



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 1,460 SF - 11,517 SF available
- Market net rent
- Operating Costs (2025): ~\$12.71 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



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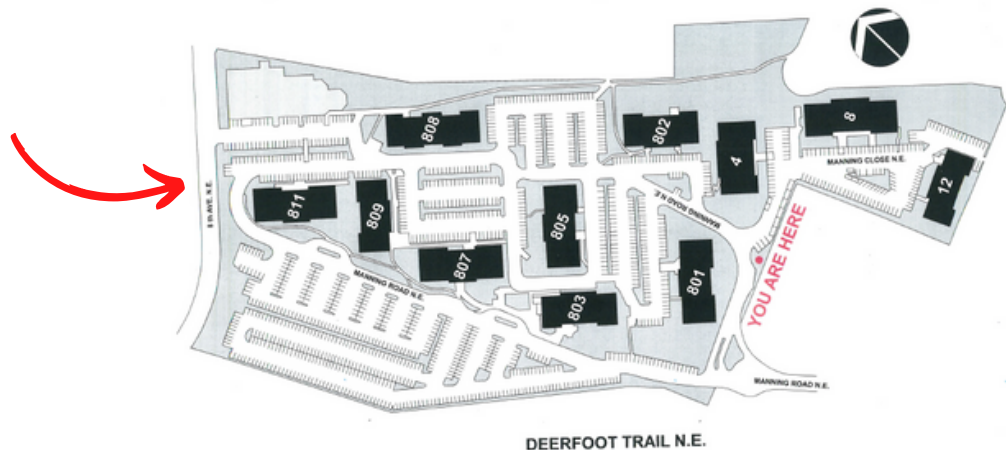
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Space Availabilities

<u>Building</u>	<u>SUITE</u>	<u>RENTABLE AREA</u>	<u>COMMENTS</u>
8 Manning Close NE	110 200	3,218 SF 11,517 SF	Private exterior entrance <i>Suite Pricing Incentive - call for details!</i>
12 Manning Close NE	302	2,736 SF	<i>*Suite Pricing Incentive - call for details!</i>
805 Manning Road NE	200	5,043 SF	Available on 30 days notice, furniture potentially available
809 Manning Road NE	201	1,695 SF	Available on 30 days notice
811 Manning Road NE	203 211 212	1,508 SF 1,460 SF 2,200 SF	Suite #'s 203 & 211 are contiguous up to 2,968 SF

