



HARVEST HILLS OFFICE PARK

333 – 96 AVENUE NE | CALGARY, AB

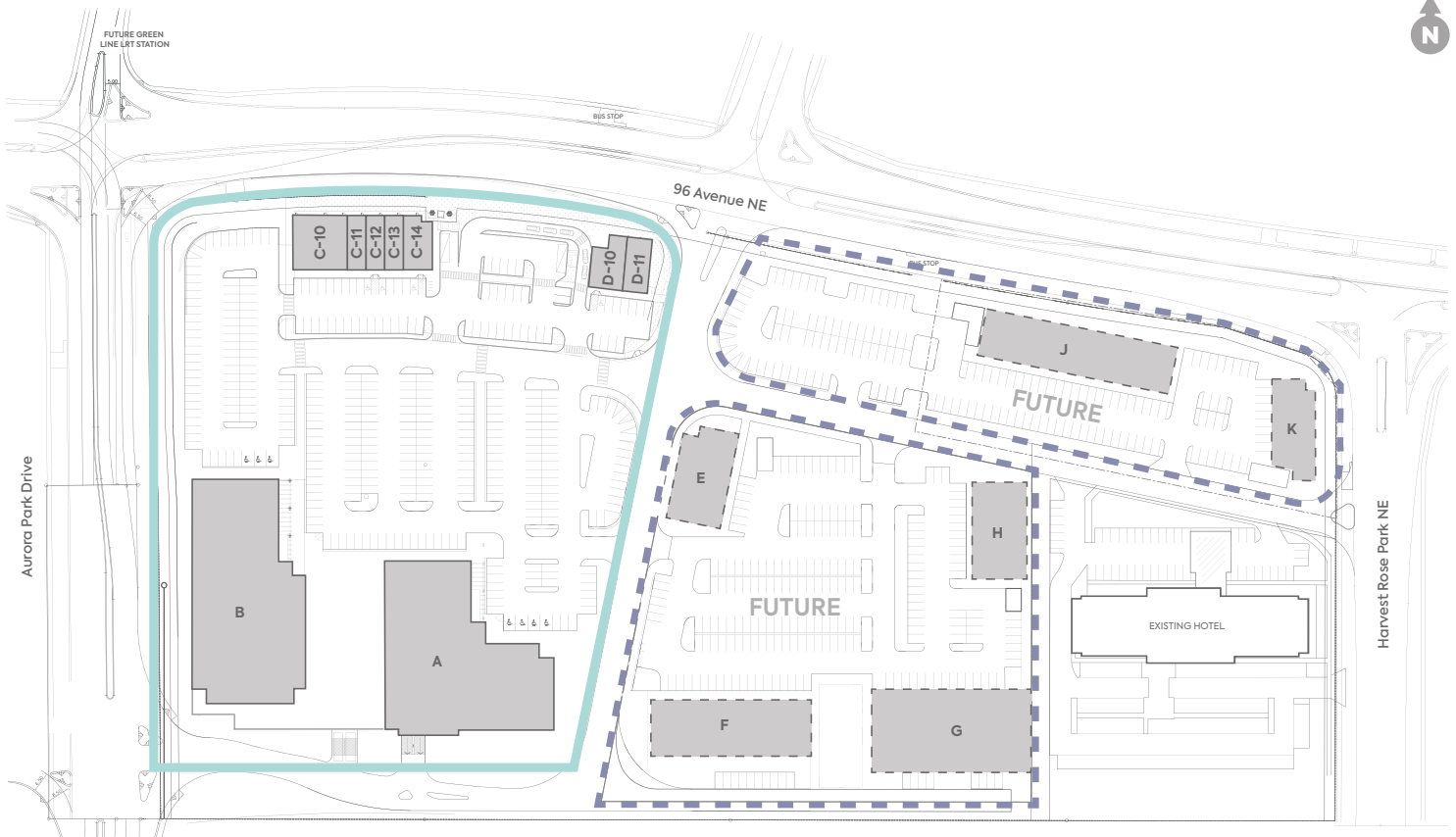
+ OFFICE + RETAIL FOR LEASE

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 EnviroNics 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

