

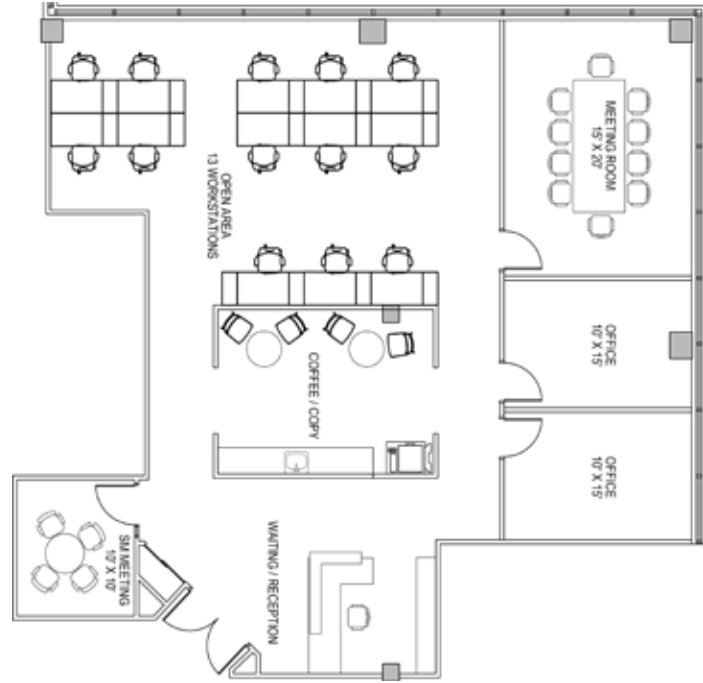
**ATTRACTIVE LEASE TERMS**



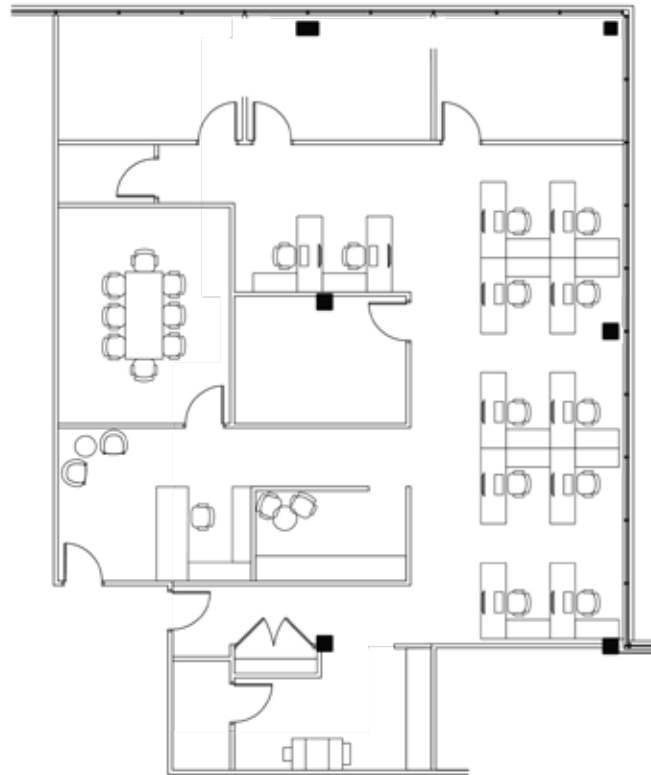
**DEERFOOT JUNCTION  
BUSINESS PARK**

**DJ3 SHOW SUITES**

THIRD FLOOR



FIFTH FLOOR



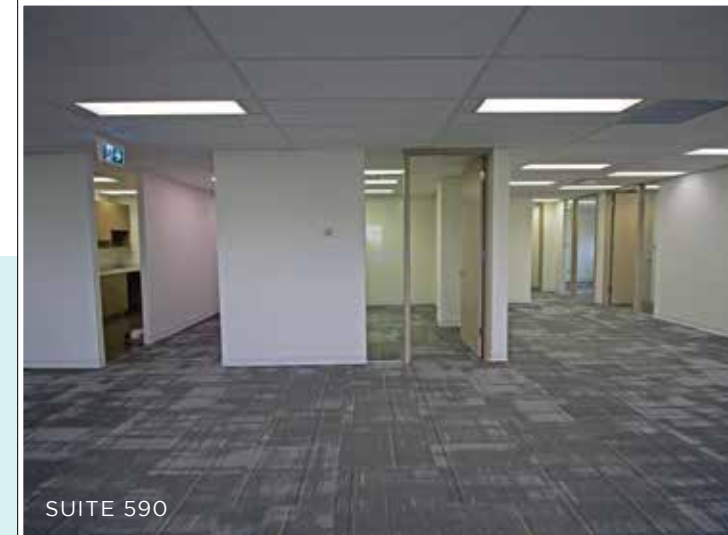
## DJ3: 1212 31<sup>st</sup> Ave NE, Calgary AB

