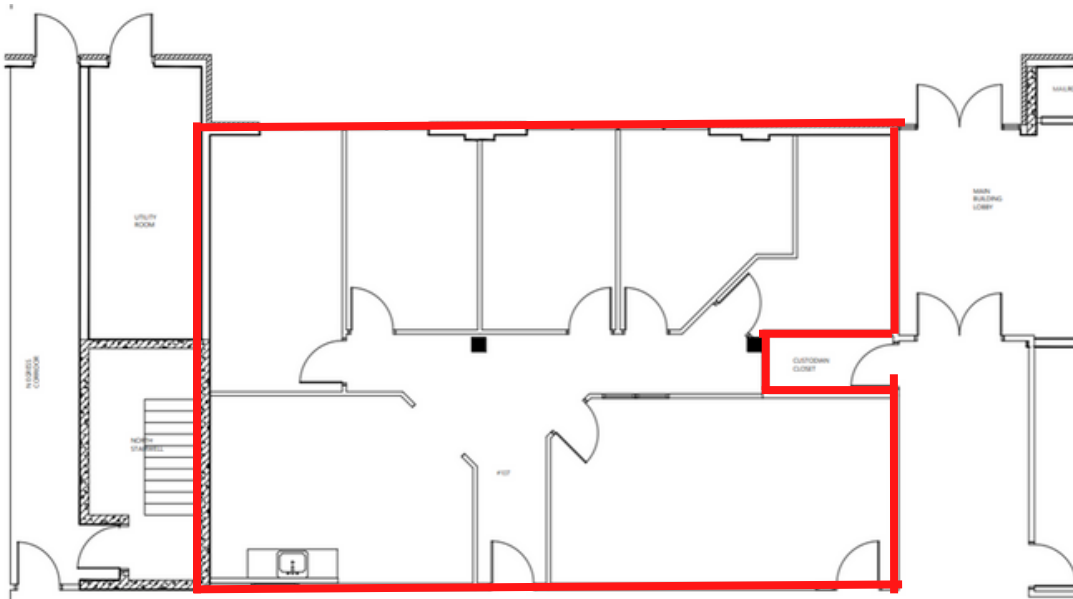
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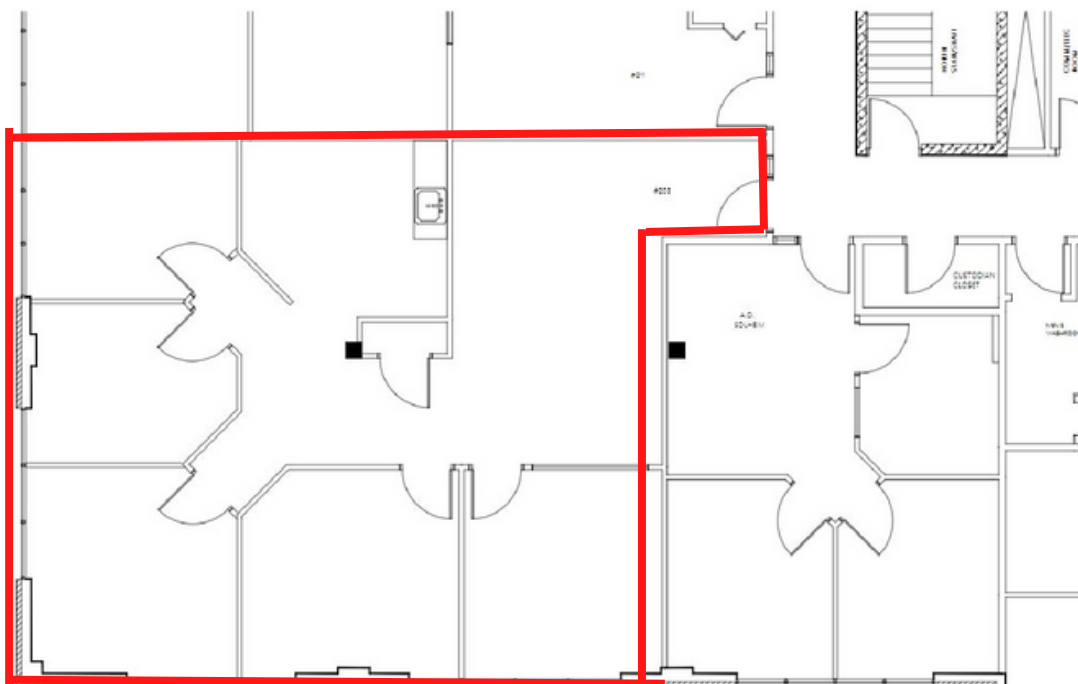
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## 811 Manning Road NE



