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
- 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 620 SF - 11,517 SF available
- Market net rent
- Operating Costs (Estimate 2026)
  - 8 Manning Close NE - $13.03 PSF
  - 12 Manning Close NE - $13.03 PSF
  - 805 Manning Road NE - $13.03 PSF
  - 809 Manning Road NE - $13.03 PSF
  - 811 Manning Road NE - $12.62 PSF
- Flexible terms
- Turnkey packages
- Parking Ratio: 1 stall per 500 SF, with ability to secure additional parking to a 1:253 SF ratio - subject to availability
- 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

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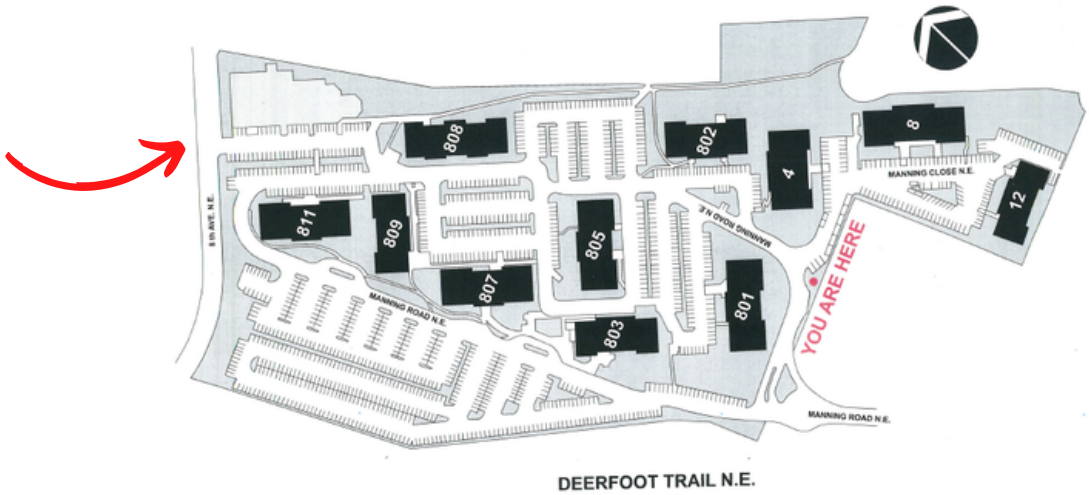
Space Availabilities

BUILDING	SUITE	RENTABLE AREA	COMMENTS
8 Manning Close NE	102 200	3,218 SF 11,517 SF	Private exterior entrance
12 Manning Close NE	302	2,736 SF	
805 Manning Road NE	200	5,043 SF	Available on 30 days notice, furniture potentially available
809 Manning Road NE	106A 301	620 SF 1,109 SF	Available March 1, 2027
811 Manning Road NE	208 211 212	1,248 SF 1,460 SF 2,200 SF	Available January 1, 2027 - contiguous with Suite 211 New vinyl plank flooring & paint! New carpet ***Note - 811 Manning is a walk-up only***