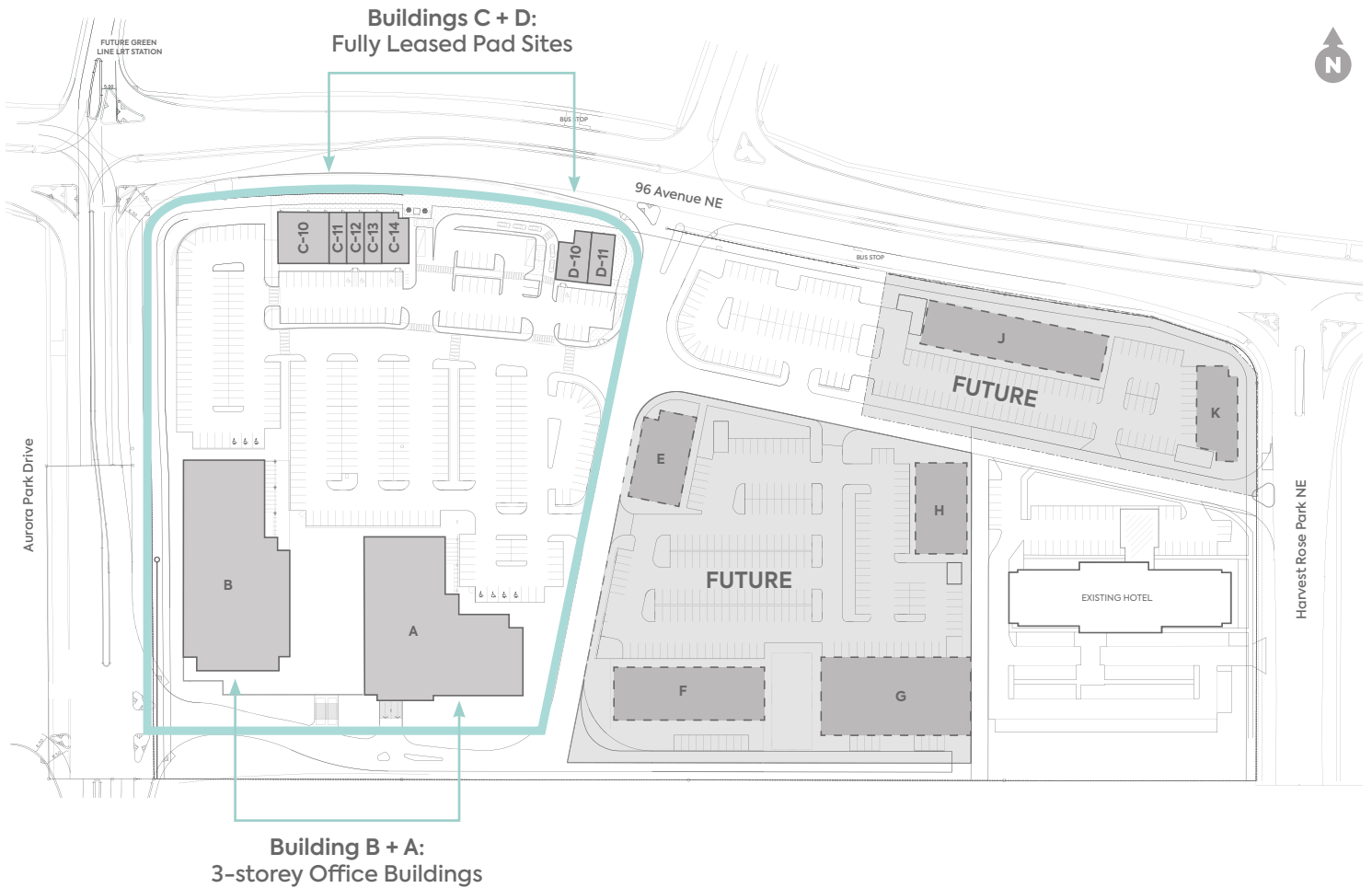
+ CONCEPTUAL RENDERS

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)



