CALGARY | AB

OFFICE FOR LEASE

BLACKFOOT point

BUSINESS PARK

- Class A, four-building business park
- Located on the major artery of Blackfoot Trail SE
- Spectacular views overlooking the Bow River Valley
- Onsite fitness facility with showers and change rooms
- Secured bike storage
- Next to Deerfoot Meadows, one of Canada's largest open-air urban shopping districts

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REAL ESTATE DEVELOPMENT & CONSTRUCTION

CBRE

WELCOME TO

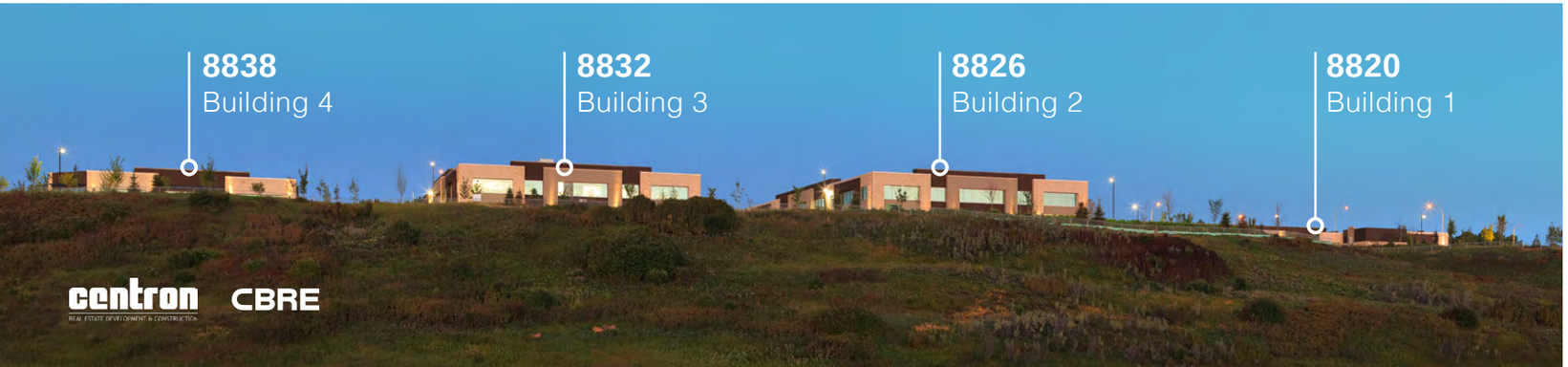
Blackfoot Point Business Park.

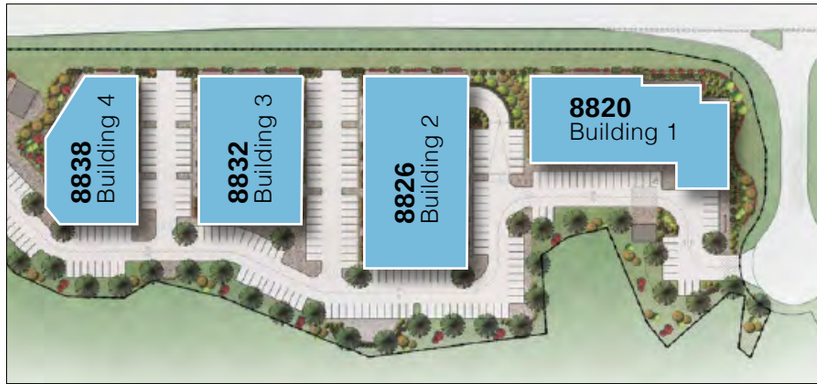
Introducing Blackfoot Point, an “A” class suburban business park comprising of a four-building campus in the heart of south Calgary. Able to accommodate flex/office users, the 132,600 square foot campus has spaces ranging from 3,000 to 20,951 square feet available, all featuring 9-foot ceilings and with access to surface and underground parking in addition to premium amenities that include a fully equipped fitness facility, lockers and changerooms, a secured bike storage room, and more.

