



**HARVEST HILLS PROFESSIONAL CENTRE
178 - 96 AVE NE, CALGARY, AB**



FOR LEASE

Occupancy:	November 1, 2026
Unit #201	3,035 sq. ft.
Zoning:	CN2, Commercial – Neighborhood 2
Rental Rate:	Market Rate
Property Taxes & Operating Costs:	\$17.25 (2026 Estimate)



***For more details, please contact (403) 293-6027
or via email at vw@viewwest.net***

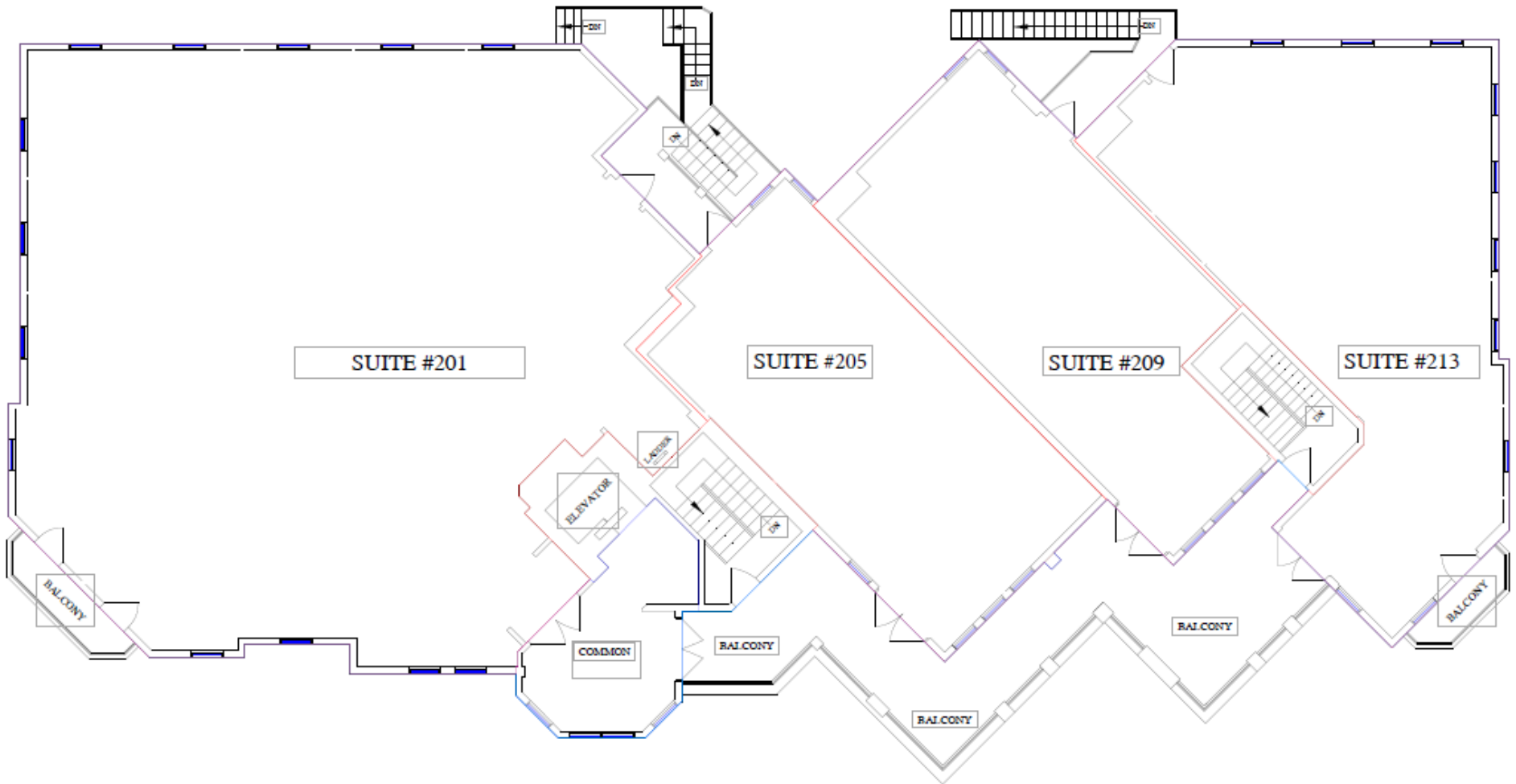
FEATURES:

- Well-established Professional Centre with long-term tenants and easy access.
- Suitable space for Medical, Professional or General Office use.
- Major tenants include specialty dentists, specialist physicians, ancillary medical services, an infusion clinic, a walk-in clinic, a pharmacy and other professional tenants.
- Customer parking is conveniently located directly in front of the Professional Centre, providing easy, step-free access to all businesses.
- Centre is fully accessible equipped with barrier-free elevator and handicap access.
- Flexible build-out support is available to help meet your specific design needs.
- Opportunity for prominent Tenant façade signage.
- Tenant Underground parking is available at prevailing rates.
- Located on 96 Avenue NE (Airport Trail) a vital east-west expressway that serves as a direct, high-speed commuter seamlessly linking Deerfoot Trail to the YYC Calgary International Airport and Stoney Trail.



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SECOND FLOOR PLAN



VIEWWEST
MANAGEMENT INC.

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SPACE PLAN