Second entrance for access / egress to The Park



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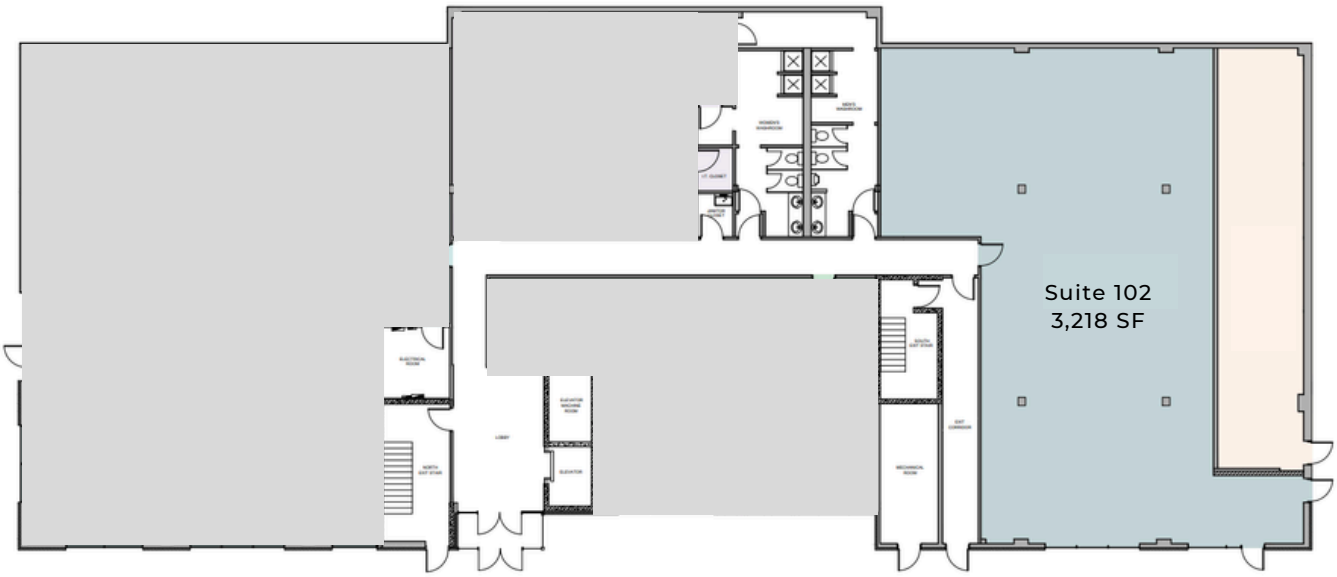
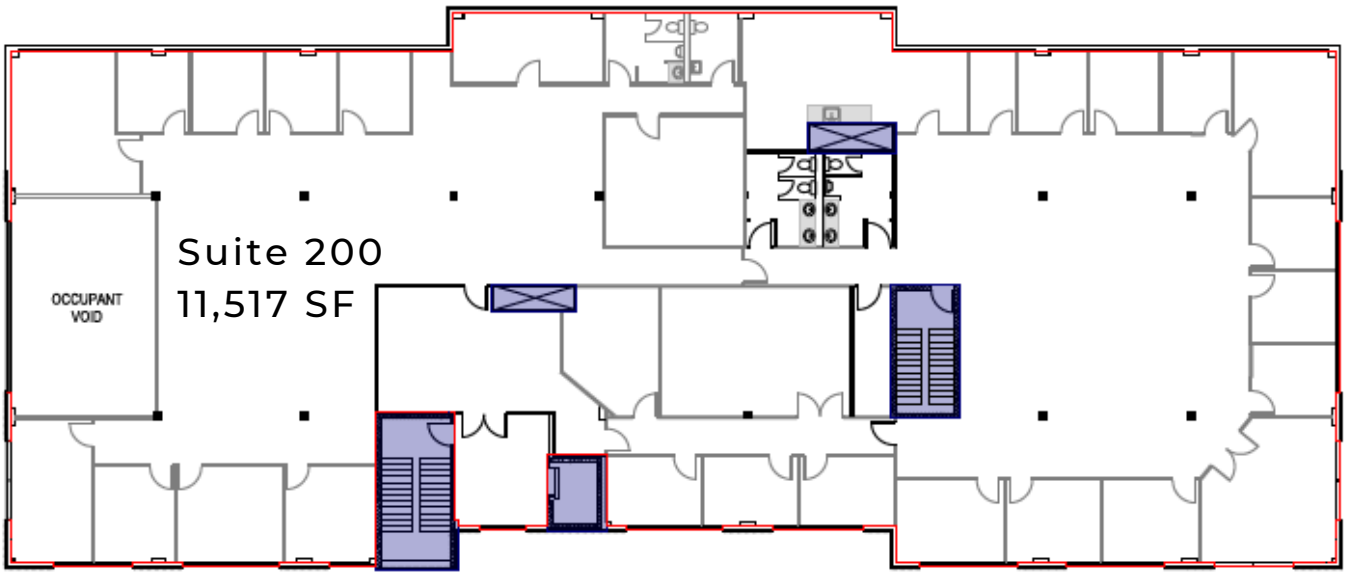
8 Manning Close NE
First Floor



