

RETAIL SPACE AVAILABLE



HARVEST HILLS OFFICE PARK

333 – 96 AVENUE NE | CALGARY, AB

+ RETAIL SPACE FOR LEASE

Pre-leasing is now underway for the next phase of retail and professional service space, located just south of the office buildings at Harvest Hills Office Park.

This exciting expansion will introduce 80,000 SF of brand-new amenities, enhancing day-to-day convenience for office tenants and visitors while serving the broader needs of the surrounding communities. These upcoming developments will further elevate the campus experience, offering a vibrant mix of services that complement the existing retail and office environment.



+ PROPERTY DETAILS



SITE AREA
15.02 Acres



RENTAL RATE
Market



AVAILABILITY
8130: Immediately
Future: Pre-leasing



GROSS BUILDING AREA
233,800 SF



ADDITIONAL RENT
Existing Bldgs: \$20.37/SF
(Prop Tax: \$11.30, CAM: \$9.07*)

Future Bldgs: \$14.12/SF
(Prop Tax: \$9.25, CAM: \$4.87*)

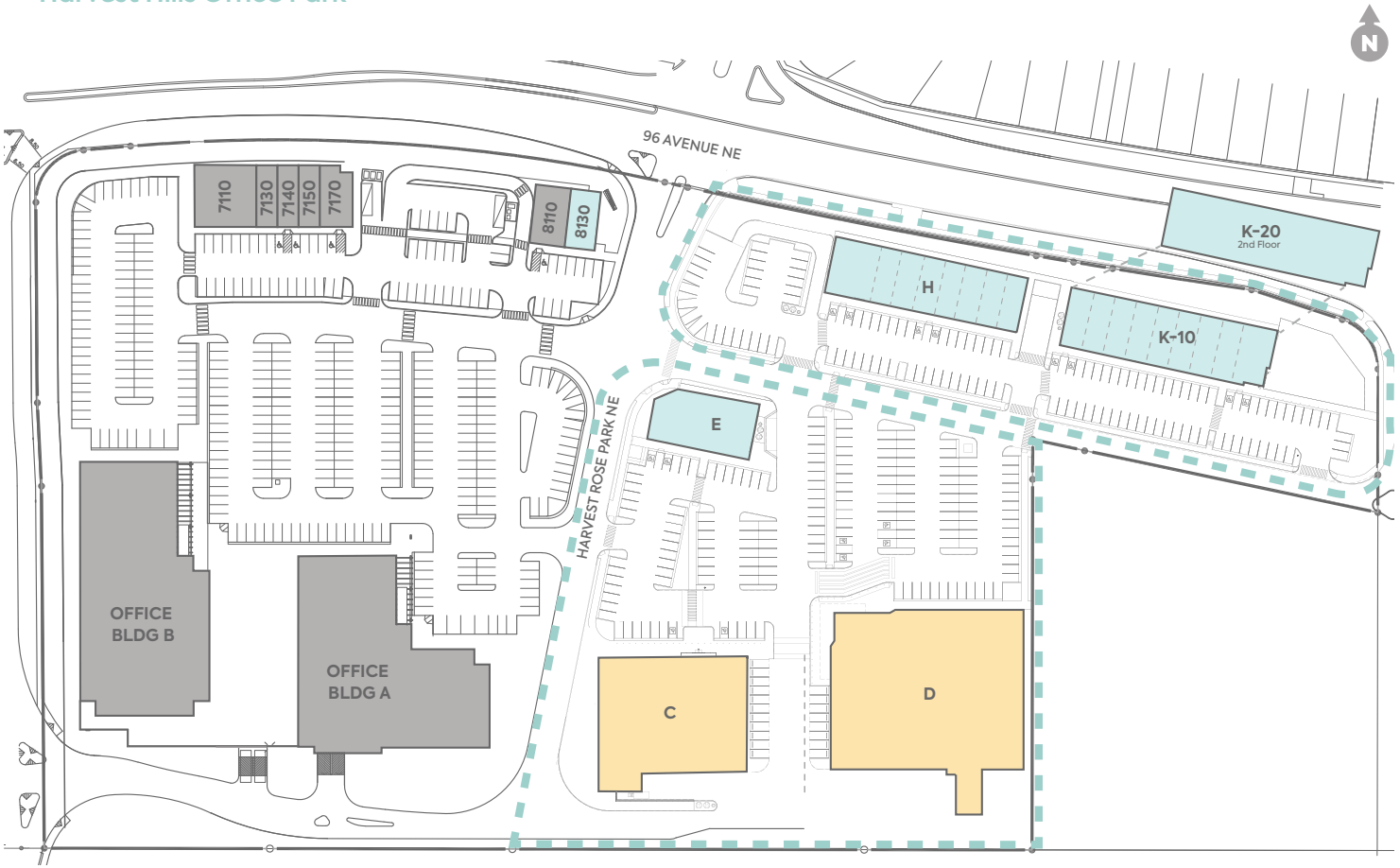
*Plus admin fee



PARKING RATIO
Surface Parking:
4/1,000 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 RETAIL BUILDINGS

7110	Famous Noodles and BBQ Café	3,081 SF
7130	Plantlife	1,126 SF
7140	Viet Baguette & Bubble Café	1,018 SF
7150	Harvest Hills Family Dental	1,257 SF
7170	Sunset Grill	2,300 SF
8110	KFC	2,126 SF
8130	AVAILABLE	1,431 SF

FUTURE RETAIL DEVELOPMENTS

C	PENDING	±17,000 SF
D	PENDING	±28,000 SF
E	AVAILABLE*	±5,000 SF
H	Available* (end cap drive-thru)	±10,000 SF
K-10	AVAILABLE*	±10,000 SF
K-20	AVAILABLE* (2nd floor)	±10,000 SF

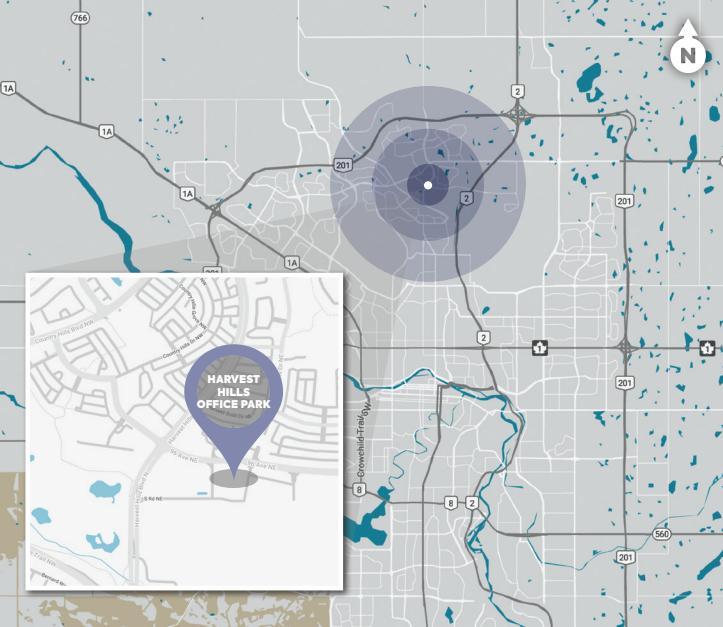
*Demisable





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



JENNY THIESSEN
 403.212.6332
 jenny.thiessen@qualico.com



Creating Spaces That Connect
 PEOPLE + BUSINESSES + SERVICES