



HARVEST HILLS PHASE II 160 96 AV NE

**FOR LEASE RETAIL AND OFFICE SPACE
MAY 2019 OCCUPANCY**

For more details please contact

View West Management Inc. at (403) 293-6027

Email: vw@viewwest.net

View West Management Inc.

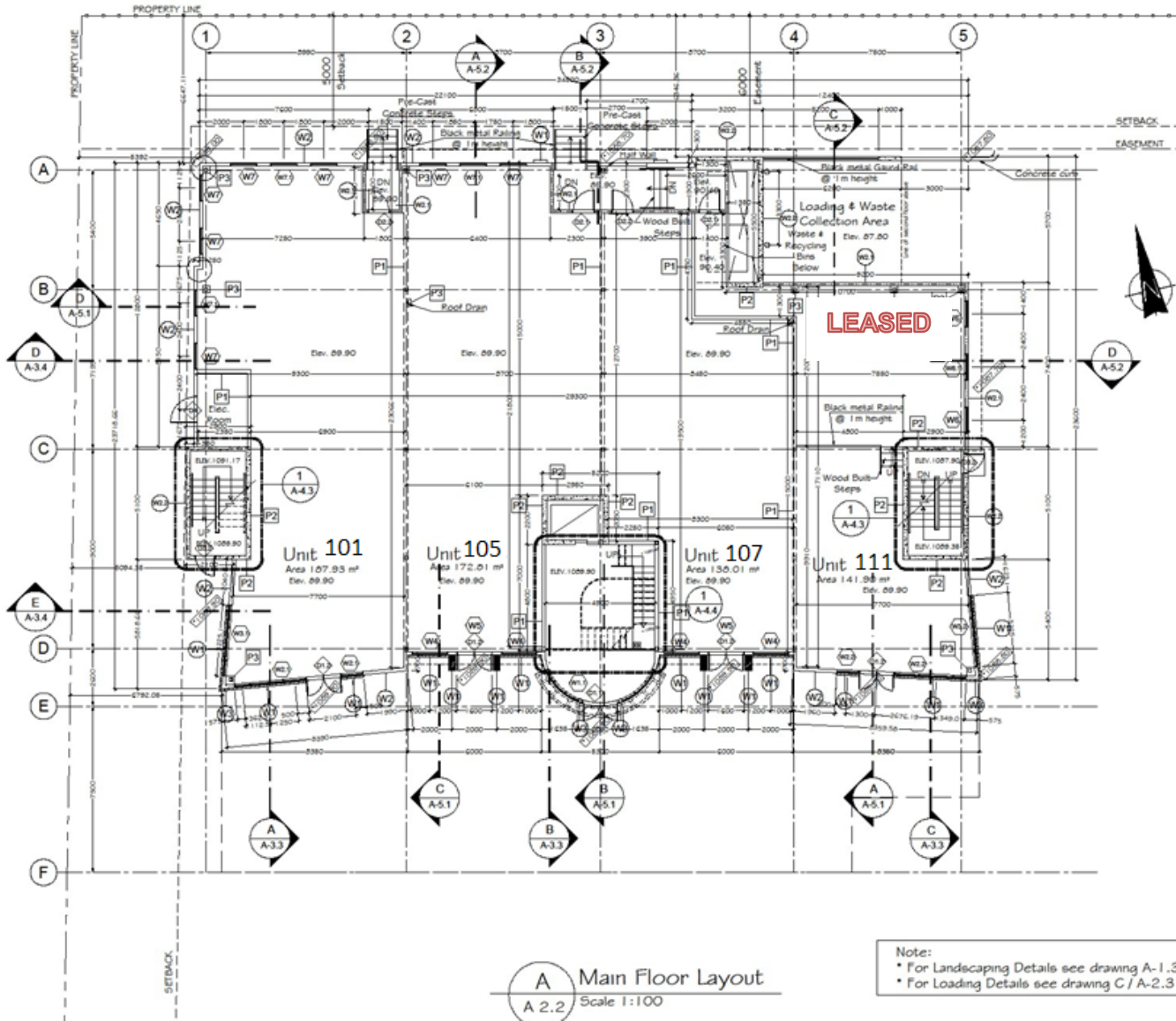
1107 Falconridge Drive NE, Calgary, Alberta T3J 3H4 Ph: (403) 293-6027 Fax: (403) 293-6039



