



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 (complete March 2021)
- 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 \$54.00/stall, unreserved \$39.00/stall. Daily parking available through Indigo - rates \$5.00 per stall



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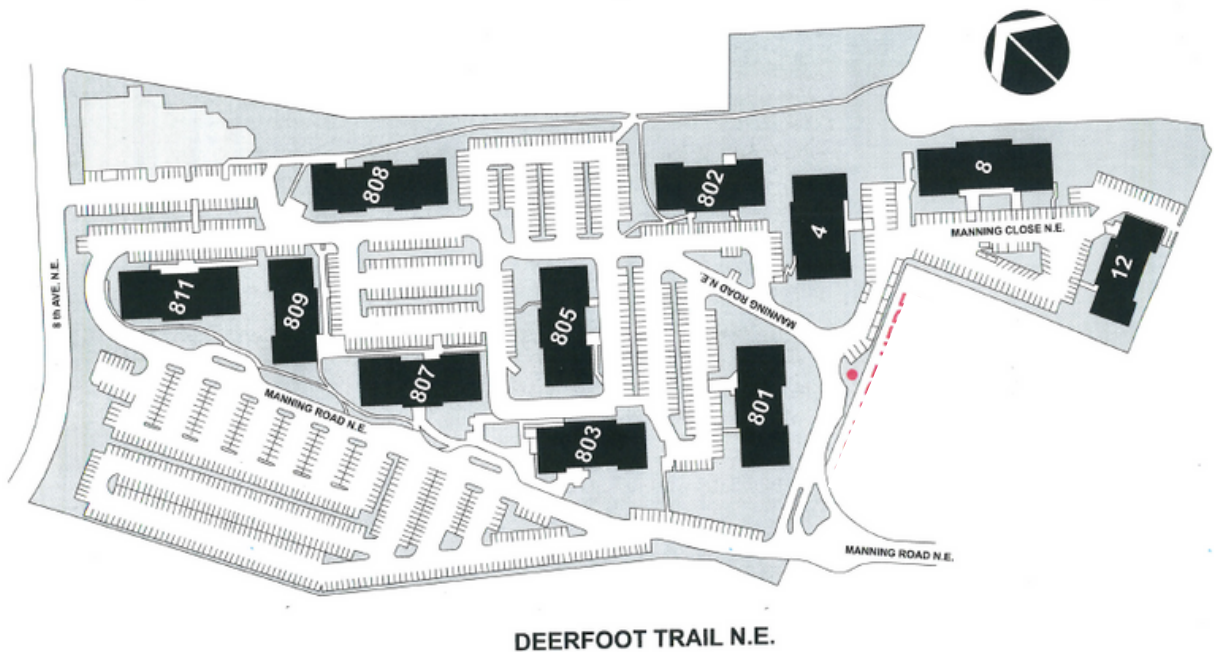
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Space Availabilities

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	
805 Manning Road NE	200	4,870 SF	Available April 1, 2022
807 Manning Road NE	200	6,438 SF	Subdivides into 5,718 SF & 720 SF
809 Manning Road NE	201	1,695 SF	
811 Manning Road NE	200	1,655 SF	Show suite
	212	2,200 SF	