Pylon signage is available at Blackfoot Point, which benefits from visibility from Highway 2 to Blackfoot Trail.

AVAILABLE FOR LEASE:

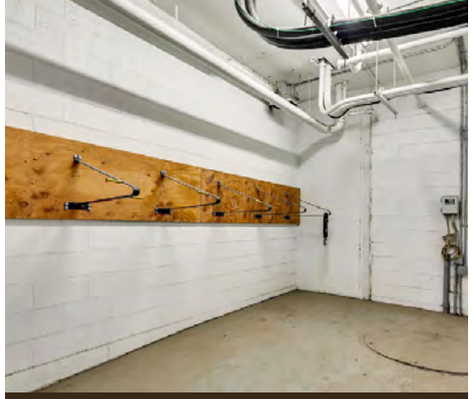
BUILDING	SUITE	SIZE (SF)	AVAILABILITY	FURNISHES
8832	220	19,795	June 1, 2024	Possibly
8826	112	4,405	Aug 1, 2024	Yes
8826	210	20,951	Dec 1, 2024	No



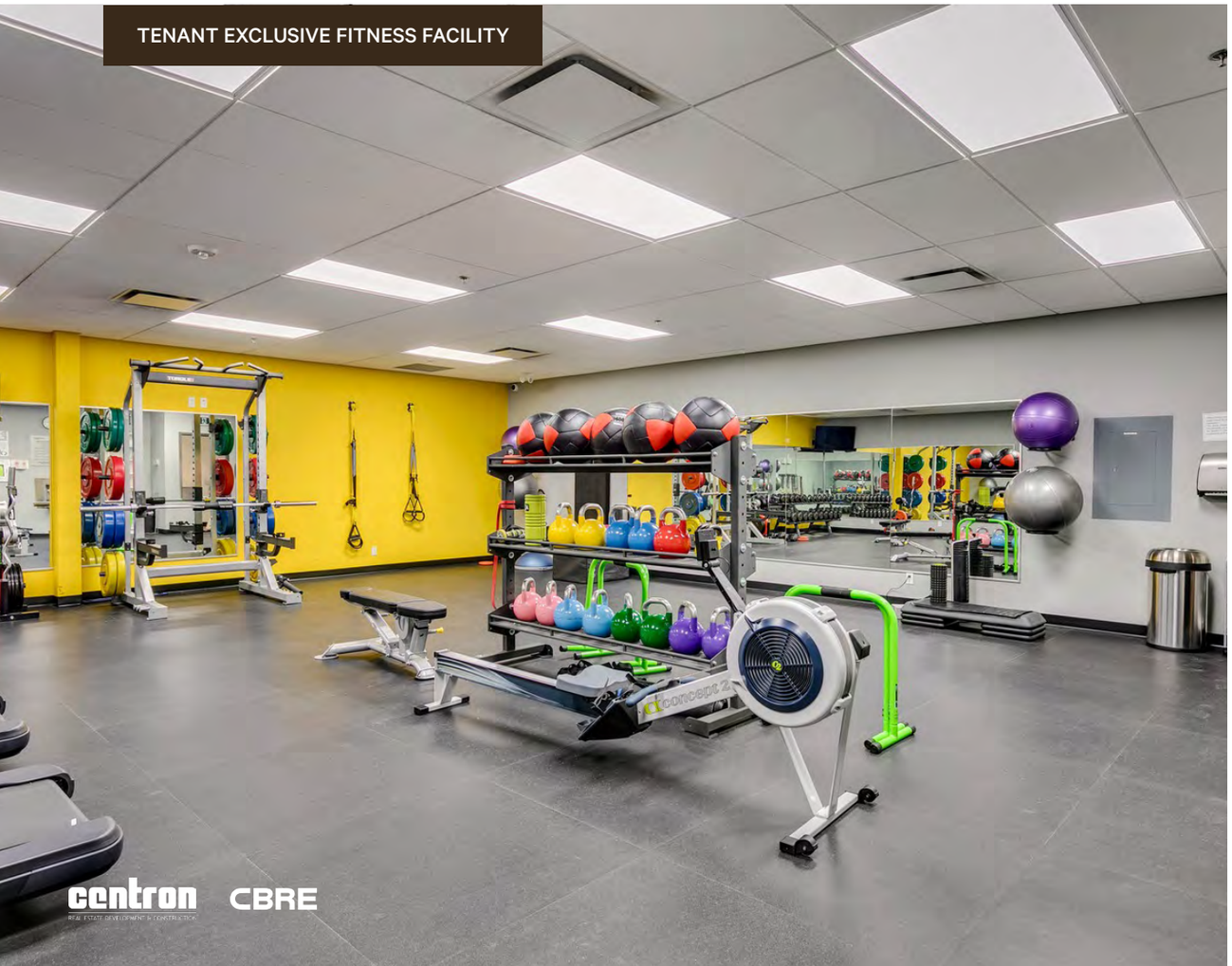


Work(out) Here!

Blackfoot Point benefits from a full suite of premium amenities including an on-site tenant fitness facility with showers, lockers, and changerooms, 205 surface and 194 underground parking stalls, a secure bike room, and 24-hour video surveillance and card access to building.