8 Manning Close NE
Second Floor



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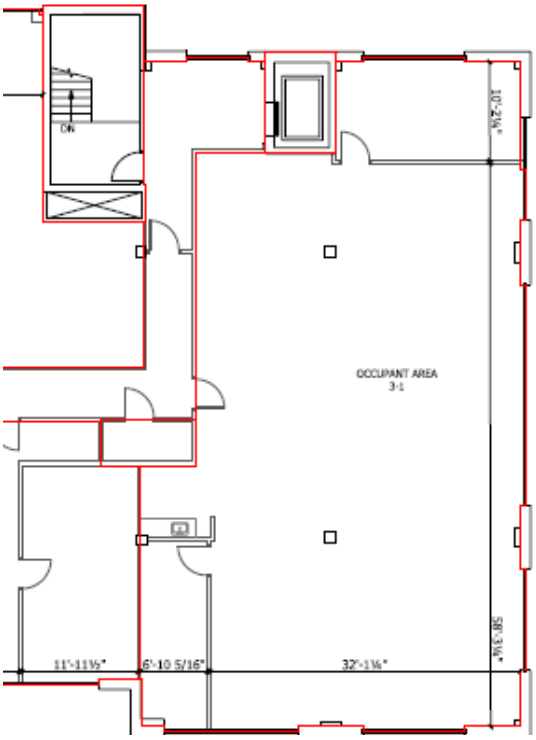
12 Manning Close NE
Third Floor



Suite 302
2,737 SF

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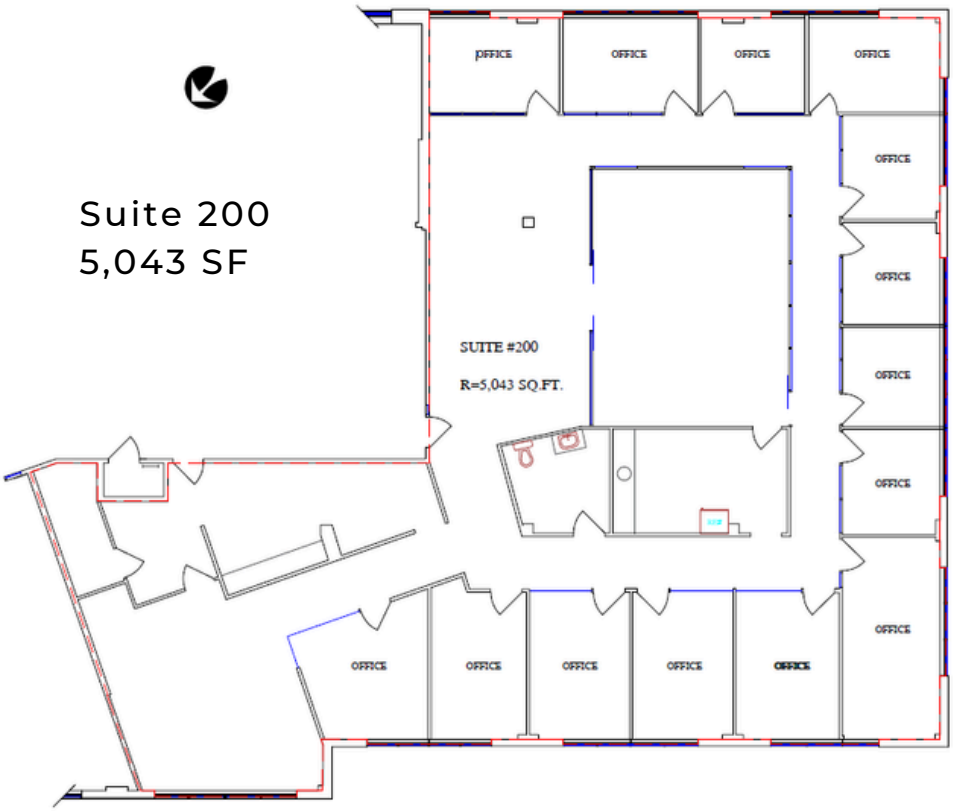
805 Manning Road NE
Second Floor