Second entrance for
access / egress to
The Park



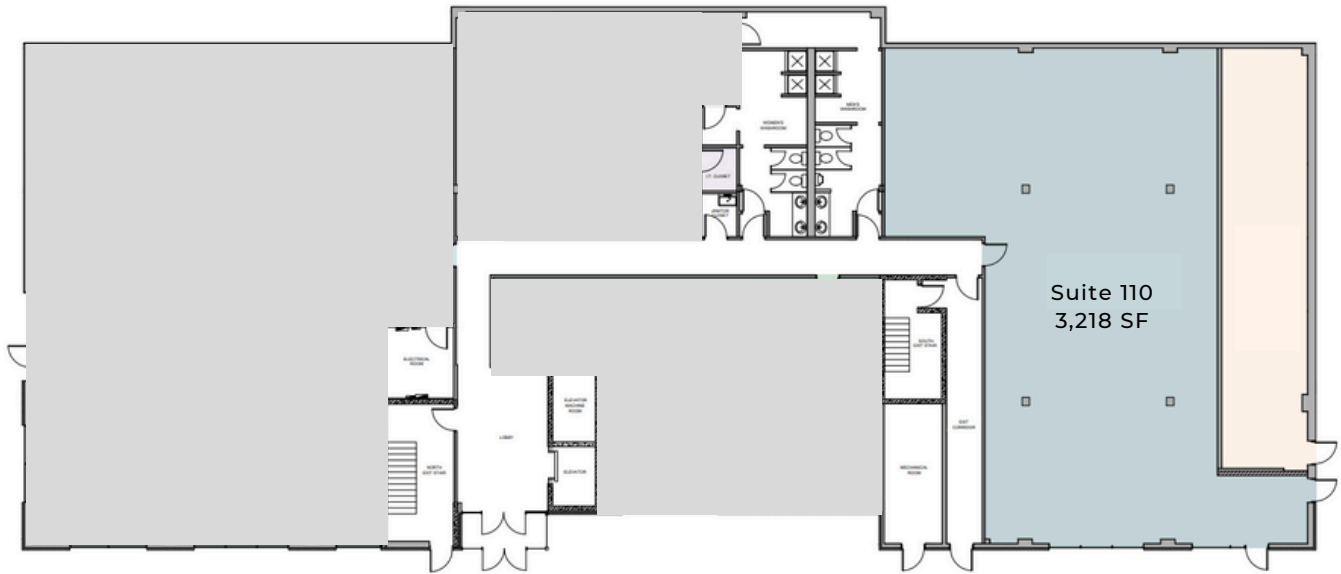
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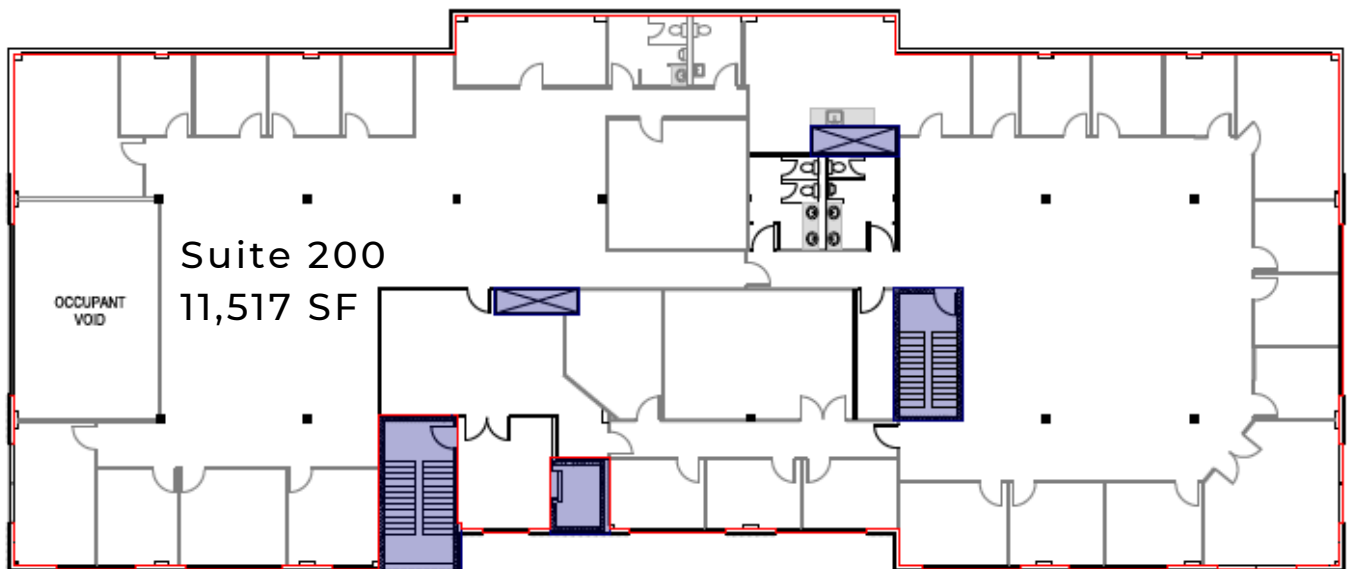
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8 Manning Close NE First Floor