HARVEST HILLS CENTRE – PHASE II

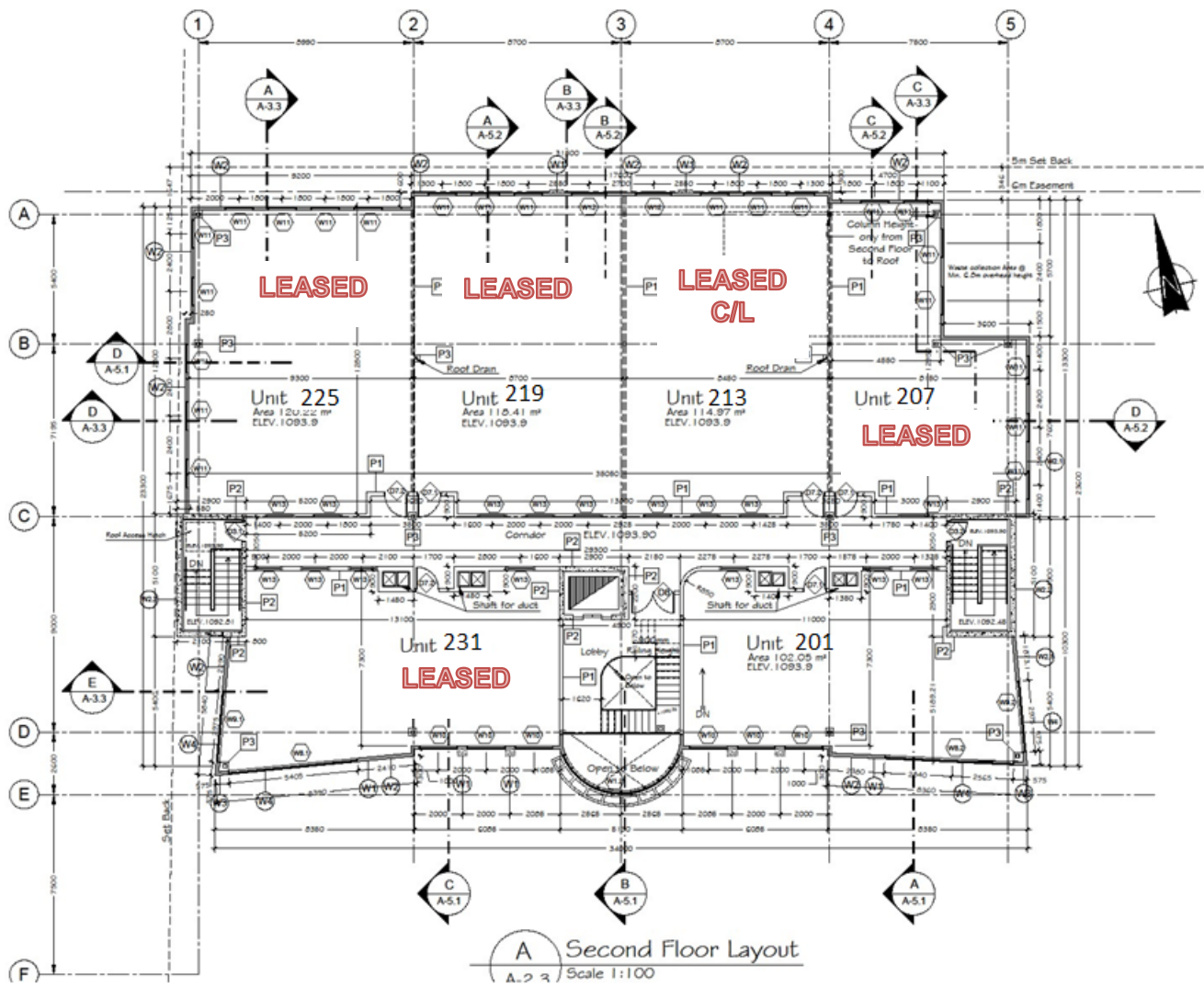
160 96 Avenue N.E.