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1,733 SF



Suite 203  
1,508 SF

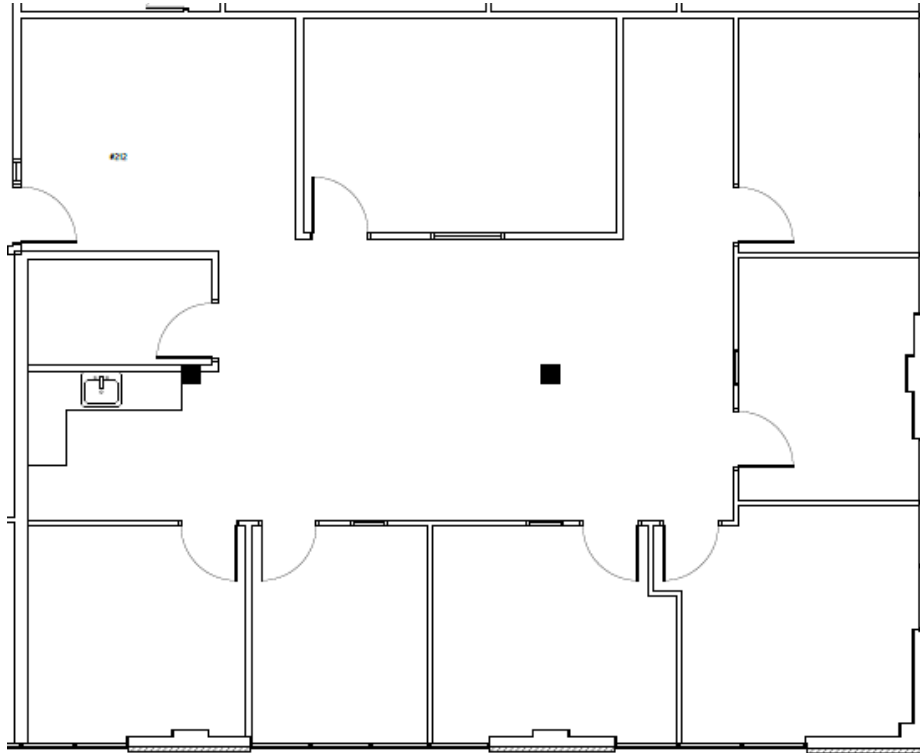
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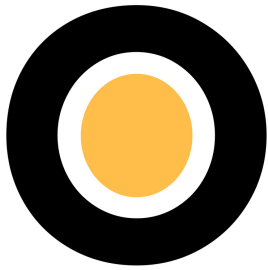
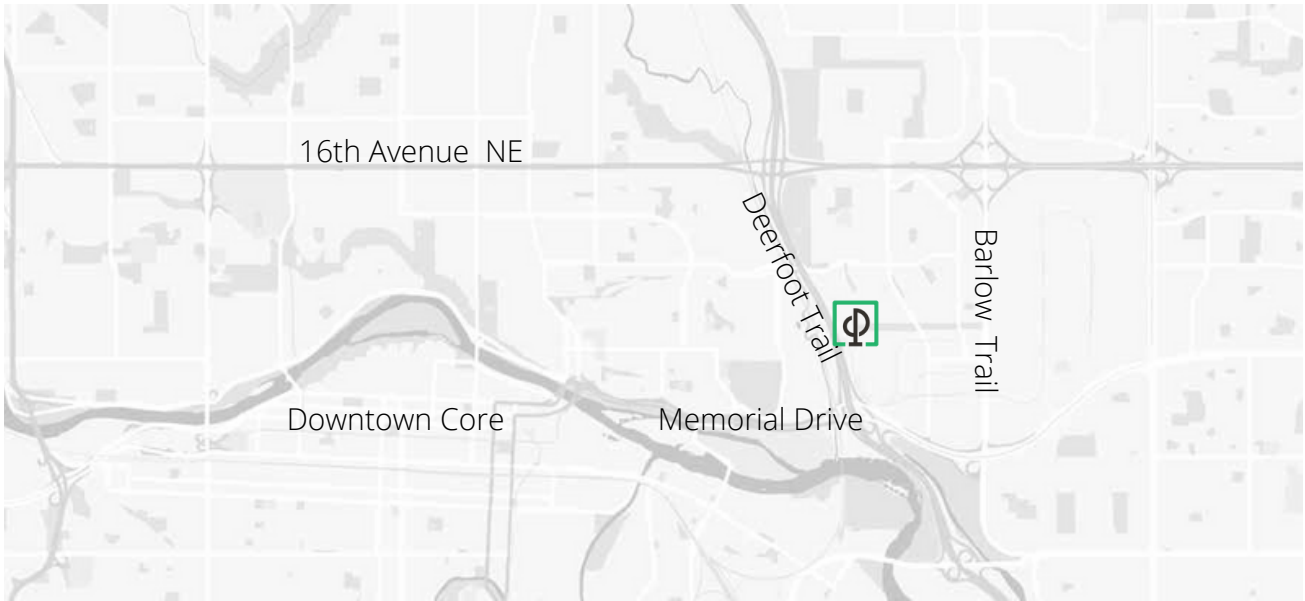
Suite 212  
2,200 SF

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

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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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