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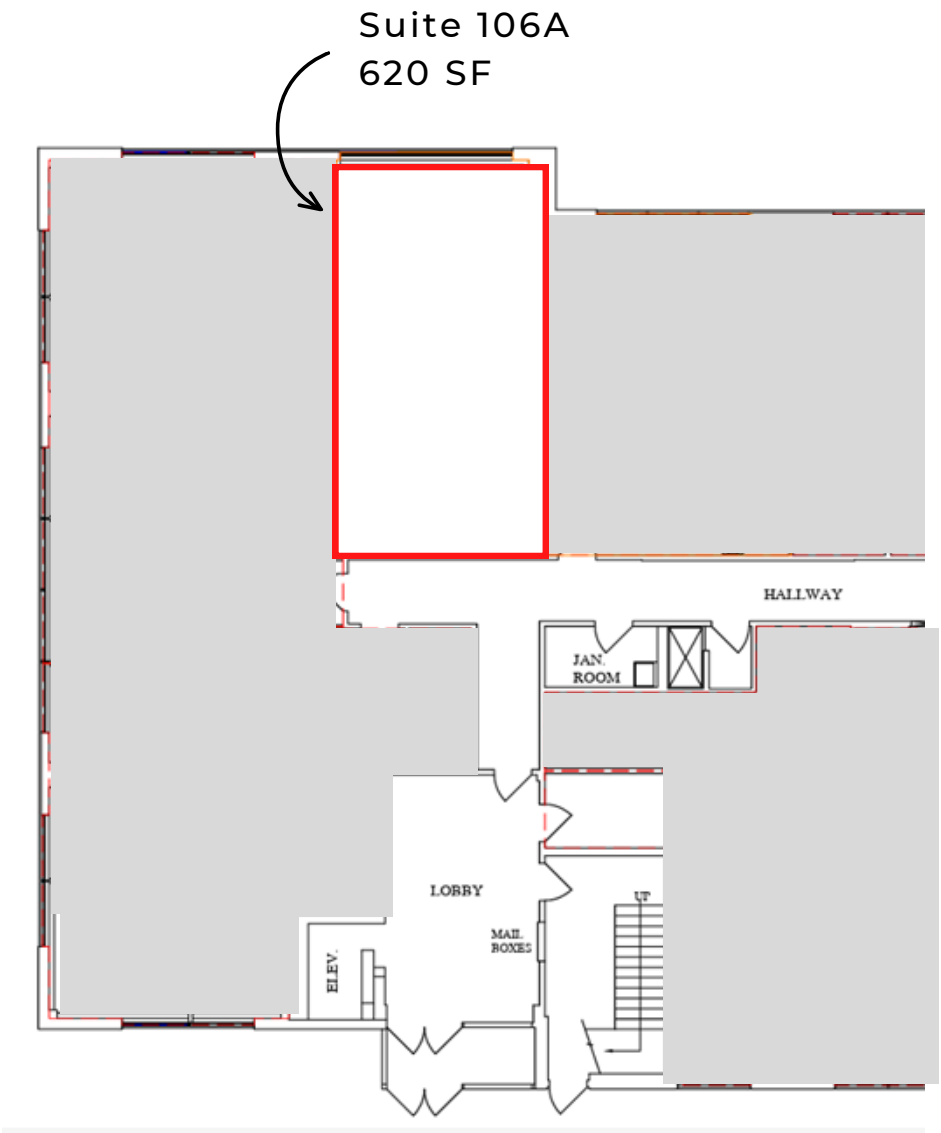
809 Manning Road NE
Main Floor