SECURED BIKE STORAGE

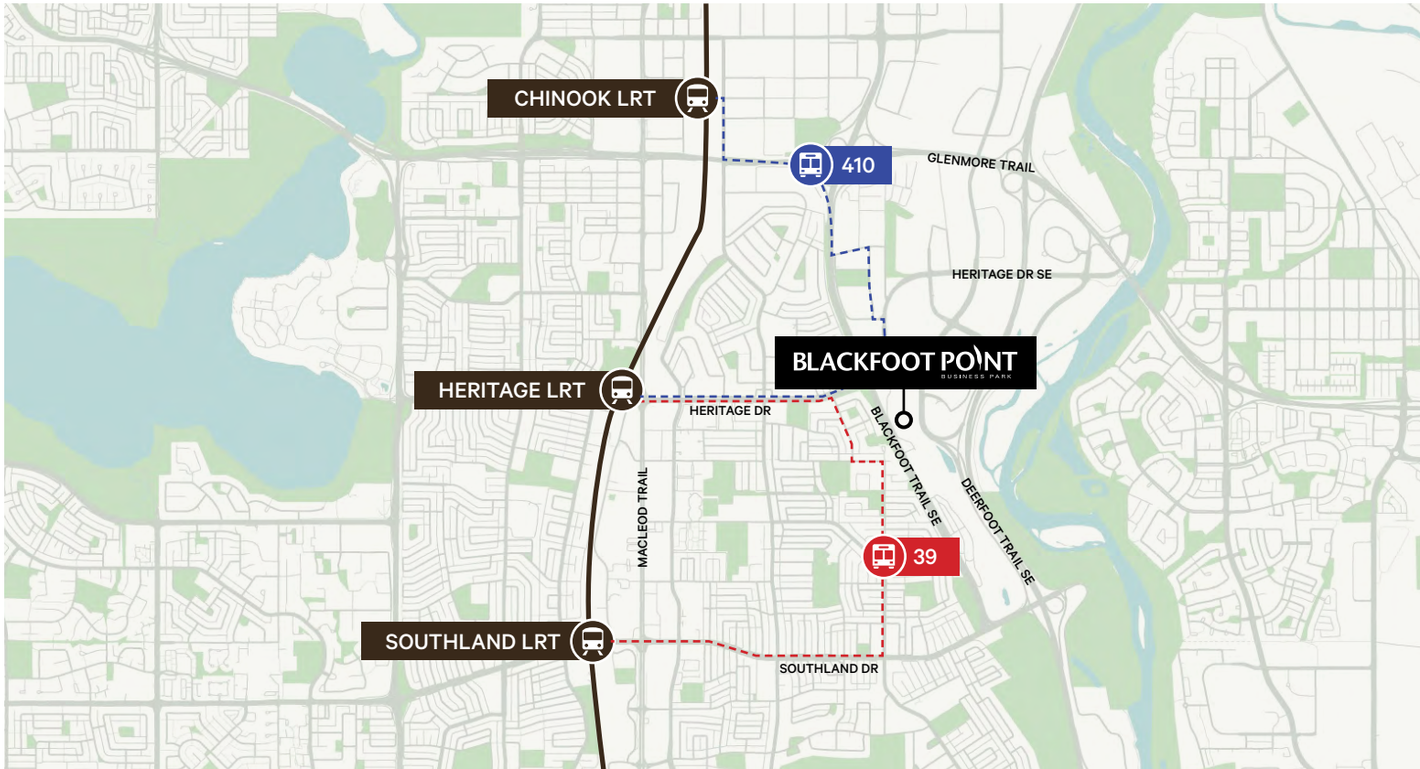


TENANT EXCLUSIVE FITNESS FACILITY

UNDERGROUND & OUTDOOR PARKING

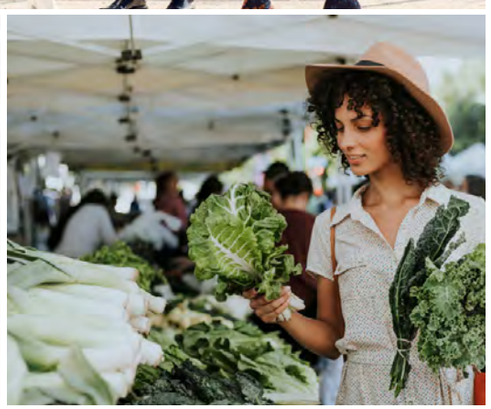
All the right connections.

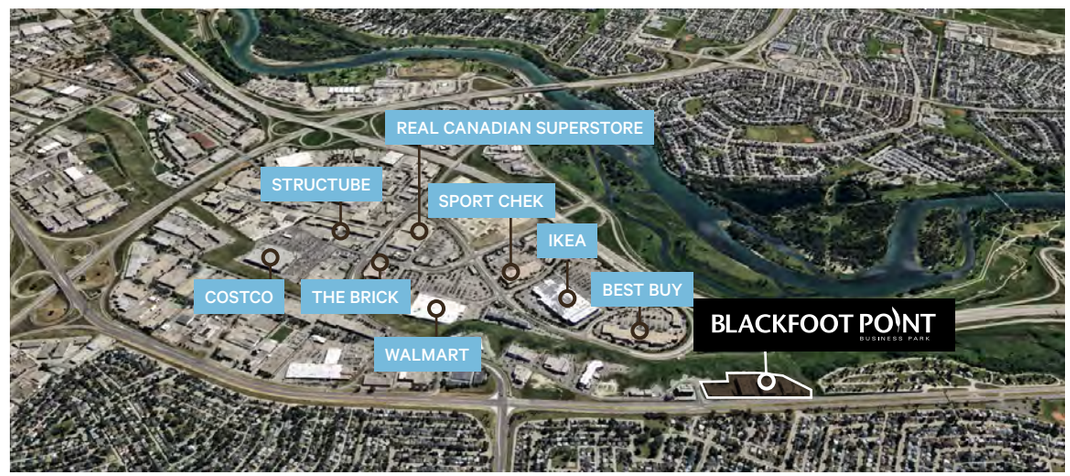
Blackfoot Point is located in a very accessible area, situated on the major artery of Blackfoot Trail SE, overlooking Deerfoot Trail. It benefits from regular and peak hour bus services via routes 39 and 410 connecting to the nearby Heritage and Chinook LRT. The property also benefits from great exposure to the 33,000 vehicles passing by Blackfoot Trail SE per day and the 141,000 vehicles passing by Deerfoot Trail SE per day. The controlled intersection at Blackfoot Trail and 85th street also allows for easy access to the business park.