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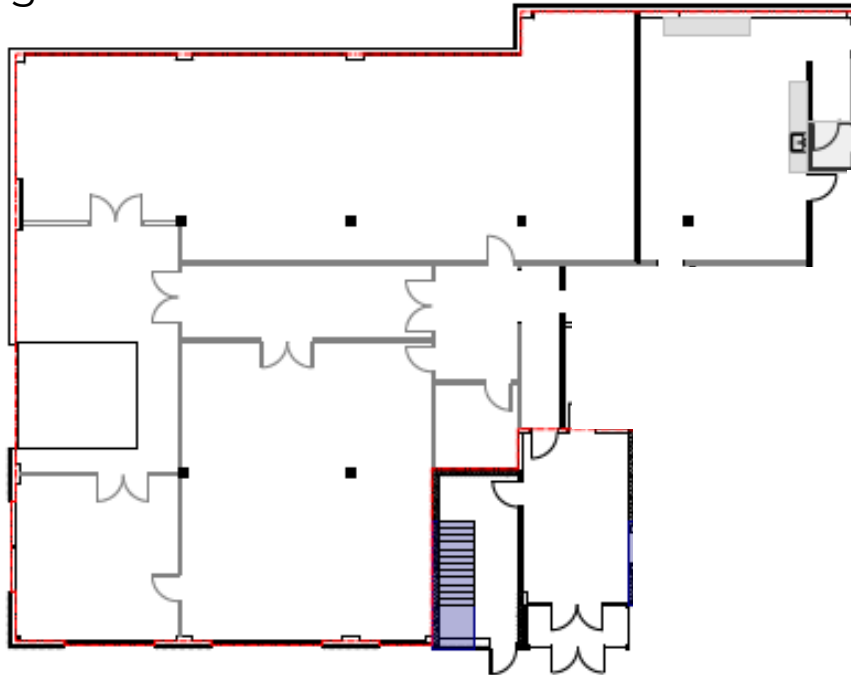
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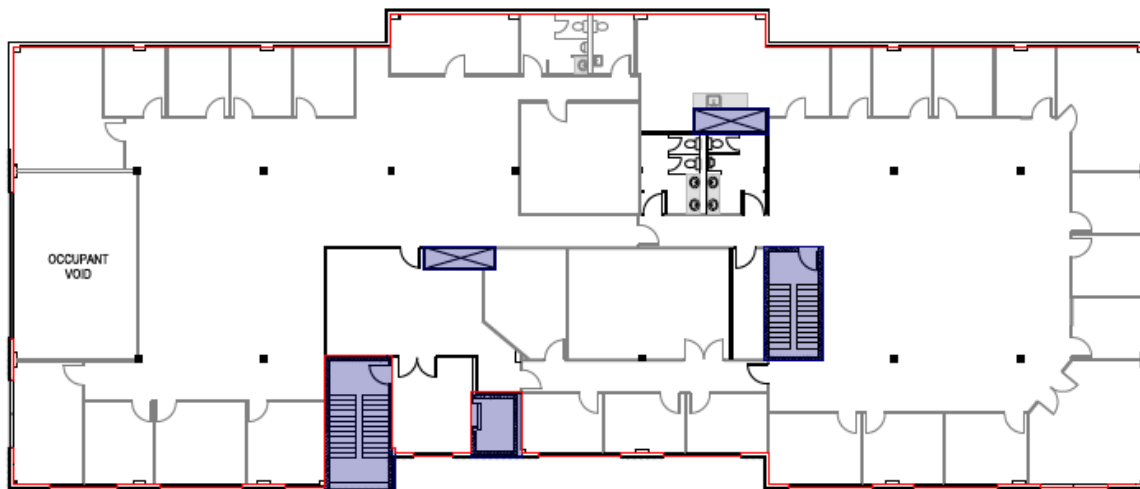
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8 Manning Close NE