PARKING RATIO
Surface Parking:
2/1,000 SF

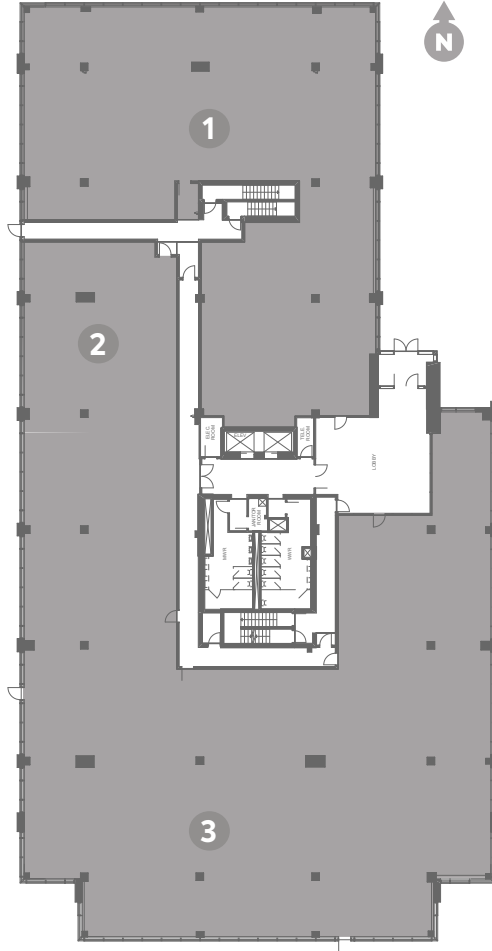
BLDG B: \$12.92/SF Total
(Prop Tax: \$4.52, CAM: \$8.40)

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



POPULATION

1 KM 6,764	3 KM 76,301	5 KM 148,208
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HOUSEHOLDS

1 KM 2,346	3 KM 25,899	5 KM 50,061
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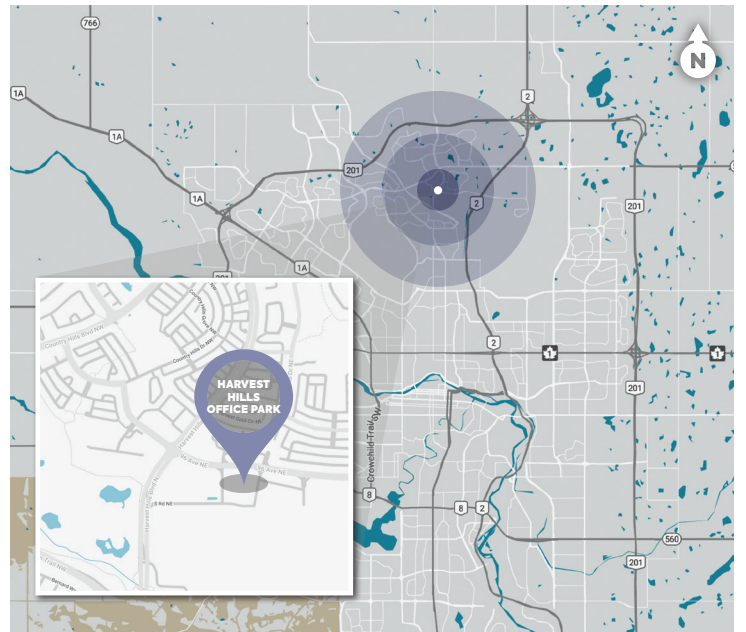
AVERAGE INCOME

1 KM \$109,816	3 KM \$113,398	5 KM \$117,910
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VEHICLES PER DAY

Approximately 27,000 on Harvest Hills Blvd. NE and 12,000 on 96 Ave NE



CONTACT



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