Amenity-rich Community

Located right on Blackfoot Trail, Blackfoot Point is conveniently next to Deerfoot Meadows, one of Canada's largest open-air urban shopping districts, less than 1 km from the Calgary Farmers Market with more than 80 local vendors, and 4 km from Chinook Centre, 1.6 km from Macleod Trail, and 5.2 km from South Centre Mall.





EAT & DRINK

- Avocado Mexican Grill
- Dairy Queen
- Fatburger
- Five Guys Burgers
- Jugo Juice
- Le's Pho Noodlehouse
- Moxie's Classic Grill
- OPA! Souvlaki
- Starbucks
- Subway
- Taco Time
- Extreme Pita
- Boston Pizza
- Tim Hortons
- Wendys
- McDonalds
- Ricky's All Day Grill
- Via Cibo

SHOP

- Calgary Farmers Market
- Co-Op Liquor Store
- Real Canadian Superstore
- Wal-Mart
- Costco
- Banana Republic Factory Store
- Gap Factory Store
- Mark's Work Warehouse
- Triple Flip
- Moores Clothing for Men
- ECCO Shoes

SERVICES

- Goodlife Fitness
- ATB Financial
- Goodlife Fitness
- Great Clips
- Chatters Salon
- Sandman Hotel
- Money Mart
- The UPS Store
- H&R Block
- Dr. Kemp Orthodontist
- Deerfoot Meadows Dental

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Property Details.

ADDRESS	8820-8838 Blackfoot Trail SE
BUILDING CLASS	A
CEILING HEIGHT	9 Foot
AVG. FLOOR PLATES	20,000 SF
SURFACE PARKING	1.5 / 1,000 SF
UNDERGROUND PARKING	1.5 / 1,000 SF
SIGNAGE	Pylon Signage
NET RENT	Contact Listing Agent
ADD. RENT	8826: $13.66 / SF 8832: $15.83 / SF