8 Manning Close NE Second Floor



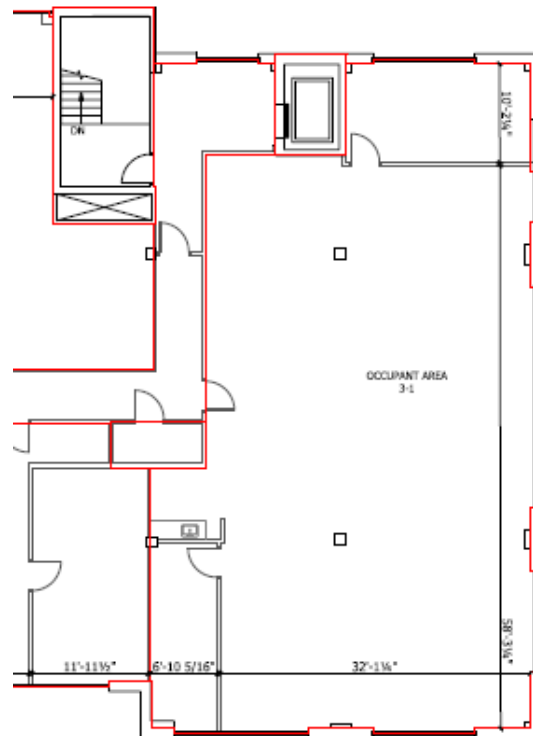
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12 Manning Close NE Third Floor



Suite 302
2,737 SF

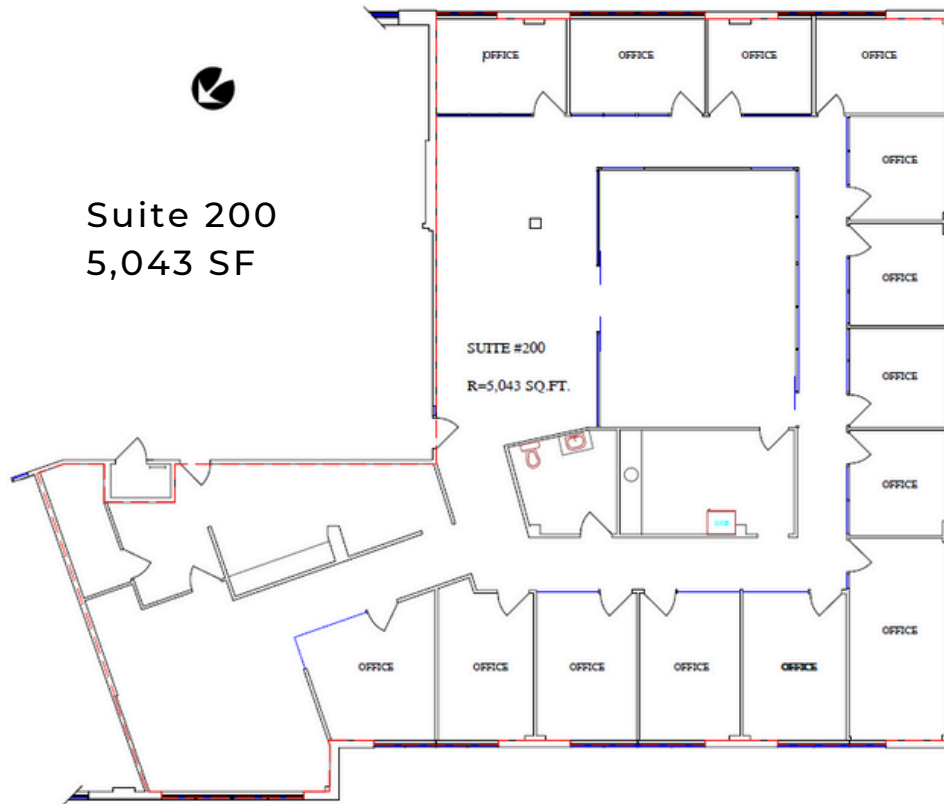
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805 Manning Road NE Second Floor



