



THE  
**PARK**  
AT WILLOWGLEN

A Breath of Fresh Air



**CALGARY'S  
MOST CENTRAL  
BUSINESS PARK.**

**UNDER NEW OWNERSHIP  
& MANAGEMENT**

Situated directly east of Deerfoot Trail, provides excellent exposure to 167,000 vehicles per day. Just 5 minutes from downtown, and in a natural setting extending over 20 acres, The Park at Willowglen brings a breath of fresh air to the working environment.

This community of low-rise office buildings has been designed to make your office workspace work to your advantage. Eleven red-brick and metal sided buildings of one, two and three storeys, are combined in a campus-like arrangement, interspersed with gardens, grass and private parking.

[WWW.THEPARKATWILLOWGLEN.CA](http://WWW.THEPARKATWILLOWGLEN.CA)

PROFESSIONALLY MANAGED BY PORTE COMMUNITIES  
#102, 809 Manning Road N.E., Calgary, AB T2E 7M9

**OFFICE SPACE AVAILABLE FOR LEASE**

# CENTRALLY LOCATED

We are located just off direct routes from all quadrants of the City. Nearby proximity to Deerfoot Trail, Barlow trail, Memorial Drive and the Trans-Canada Highway (16th Avenue N.E.), puts The Park within easy reach of the downtown core, major industrial districts and Calgary International Airport. Besides efficient transportation routes, The Park tenants have excellent access to public transit. A frequent shuttle operates between the park and the light rail transit (LRT) station a short distance away on Memorial drive by the Max Bell Centre.



- **Suites Available:** From 879 SF to 11,500 SF
- **Net Rent:** Market
- **Op Costs & Taxes (2021):** \$11.32 PSF
- **Parking Ratio:** 1 per 500 SF
- **Parking Costs:** 54.00 per stall per month – Scramble and Reserved Stalls Available
- **Building Amenities:** Conference Facility Upgrade and New Fitness Facility (Spring 2021)
- **Show suites and turnkey packages available**

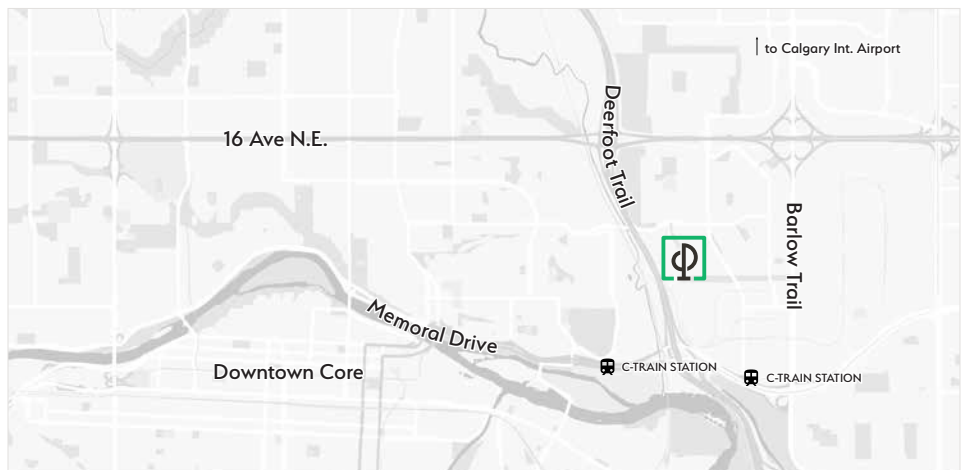


FOR LEASING INQUIRIES  
PLEASE CONTACT

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**Scout**  
Real Estate Ltd



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**porte**<sup>7</sup>  
communities