Suite 100
• 6,212 SF



Suite 200
• 11,465 SF

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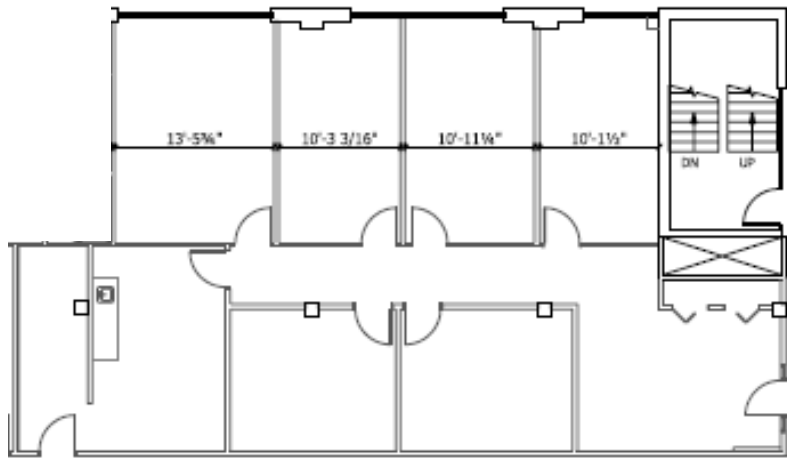
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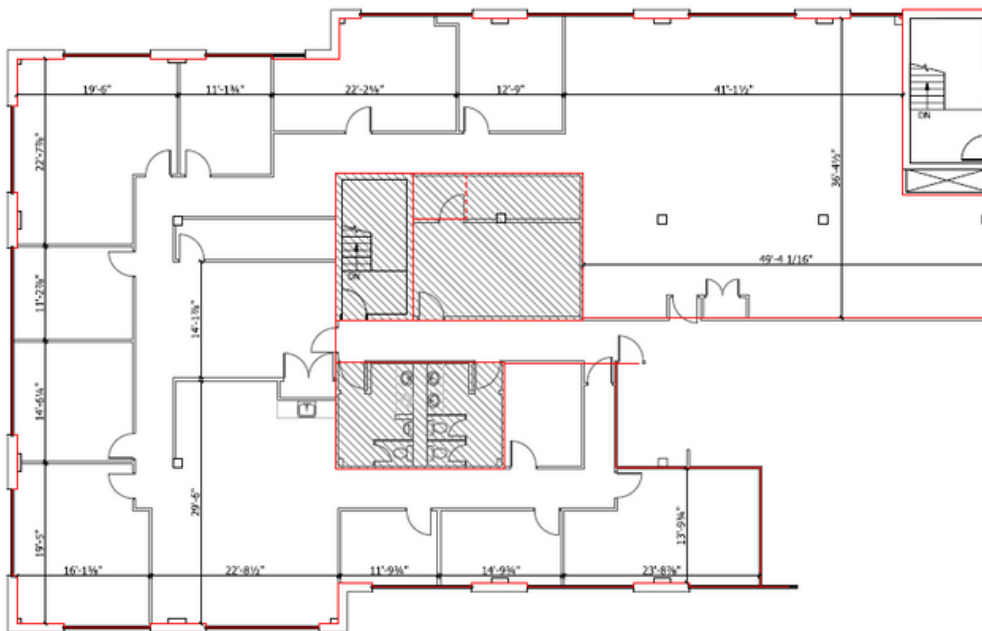
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12 Manning Close NE



Suite 205

- 2,261 SF - show suite



Suite 300

- 6,270 SF

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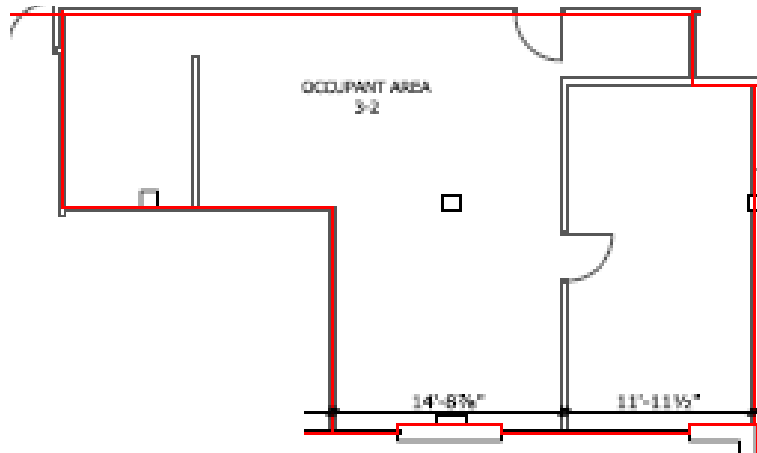
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Suite 301
• 1,135 SF