Gross Building Area Phase II	16,571 SF	
Gross Building Area Phase I and II	28,339 SF	
Surface Parking	63 Stalls	No Charge – Customer parking first come first serve basis. Controlled by Landlord.
Underground Parking	31 Stalls	\$150.00 per stall/month Ratio: 1 per 915/sq. ft.
Handicap Parking	4 Stalls	
Base Rent	Market Rate	
2019 Operating Costs (Est.)	\$9.50 /SF	
2019 Property Costs (Est.)	\$6.00 /SF	
Tenant Allowance	Negotiable	
Zoning	CN-2	



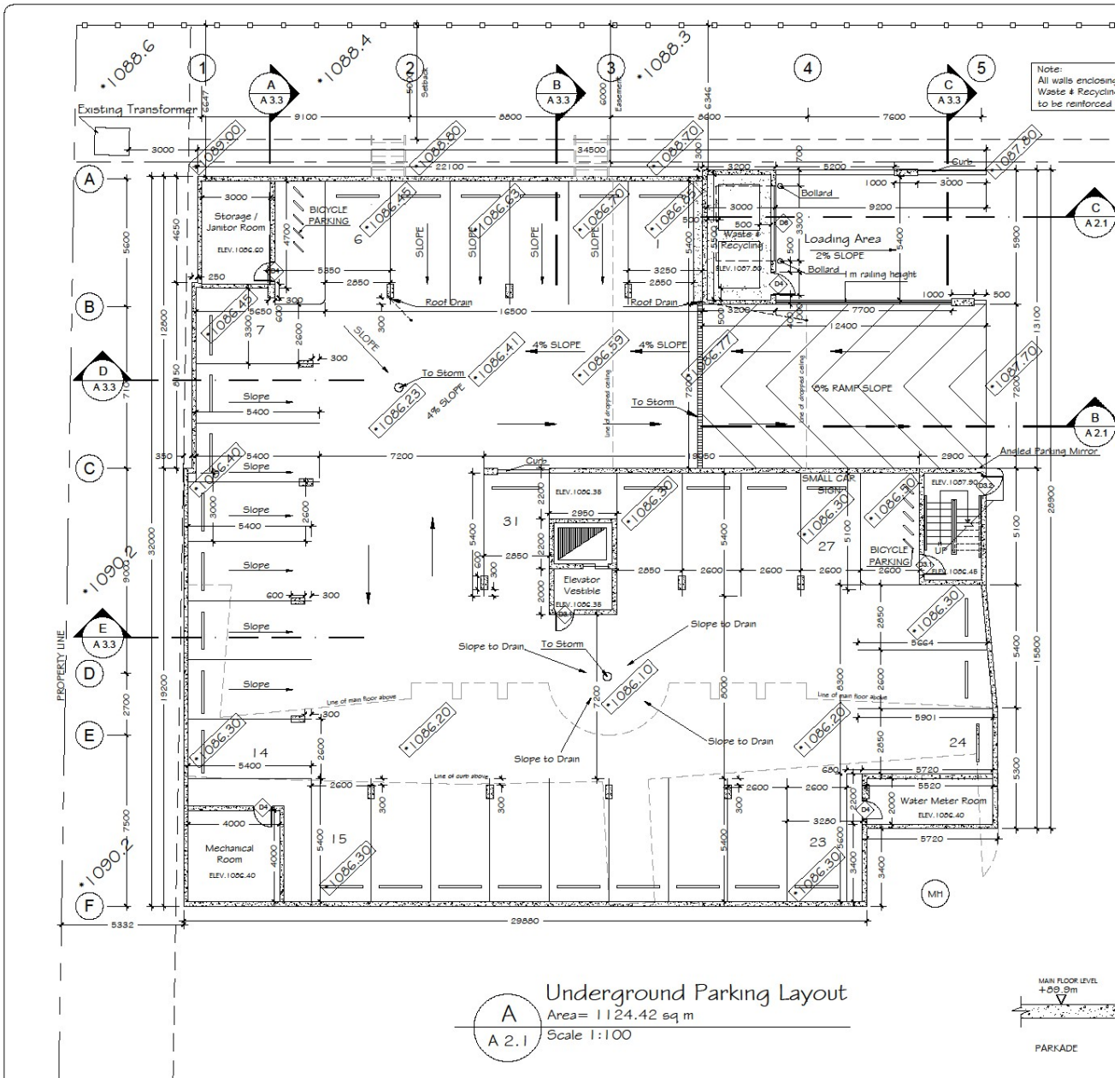
RENTABLE AREAS:

