

# WESTWINDS BUSINESS CAMPUS PHASE III

**AVAILABLE:** 72,123 sq. ft.



## HIGHLIGHTS:

- Located at the major intersection of 64<sup>th</sup> Avenue and Metis Trail NE
- Quick access to Barlow Trail, Deerfoot Trail and Stoney Trail via McKnight Boulevard NE
- Located adjacent to the McKnight-Westwinds LRT station
- Excellent exposure to 36<sup>th</sup> Street NE
- Zoned DC I-2
- Parking ratio of 3.12 stalls per 1,000 sq. ft.

**OCCUPANCY:** 14 Months from Lease Execution

**STATUS:** Under Construction

**SERVICES:**

- Adjacent to McKnight-Westwinds LRT station and pedestrian overpass
- City of Calgary Transit via routes 21, 43, 55, 71, 85 and 100

**RATES:**

- Market Rates
- \$55.00 per square foot TIA after T-Bar, HVAC, & Lighting

**OPERATING COSTS  
AND TAXES:** Budgeted for 2021 at \$16.21/ sq. ft.