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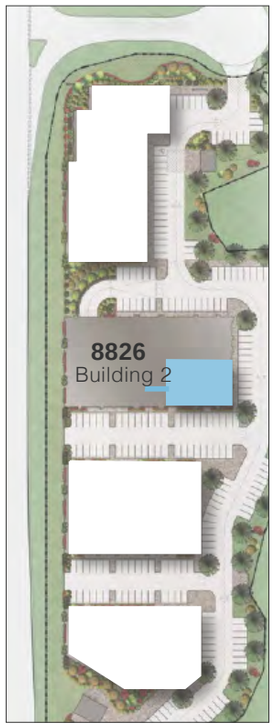
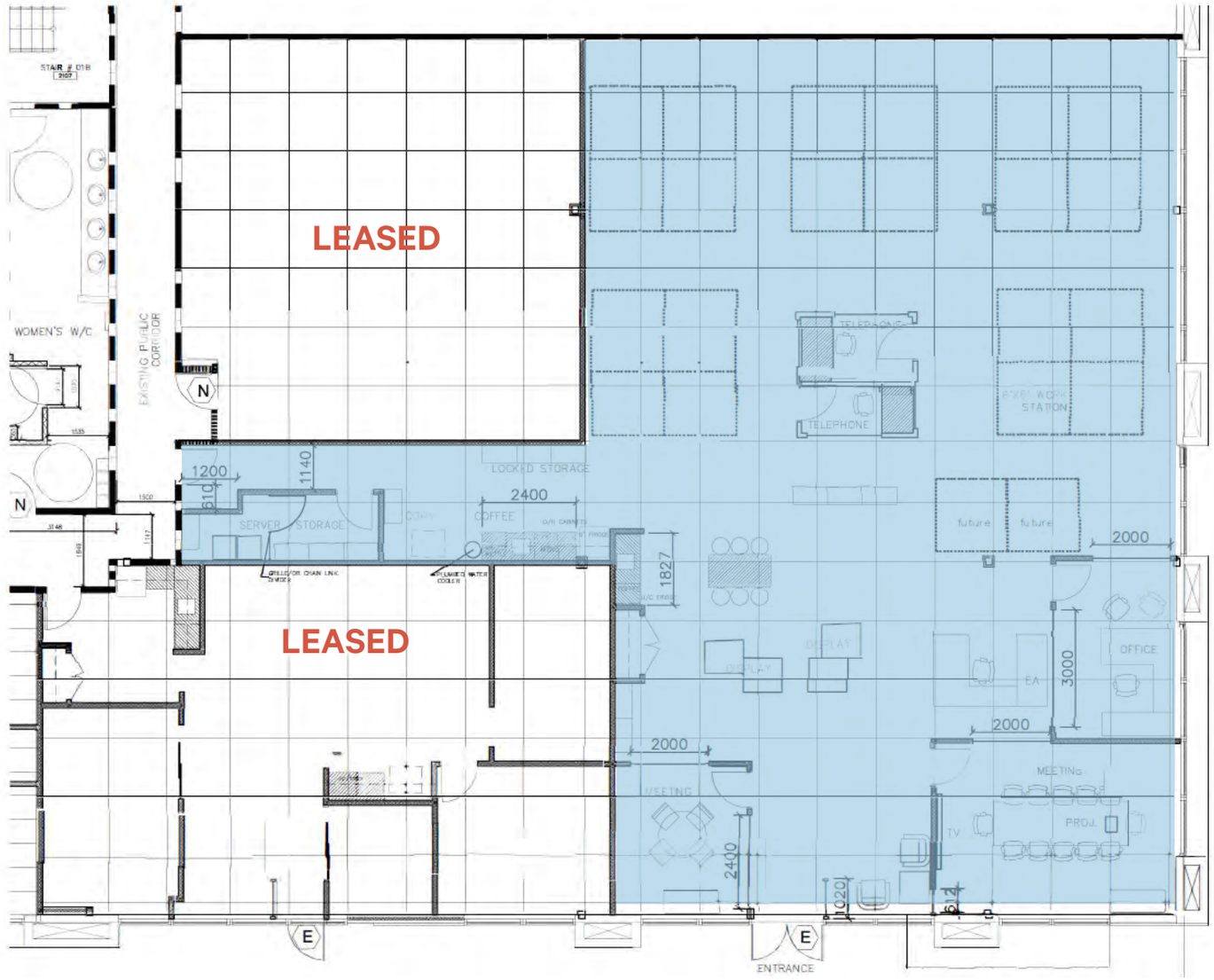
Suite 112

