



# HARVEST HILLS OFFICE PARK

333 – 96 AVENUE NE | CALGARY, AB

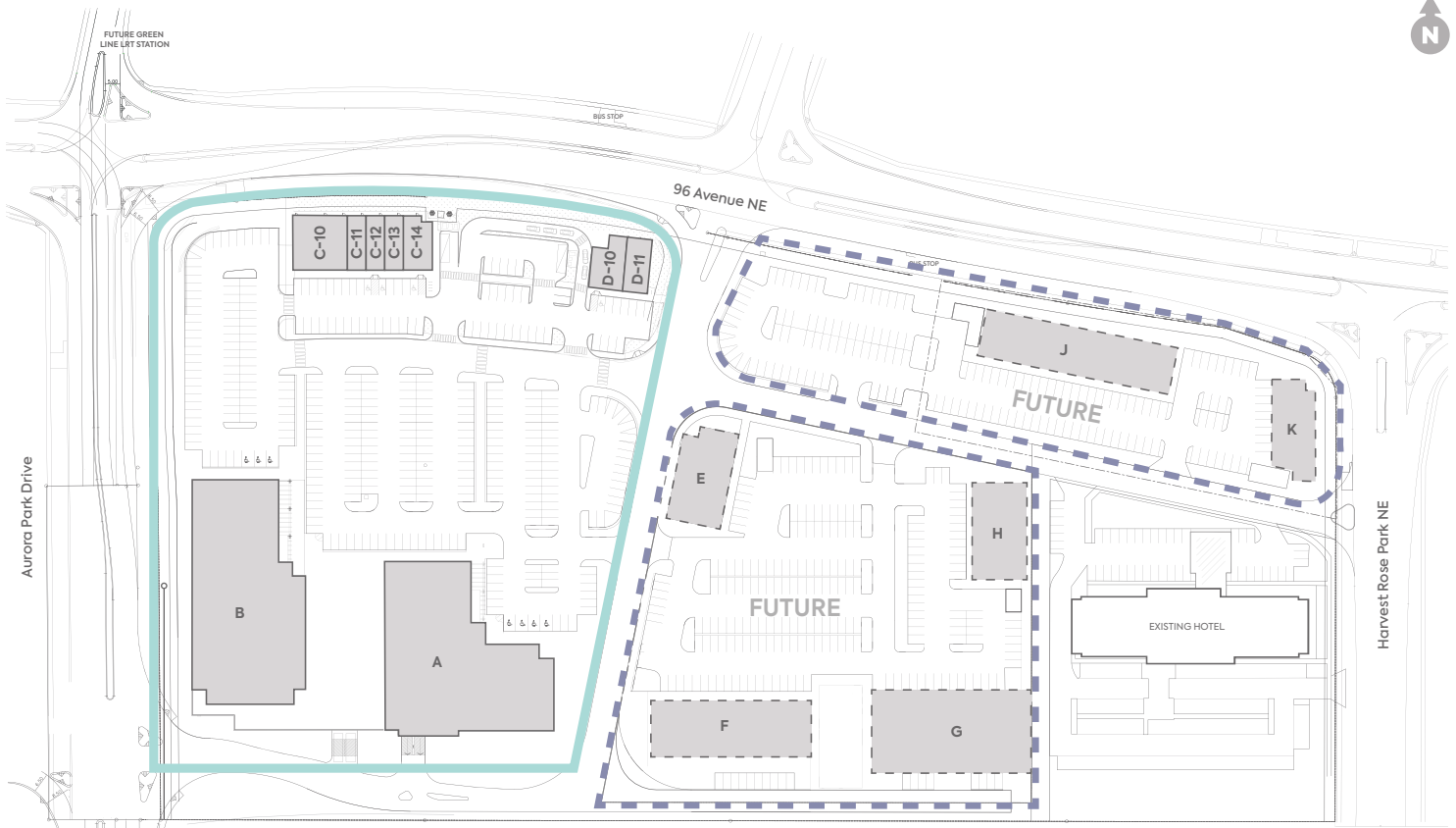
## + OFFICE + RETAIL FOR LEASE

Harvest Hills Office Park is a suburban office & retail campus located in northeast Calgary. Two existing office buildings and two retail pads are occupied and future plans for a large neighbouring wellness campus are in the works.

The future developments at the wellness campus will bring an additional 68,400 SF of medical and professional services to the Harvest Hills and Country Hills neighbourhoods.

# + SITE PLAN

## Wellness Campus Concept Plan



- EXISTING BUILDINGS
- - - 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 Envirionics Analytics.

Our vision for the undeveloped lands at Harvest Hills Office Park include a modern wellness campus, adding 68,400 SF of professional and medical services. These future developments will ensure that more amenities and healthcare services are provided to the surrounding neighbourhoods.