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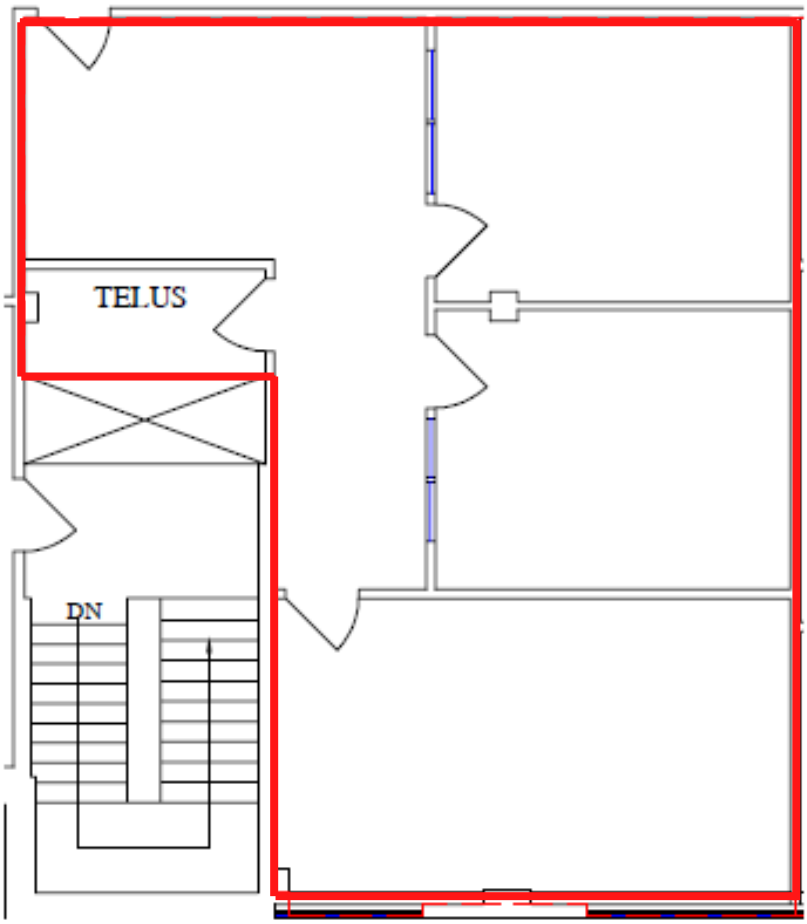
809 Manning Road NE
Third Floor

Suite 301
1,109 SF



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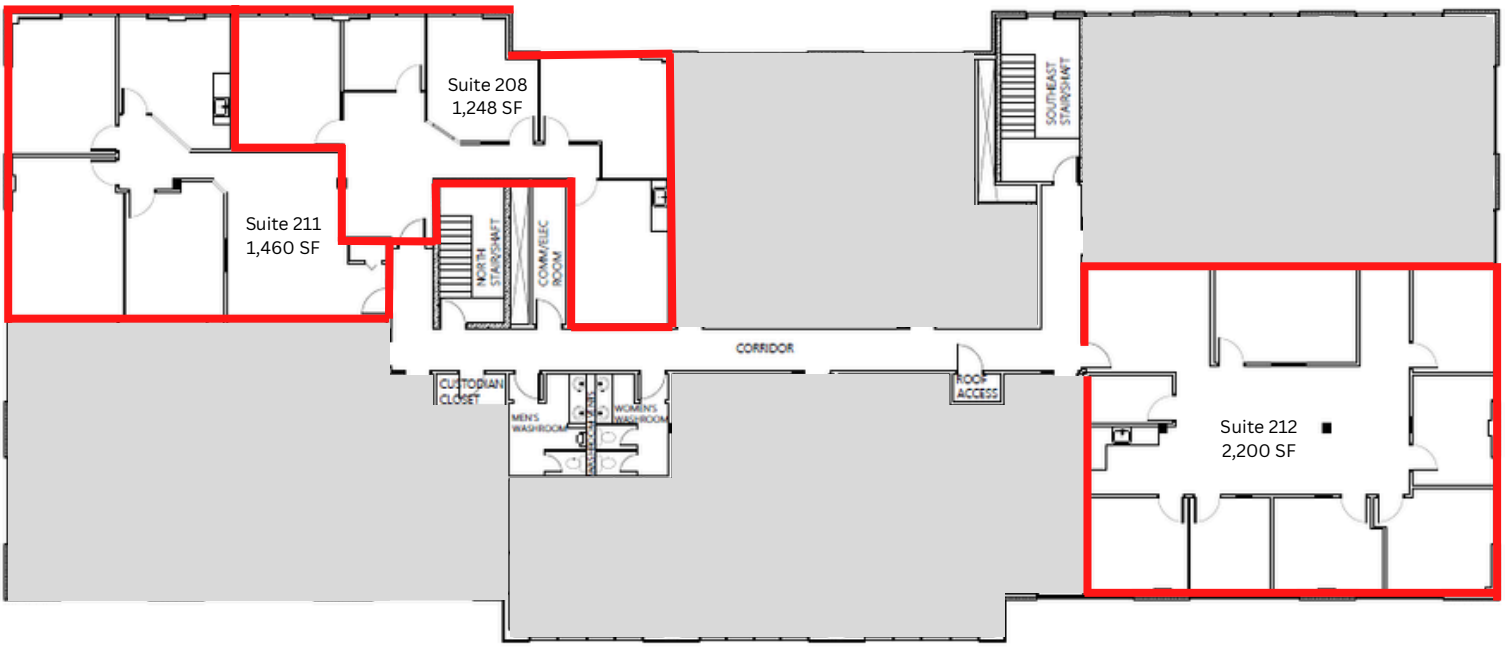
811 Manning Road NE
Second Floor