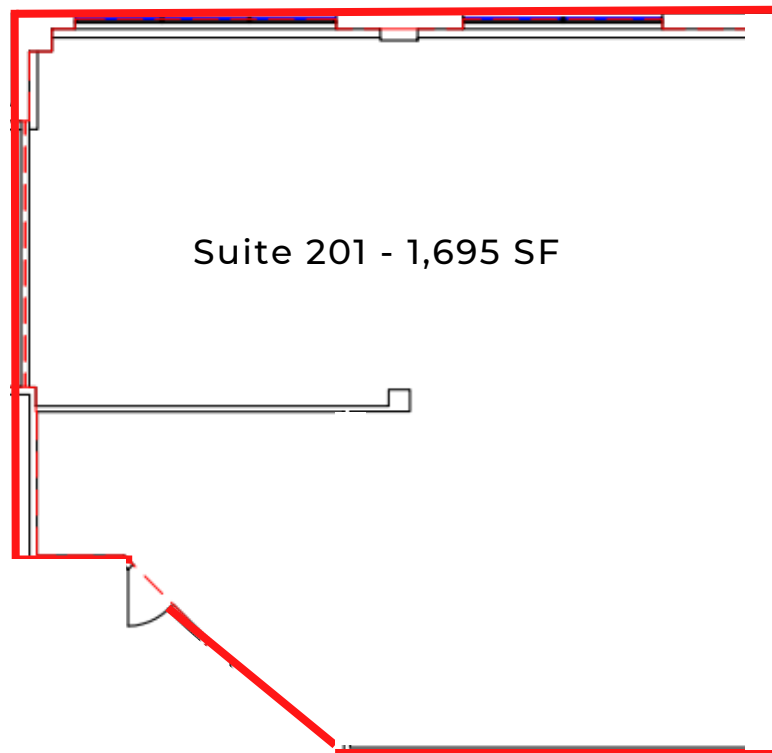
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809 Manning Road NE Second Floor



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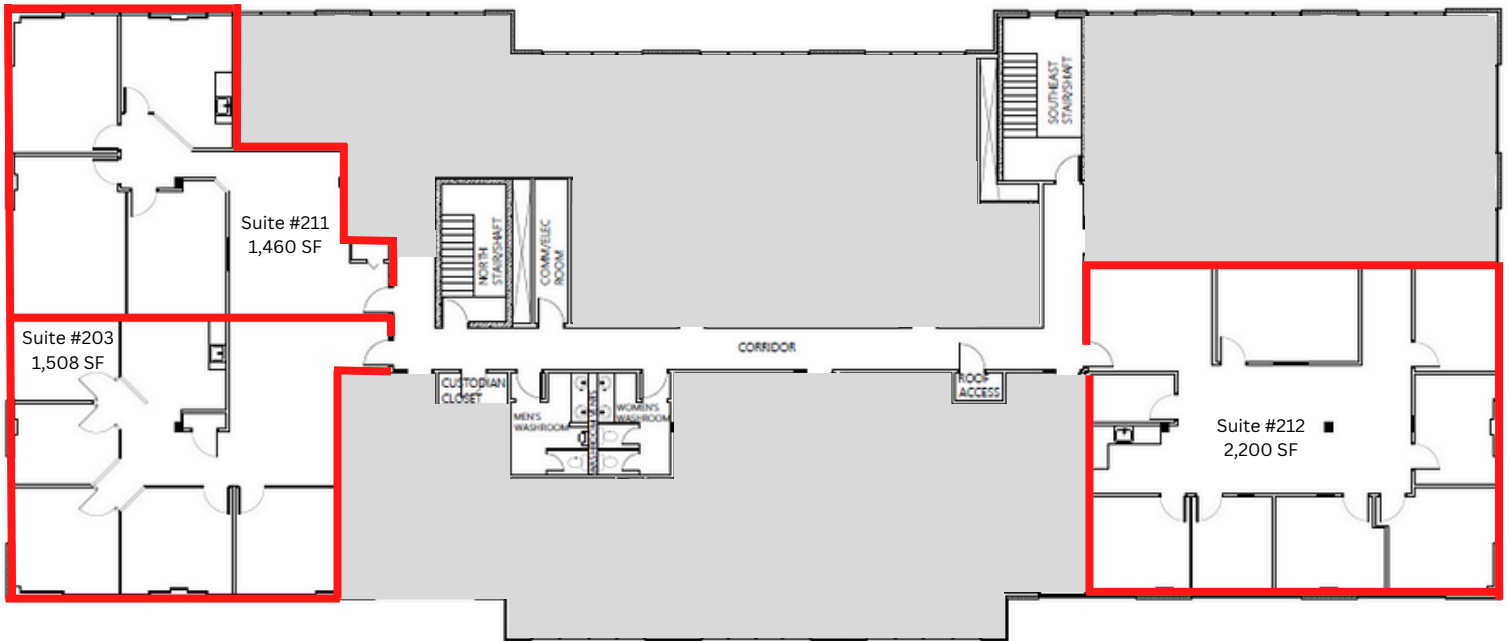
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811 Manning Road NE Second Floor