E	AVAILABLE	6,600 SF
F	AVAILABLE	10,000 SF
G	AVAILABLE (2 Floors)	30,000 SF
H	AVAILABLE	6,000 SF
J	AVAILABLE	11,000 SF
K	AVAILABLE	4,800 SF

# + CAMPUS DETAILS



**SITE AREA**  
7 Acres



**RENTAL RATE**  
Market



**AVAILABILITY**  
Pre-Leasing



**GROSS BUILDING AREA**  
68,400 SF



**ADDITIONAL RENT**  
TBD



**PARKING RATIO**  
Parking: 4/1,000 SF

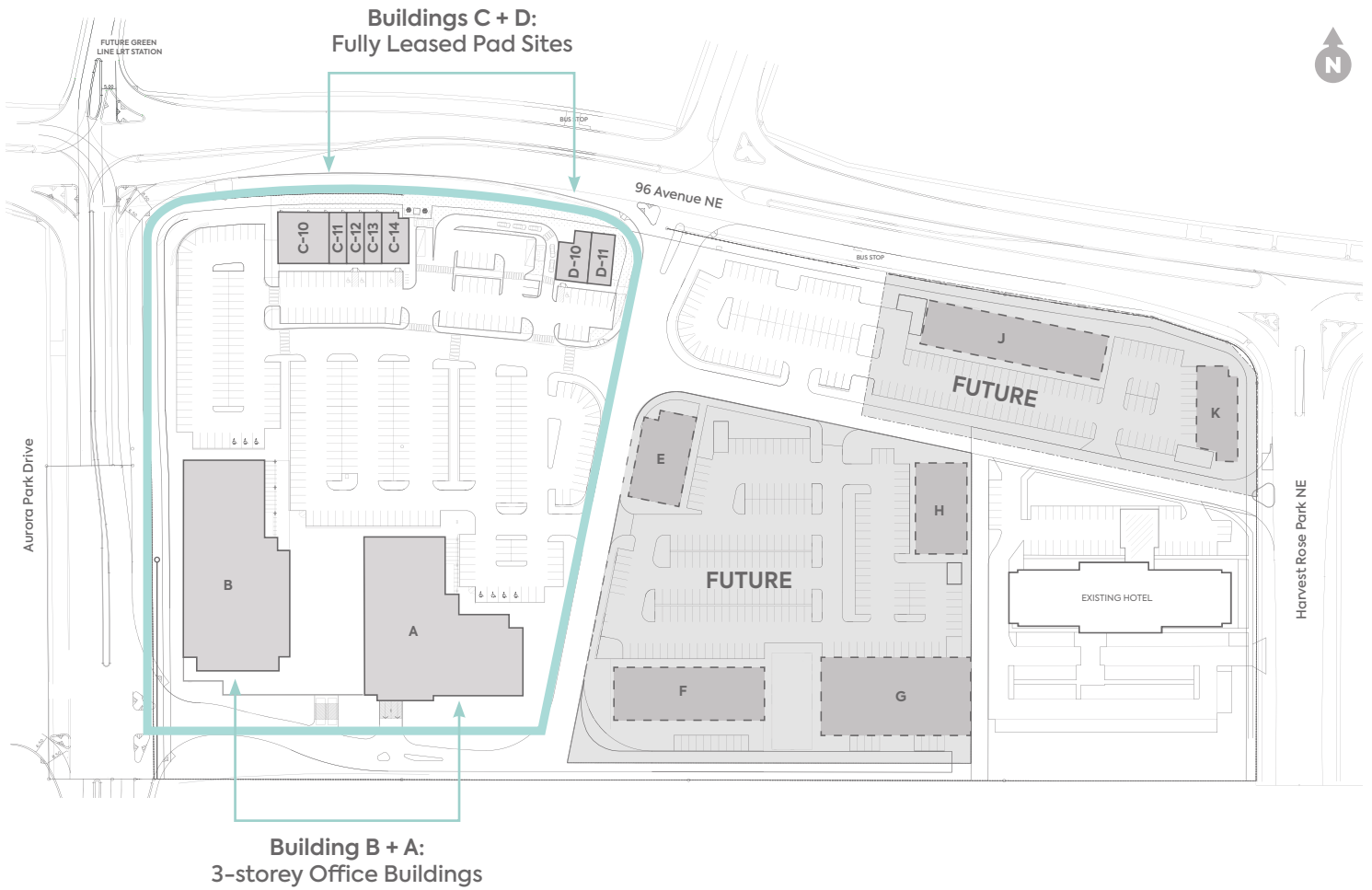
# + CONCEPTUAL RENDERS

Wellness Campus



# + SITE PLAN

## Existing Buildings



With two office buildings already constructed and occupied, Harvest Hills Office Park buildings A and B offers tenants a convenient mix of high-quality office space and nearby amenities and services. Additionally, the office buildings are surrounded by green spaces and walking paths the employees can enjoy.