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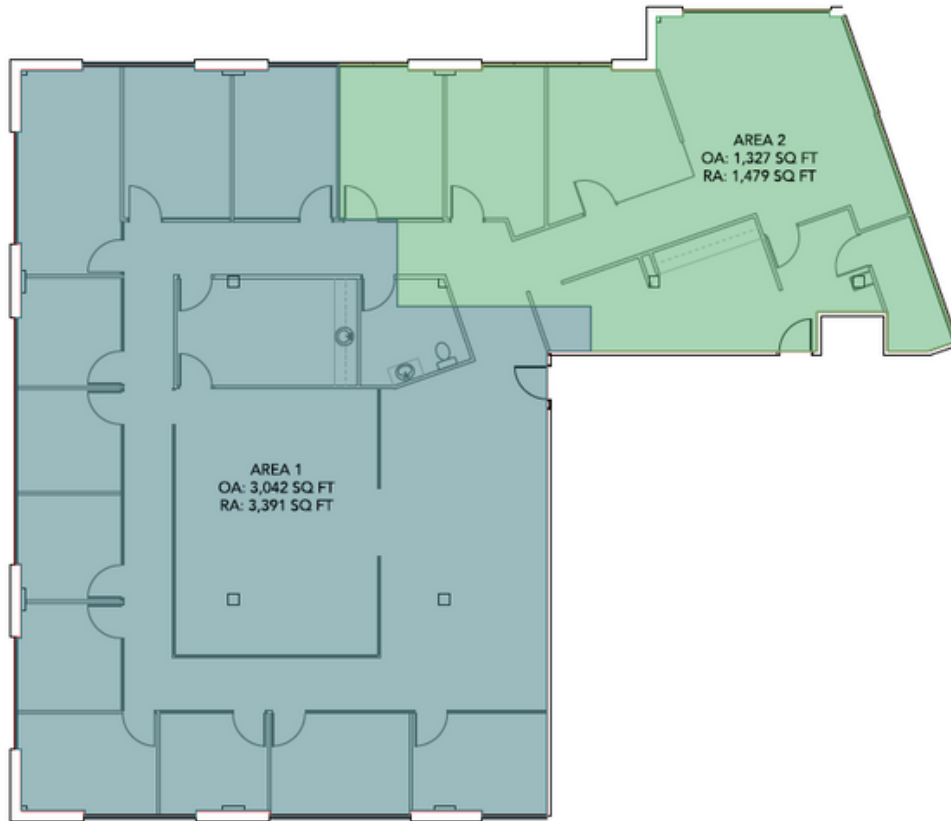
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805 Manning Road NE



Suite 200
• 4,870 SF

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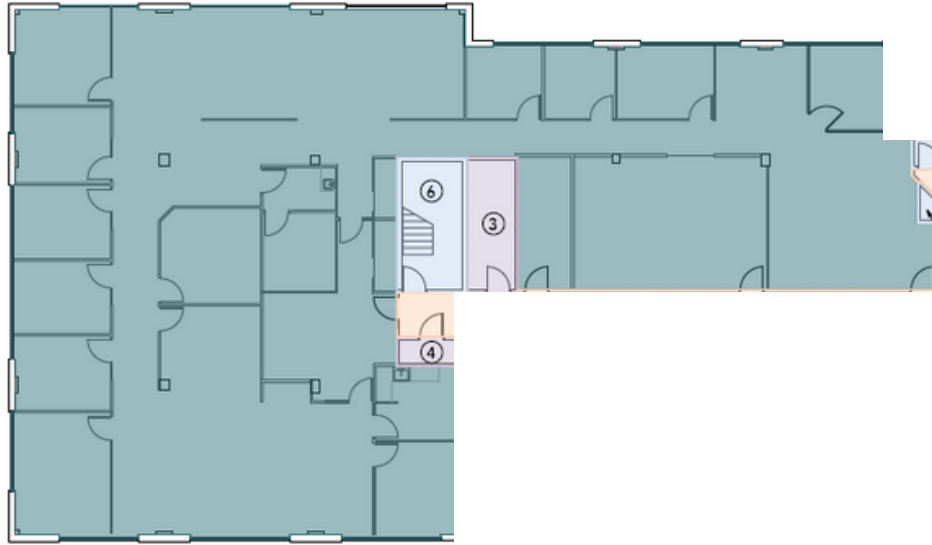
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807 Manning Road NE



