



HARVEST HILLS OFFICE PARK

333 – 96 AVENUE NE | CALGARY, AB

+ OFFICE SPACE FOR LEASE

Harvest Hills Office Park in northeast Calgary is a vibrant suburban campus featuring two office buildings and surrounding retail services.

While the office space is fully leased, pre-leasing is now underway for future retail and professional service opportunities on the adjacent lot. This upcoming development will introduce 67,000 SF of new amenities and services, enhancing convenience and offerings for Harvest Hills Office Park tenants.



PROPERTY DETAILS



SITE AREA
15 Acres



RENTAL RATE
Market



AVAILABILITY
Immediately



GROSS BUILDING AREA
233,800 SF



ADDITIONAL RENT
BLDG A: \$13.99/SF
(Prop Tax: \$4.35, CAM: \$9.64*)
BLDG B: \$12.15/SF
(Prop Tax: \$4.36, CAM: \$7.79*)

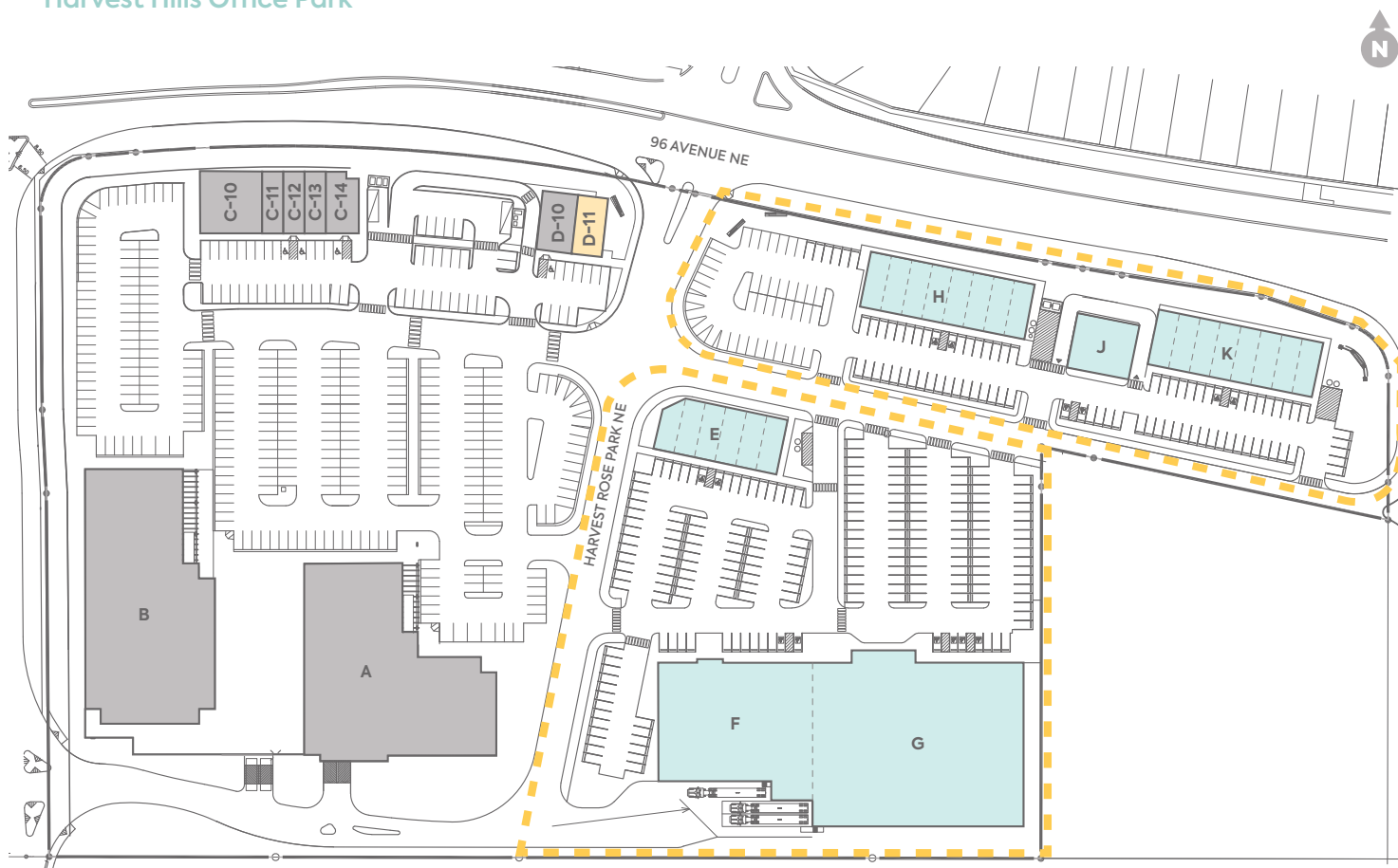
**Plus admin fee*



PARKING RATIO
Surface Parking:
2/1,000 SF
Underground Parking:
1/1,000 SF

+ SITE PLAN

Harvest Hills Office Park



— FUTURE DEVELOPMENTS