Situated on 96 Avenue NE just west of the Deerfoot Trail and the Airport Trail interchange, the site is easily accessible and offers ample free parking. Our popular Harvest Hills Crossing Shopping Centre which is anchored by a T&T supermarket sits directly across the street and includes a wide range of retailers, bringing loyal shoppers to the area daily.

# + PROPERTY DETAILS



**SITE AREA**  
15 Acres



**RENTAL RATE**  
Market



**AVAILABILITY**  
Immediately



**GROSS BUILDING AREA**  
233,800 SF



**ADDITIONAL RENT**  
**BLDG A:** \$15.34/SF Total  
 (Prop Tax: \$4.59, CAM: \$10.75)  
**BLDG B:** \$12.92/SF Total  
 (Prop Tax: \$4.52, CAM: \$8.40)

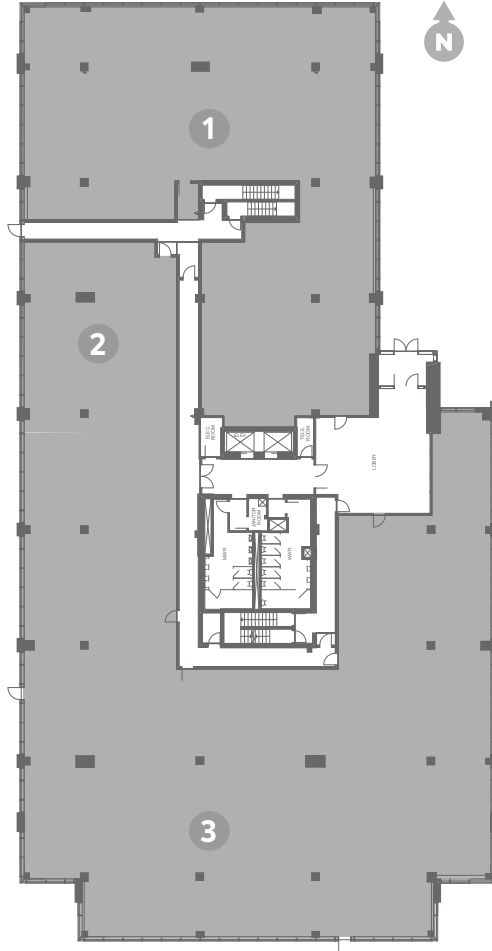


**PARKING RATIO**  
 Surface Parking:  
 2/1,000 SF  
 Underground Parking:  
 1/1,000 SF

# + FLOOR PLAN

Harvest Hills Office Park

## BLDG B MAIN FLOOR



1	Occupied	7,982 SF
2	Occupied	2,041 SF
3	Occupied	14,183 SF

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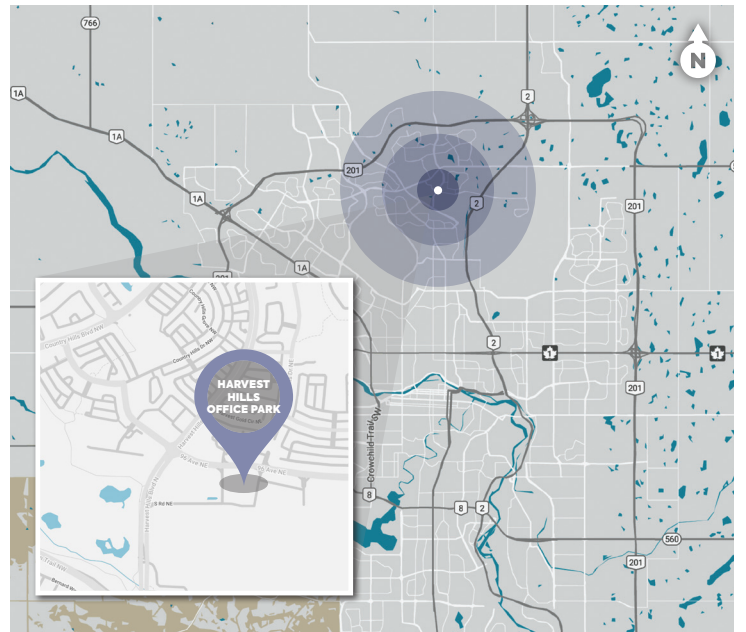


# HARVEST HILLS OFFICE PARK



## AREA DEMOGRAPHICS

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



## CONTACT



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