Suite 200
• 6,438 SF

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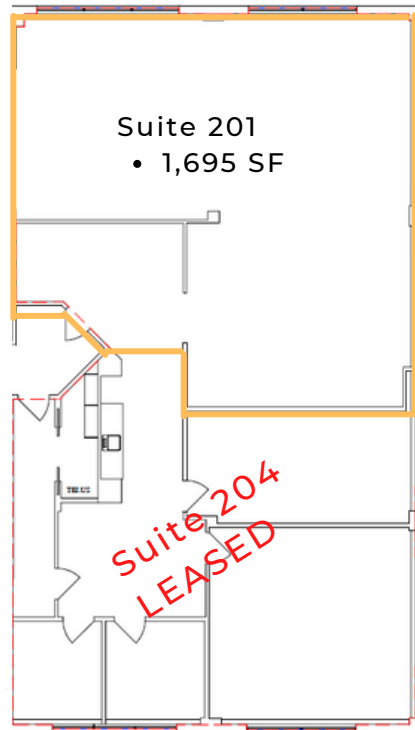
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809 Manning Road NE



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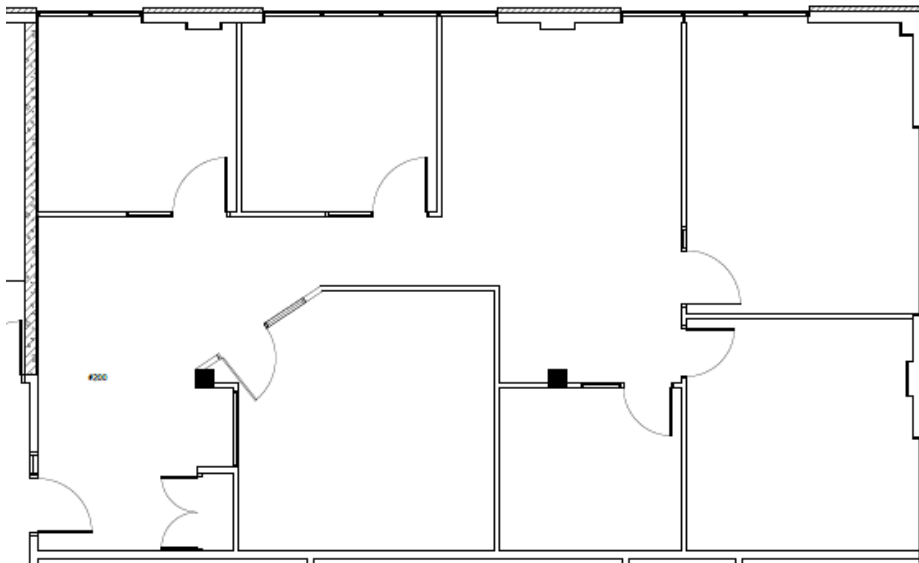
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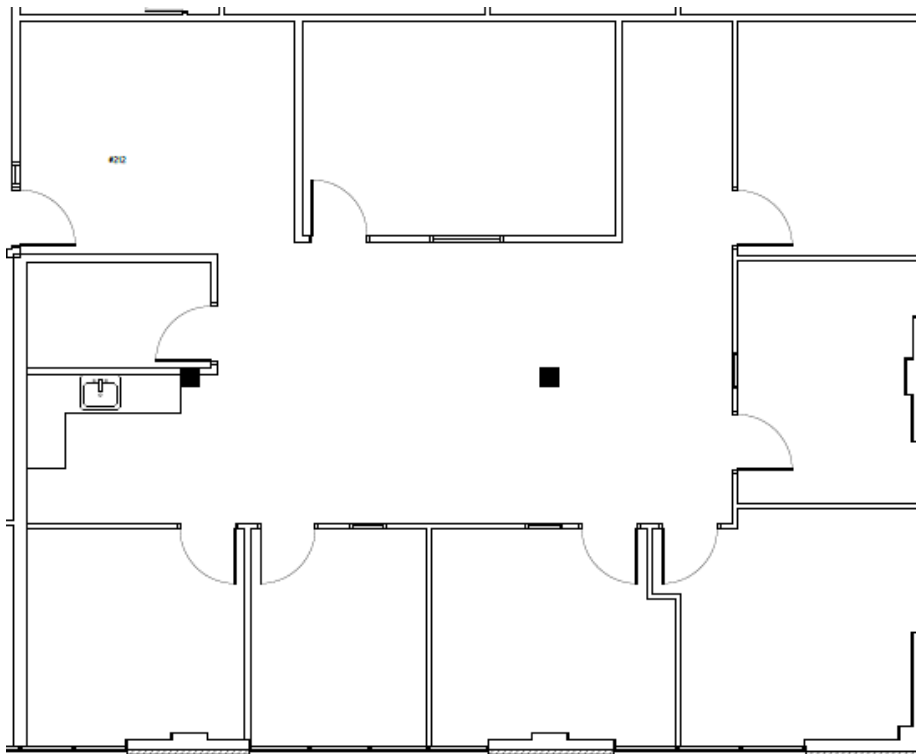
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811 Manning Road NE