#101	2,347 Sq. Ft
#105	2,157 Sq. Ft
#107	1,723 Sq. Ft
#111	1,771 Sq. Ft

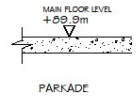


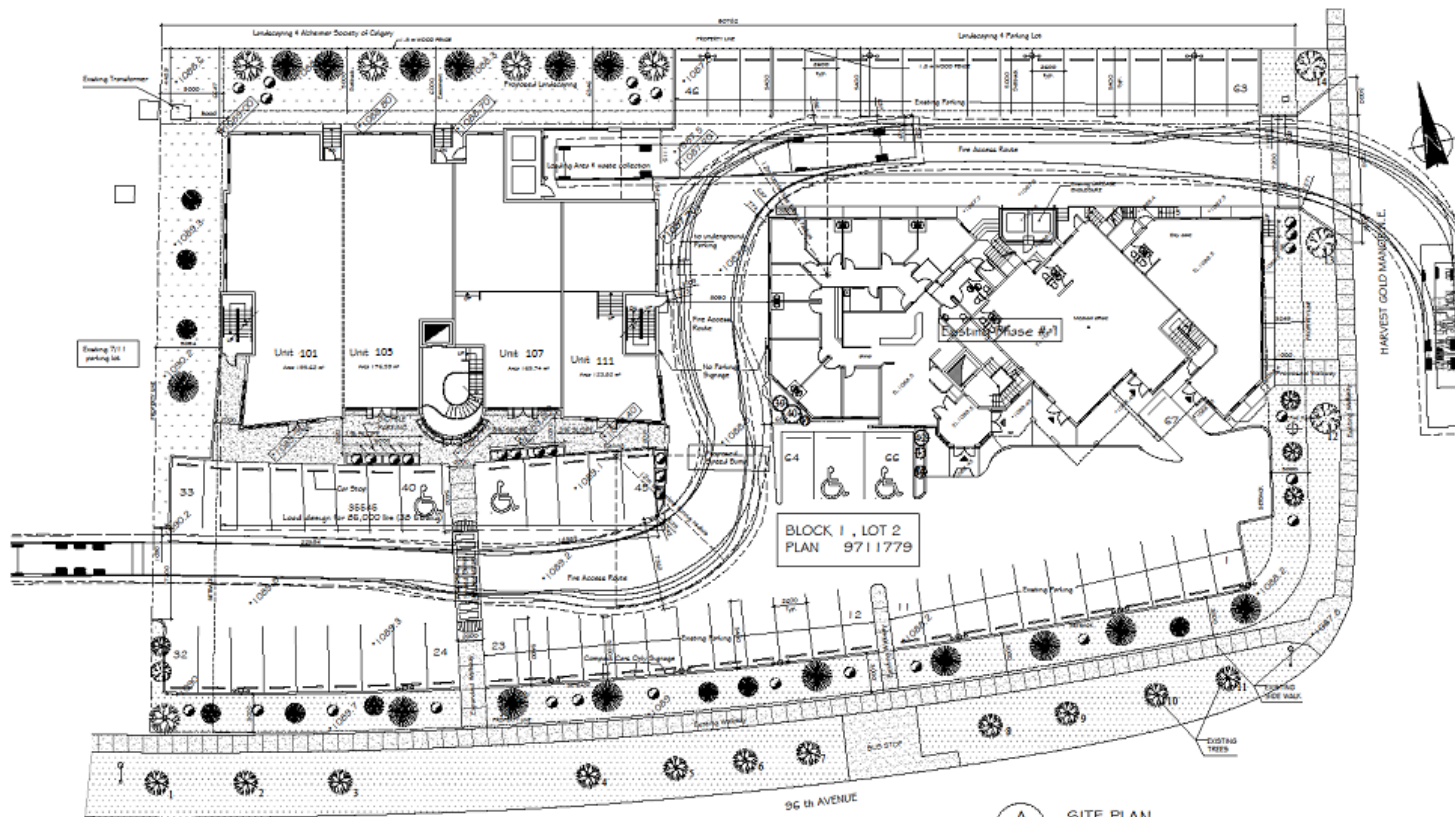
RENTABLE AREAS:

