

# GLENDEER JUNCTION



**AVAILABLE:** 9,820 sf for Lease on the Main Floor  
30 Glendeer Circle SE, Calgary, AB

**HIGHLIGHTS:**

- Built-out premises ready for occupancy
- Convenient access to Glenmore Trail, Deerfoot Trail and Blackfoot Trail
- On-site A&W Restaurant and close proximity to numerous amenities provided at Heritage Towne Centre, Deerfoot Meadows, Chinook Centre and the Macleod Trail corridor

**PARKING:**

- Suite 100 - 6,823 sf: 9 underground parking stalls
- Suite 110 - 2,997 sf: 5 underground parking stalls
- Free surface parking available

**OCCUPANCY:**

Suite 100: June 1, 2021  
Suite 110: Immediately

**SERVICES:**

City of Calgary Transit via routes 43 and MAX Teal BRT #306

**RATES:**

\$22.00 per sf Net Rent  
\$20.00 per sf TIA (built-out space)

**OPERATING COSTS & TAXES:**

\$20.02 per sf budgeted for 2020