The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

EXISTING OFFICE BUILDINGS

A	Office Building A	Fully Leased
B	Office Building A	Fully Leased

EXISTING RETAIL BUILDINGS

C-10	Famous Noodles and BBQ Café	3,000 SF
C-11	Plantlife	1,100 SF
C-12	Viet Baguette & Bubble Café	1,100 SF
C-13	Harvest Hills Family Dental	1,254 SF
C-14	Sunset Grill	2,200 SF
D-10	KFC	2,000 SF
D-11	PENDING	1,320 SF

FUTURE RETAIL DEVELOPMENTS

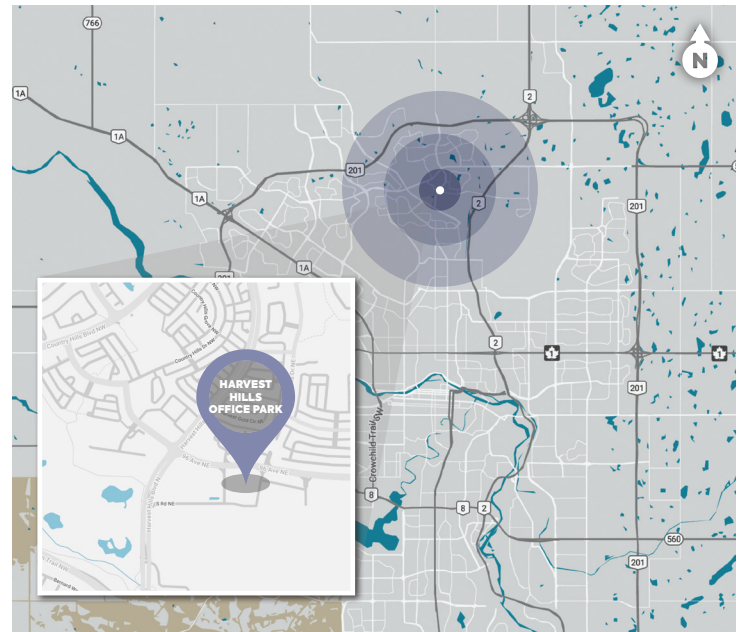
E	AVAILABLE	±6,000 SF
F	AVAILABLE	±17,000 SF
G	AVAILABLE	±28,000 SF
H	AVAILABLE	±8,000 SF
J	AVAILABLE	±3,000 SF
K	AVAILABLE	±8,000 SF





AREA DEMOGRAPHICS

	POPULATION		
	1 KM	3 KM	5 KM
	6,764	76,301	148,208
	HOUSEHOLDS		
	1 KM	3 KM	5 KM
	2,346	25,899	50,061
	AVERAGE INCOME		
	1 KM	3 KM	5 KM
	\$109,816	\$113,398	\$117,910
	VEHICLES PER DAY		
	Approximately 27,000 on Harvest Hills Blvd. NE and 12,000 on 96 Ave NE		



CONTACT



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PROPERTIES

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