Suite #203 & #211 are contiguous up to 2,968 SF

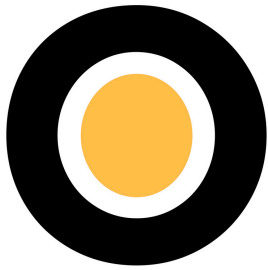
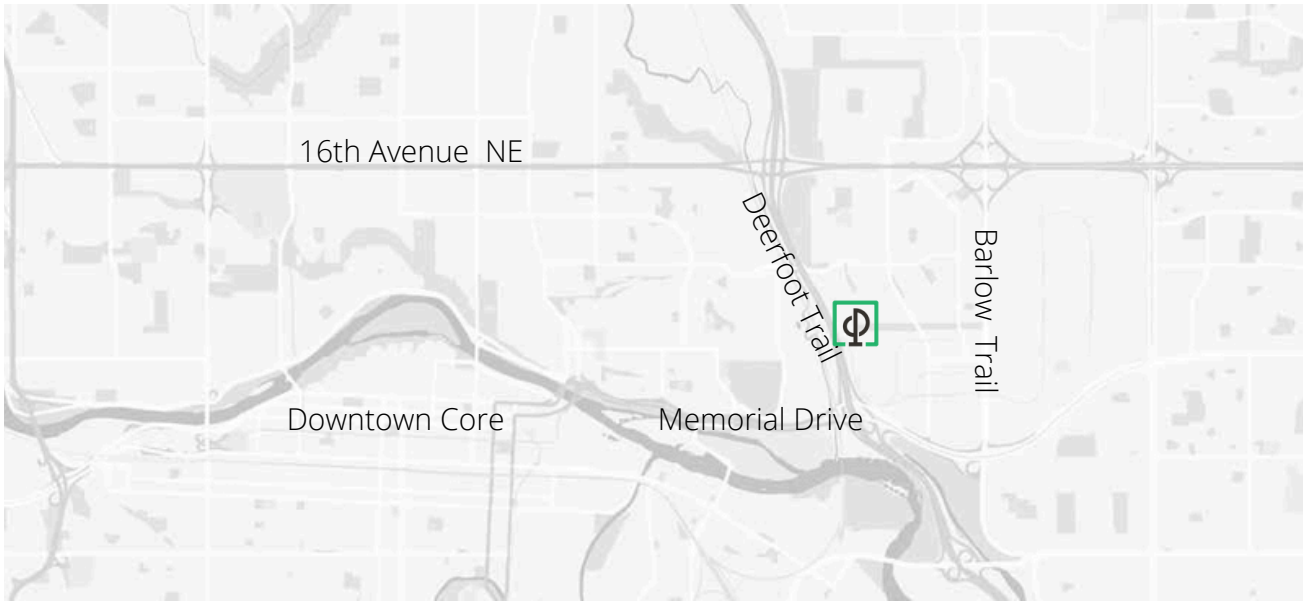


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Demographics

- 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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