



HARVEST HILLS OFFICE PARK

333 – 96 AVENUE NE | CALGARY, AB

+ OFFICE SPACE [FULLY LEASED]

Harvest Hills Office Park is a well-located suburban office campus in northeast Calgary, comprising of two office buildings and a variety of surrounding retail amenities.

Positioned within established residential communities and complemented by surrounding green space, the park offers a stable, connected workplace environment. Tenants benefit from a strong mix of amenities within walking distance.



+ PROPERTY DETAILS



SITE AREA
15 Acres



RENTAL RATE
Market



AVAILABILITY
Fully Leased



GROSS BUILDING AREA
233,800 SF



ADDITIONAL RENT
BLDG A: \$13.94/SF
(Prop Tax: \$4.39, CAM: \$9.55*)

BLDG B: \$12.13/SF
(Prop Tax: \$4.49, CAM: \$7.64*)

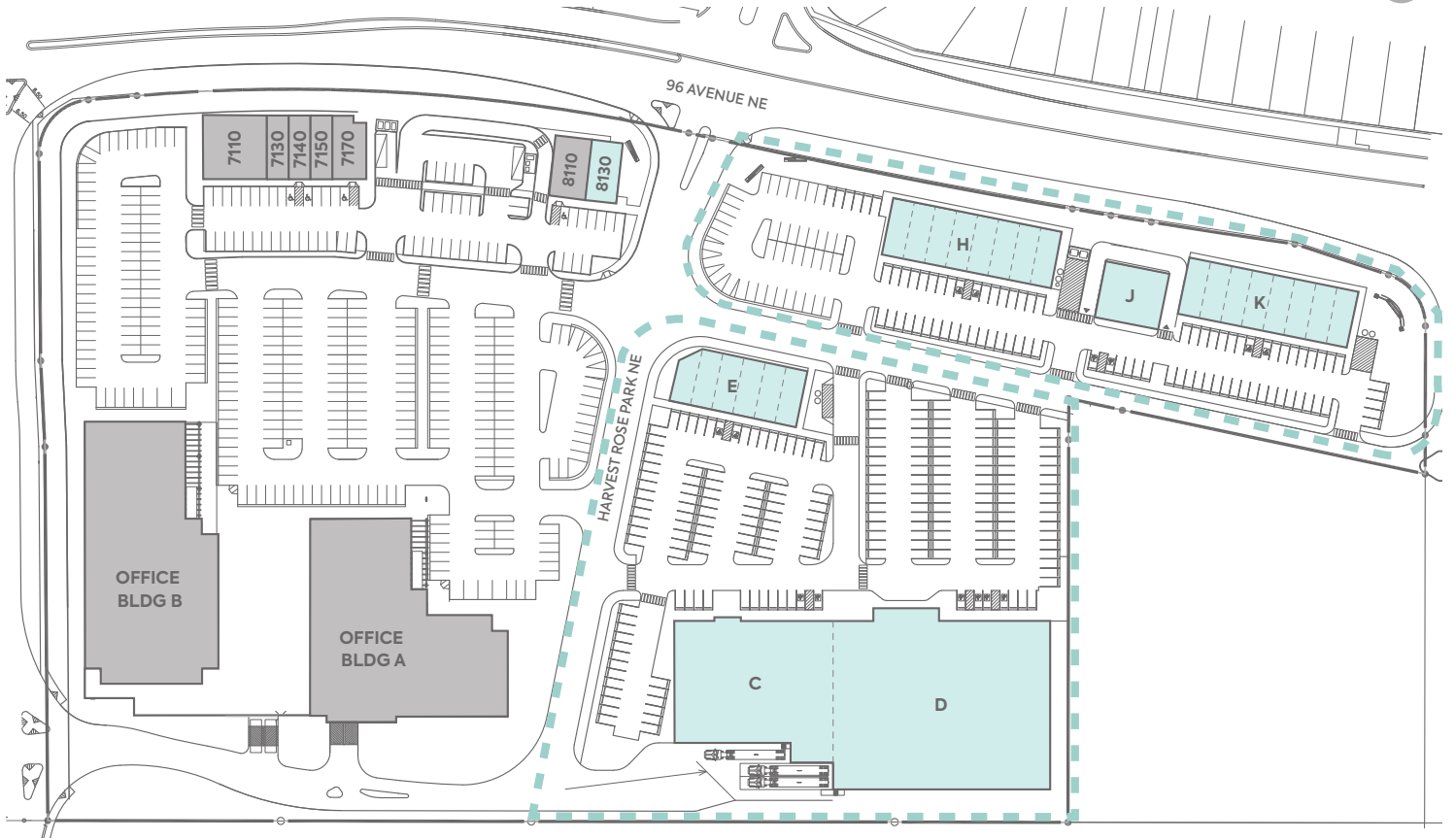
**Plus admin fee*



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

+ SITE PLAN

Harvest Hills Office Park



■ ■ ■ FUTURE DEVELOPMENTS

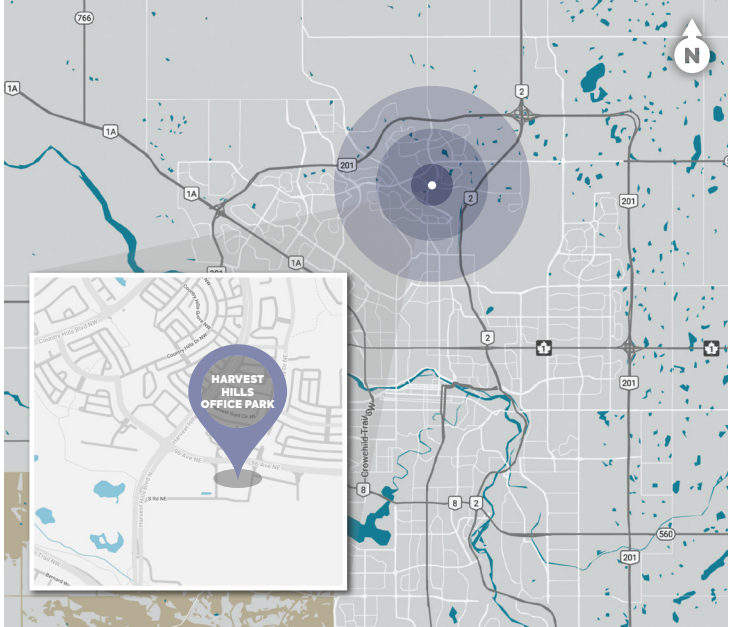
The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Envrionics Analytics.





AREA DEMOGRAPHICS

	POPULATION	1 KM 6,764	3 KM 76,301	5 KM 153,847
	HOUSEHOLDS	1 KM 2,346	3 KM 25,899	5 KM 50,548
	AVERAGE INCOME	1 KM \$120,485	3 KM \$126,806	5 KM \$131,683
	VEHICLES PER DAY	Approximately 27,000 on Harvest Hills Blvd. NE and 12,000 on 96 Ave NE		



CONTACT



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Creating Spaces That Connect
 PEOPLE + BUSINESSES + SERVICES