

# HARVEST HILLS PROFESSIONAL CENTRE

160 & 178 – 96 Avenue NE

Calgary, Alberta



## SPACE FOR LEASE

3,035 Square Feet available in Phase 1 for immediate occupancy.

## BUILDING DETAILS

**Parking:** 63 surface stalls (for customer and client parking only)  
U/G stalls available for rent on a Ratio: 1 per 900/sq. ft.

**Zoning:** CN2, Commercial – Neighborhood 2

Rental Rate: Market Rent  
Operating Costs: \$8.53 p.s.f (2019 Estimate)  
Property Taxes: \$6.27 p.s.f (2019 Estimate)

## LOCATION FEATURES

- Second floor space with balcony
- Unique layouts with lots of natural light
- Each has own front and rear entry making for easy anytime access
- Located on 96 Avenue with *direct connection to Deerfoot/Airport Trails*
- Tenancies include maternity care, preschool, acupuncture/massage and dental hygiene.
- New Phase II Building under construction on the site with anticipated opening Spring 2019

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*For more details please contact*  
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