

HARVEST HILLS PROFESSIONAL CENTRE

160 & 178 – 96 Avenue NE
Calgary, Alberta



SPACE FOR LEASE

3,035 Square Feet available in Phase 1 on September 1st, 2018

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

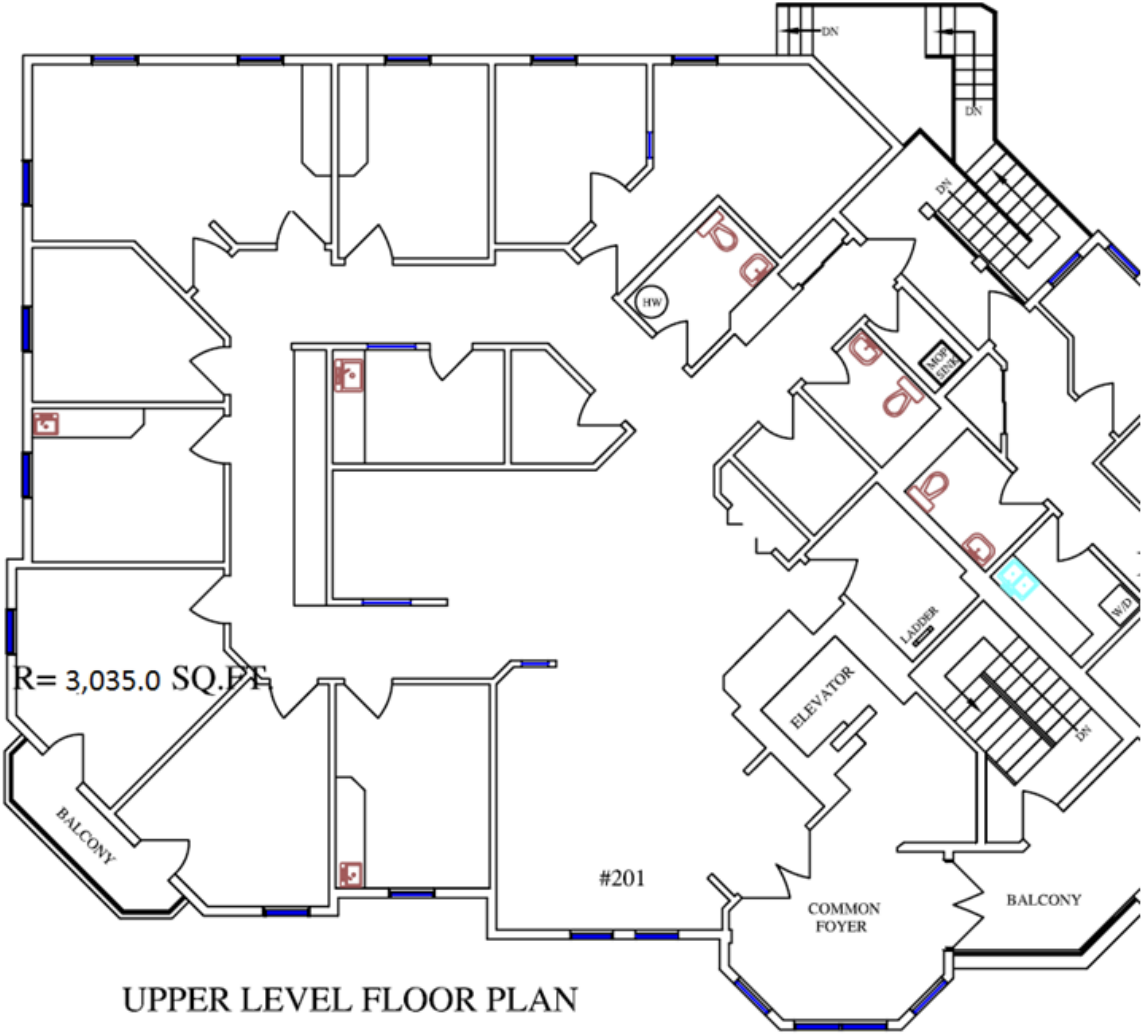
Rental Rate: Market Rent
Operating Costs: \$8.53 p.s.f (2018 Estimate)
Property Taxes: \$6.27 p.s.f (2018 Estimate)

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 Winter 2018

For more details please contact
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UPPER LEVEL FLOOR PLAN