#201	1,340 Sq. Ft
#207	1,161 Sq. Ft
#213	1,510 Sq. Ft
#219	1,555 Sq. Ft
#225	1,578 Sq. Ft
#231	1,429 Sq. Ft



A
A 2.1
Underground Parking Layout
Area = 1124.42 sq m
Scale 1:100





BLOCK 1, LOT 2
PLAN 9711779

A SITE PLAN
DP 1-S

PROJECT DESCRIPTION (PHASE # 2)

- MAIN FLOOR : RETAIL AREA
- 2nd FLOOR : OFFICES AREA
- SITE AREA : 0.475 HECTARES (1.17 ACRES)
- MAIN FLOOR AREA 716.68 SQ.M
- 2 ND FLOOR AREA 793.81 SQ.M

**LAND USE C-N2
THE MAX FLOOR RATIO 1.0**

- SOUTH YARD MIN. DEPTH OF 3M
- WEST YARD NO REQUIREMENT (7011 PROPERTY)
- NORTH YARD MIN. DEPTH OF 5M (SENIOR FACILITY)
- NORTH YARD UTILITY RIGHTS OF WAY MIN. DEPTH 6M
- BUILDING HEIGHT 10 M

LOCATION:

MUNICIPAL ADDRESS 178-96 AVENUE N.E.
LEGAL DESCRIPTION LOT 2-BLOCK 1
PLAN 9711779

PARKING:

• PARKING STALLS REQUIRED FOR MAIN FLOOR RETAIL
716.68 sq m - 70.36 sq m = 646.32 sq m
646.32 / 100 x 3.5 = 22.62 around 23 parking stalls.

• PARKING STALLS REQUIRED FOR 2ND FLOOR OFFICES
793.81 sq m - 144.08 sq m = 649.73 sq m
649.73 / 100 x 3.5 = 22.74 around 23 parking stalls

• TOTAL REQUIRED PARKING FOR (PHASE 2) 46 STALLS

• EXISTING REQUIRED PARKING FOR (PHASE 1) 48 STALLS

TOTAL REQUIRED PARKING FOR PHASE 1 & 2 94 STALLS

TOTAL PROVIDED PARKING FOR PHASE 1 & 2 98 STALLS

- ALL PARKING TO BE ASPHALT UNLESS OTHERWISE NOTED
- ALL SIDE WALK TO BE CONCRETE UNLESS OTHERWISE NOTED

TOTAL PROVIDED BICYCLE PARKING:

UNDER GROUND 10 STALLS

SURFACE 5 STALLS

TOTAL 15 STALLS

LANDSCAPED

ALL MIN. REQUIRED FRONT AND SIDE YARDS SHALL BE LANDSCAPED EXCEPT FOR ACCESS WAYS FROM PUBLIC THOROUGHFARES

UTILITY

ALL SERVICES TO BE INSTALLED TO ACCOMMODATE