Suite 200 - show suite

• 1,655 SF



Suite 212

• 2,200 SF

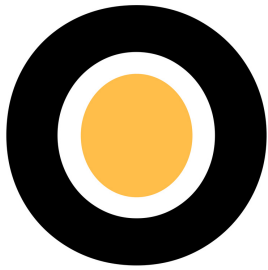
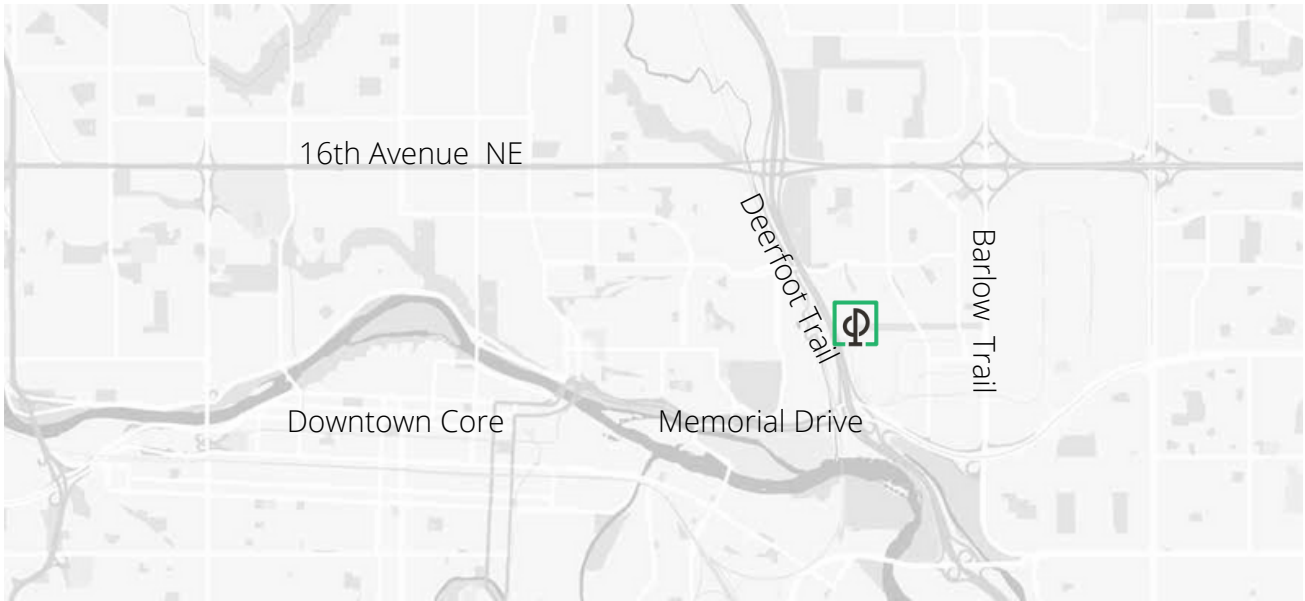
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Demographics

- 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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