<b>Available Space:</b>	Suite 314: 2,473 s.f. (Available Immediately) Suite 590: 2,774 s.f. (Available Immediately)
<b>Term:</b>	1-5 years
<b>Lease Rate:</b>	\$15.00
<b>Op. Costs:</b>	\$14.35 p.s.f. (Est. 2018)
<b>TIA:</b>	\$5.00 p.s.f. per annum (can be applied to rent)
<b>Parking Ratio:</b>	1:400 s.f.
<b>Parking:</b>	Surface: \$45 per stall, per month Covered: \$75 per stall, per month
<b>Year Built:</b>	1981
<b>Property Management:</b>	View West Management Inc.

- Two newly-built show suite opportunities
- Excellent parking ratio
- Part of an attractive NE business park with numerous nearby amenities
- Good access to the building via Deerfoot Trail & 32nd Ave NE
- BOMA BEST Level 1 Property
- The building has recently undergone a full reglazing, including new rollerblinds throughout
- Unparalleled city views
- Kitchen appliances installed



SUITE 590



SUITE 590



SUITE 314



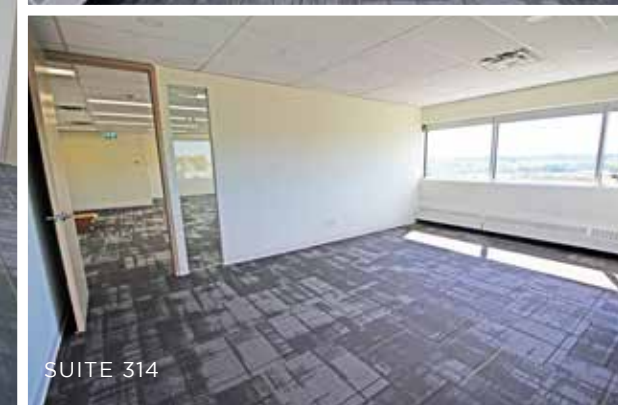
SUITE 314



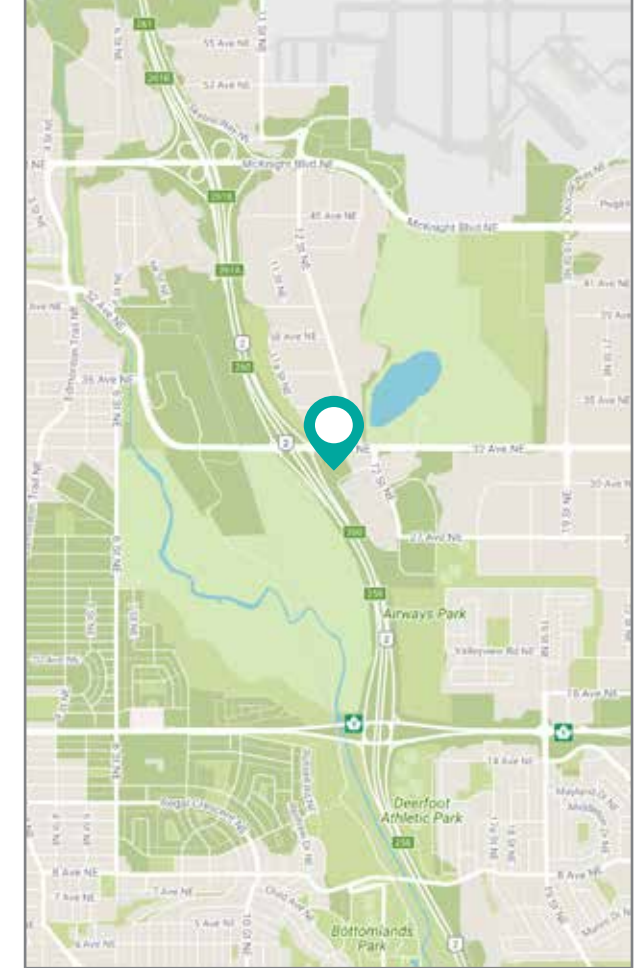
SUITE 314



SUITE 314



SUITE 314



DEERFOOT JUNCTION BUSINESS PARK IS WELL LOCATED AT THE INTERSECTION OF DEERFOOT TRAIL NE AND 32<sup>ND</sup> AVENUE NE.



LESS THAN 10 MINUTES AWAY FROM DEERFOOT CITY MALL & THE GRASSROOTS FARMERS MARKET.



10 MINUTE DRIVE TO DOWNTOWN CALGARY, AND LESS THAN A 5 MINUTE DRIVE TO NUMEROUS AMENITIES.



EASY ACCESS TO NUMEROUS BUS STOPS

PLEASE VISIT  
**DEERFOOTJUNCTION.COM**  
FOR MORE INFORMATION

## FOR MORE INFORMATION:

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