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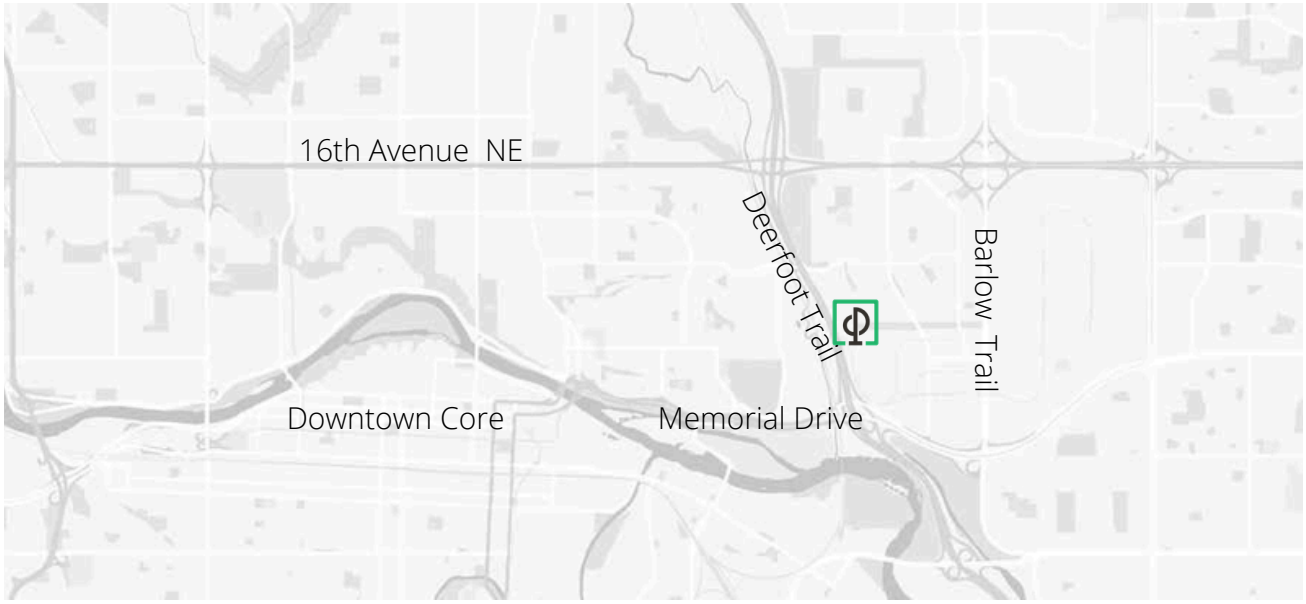

Demographics

- 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.

porte communities

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