BUILDING 2: 8826 BLACKFOOT TRAIL SE | SIZE: 4,405 SF | AVAILABLE: AUG. 1, 2024

Click for Virtual Tour

NORTH





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Suite 112

BUILDING 2: 8826 BLACKFOOT TRAIL SE | SIZE: 4,405 SF | AVAILABLE: AUG. 1, 2024

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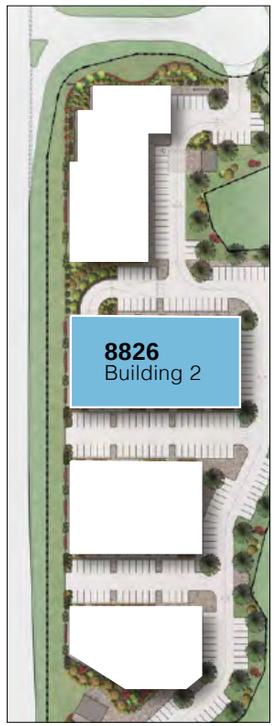
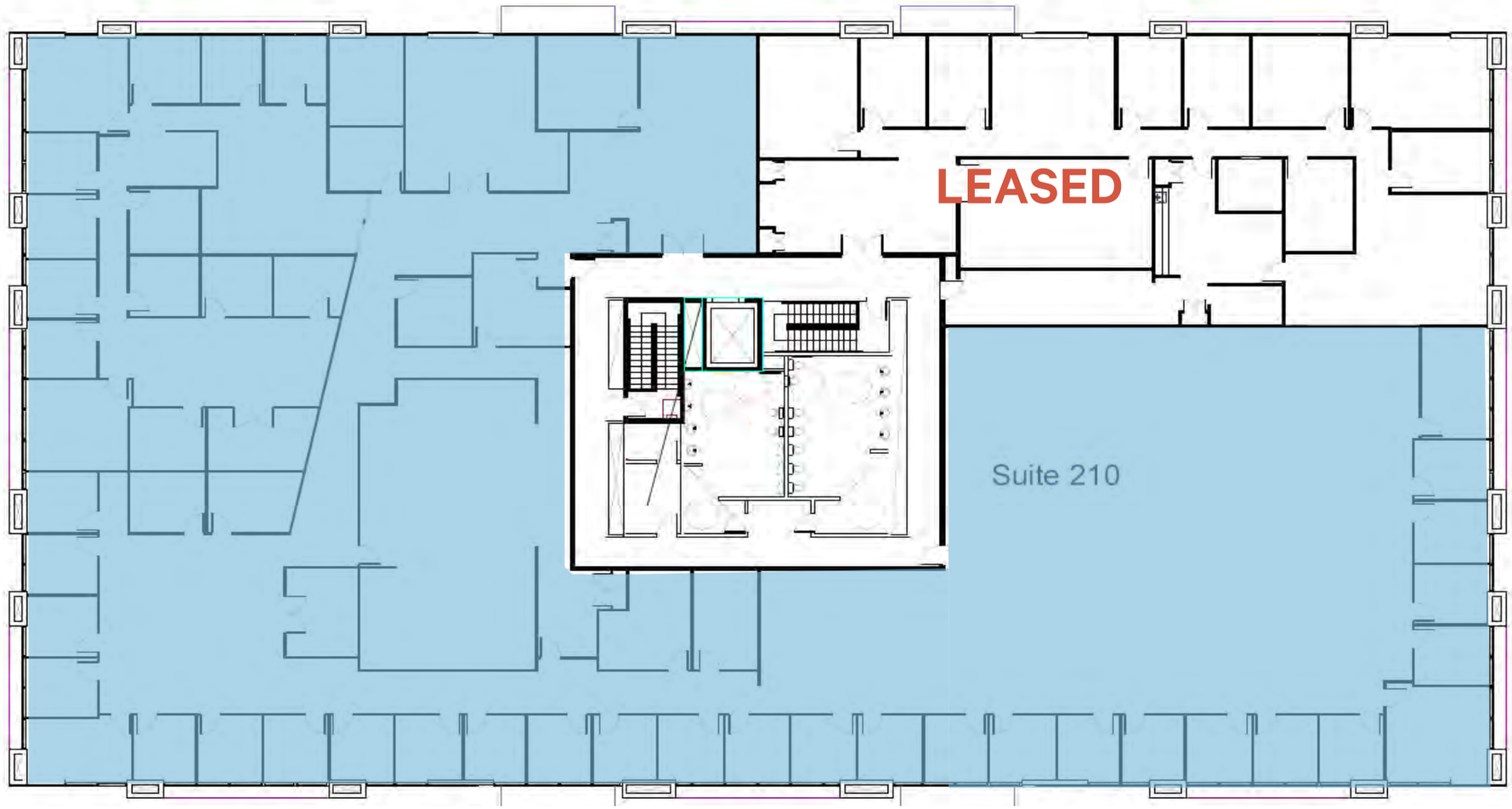
Suite 210

BUILDING 2: 8826 BLACKFOOT TRAIL SE | SIZE: 20,951 SF | AVAILABLE: DEC. 1, 2024

Click for Virtual Tour

NORTH





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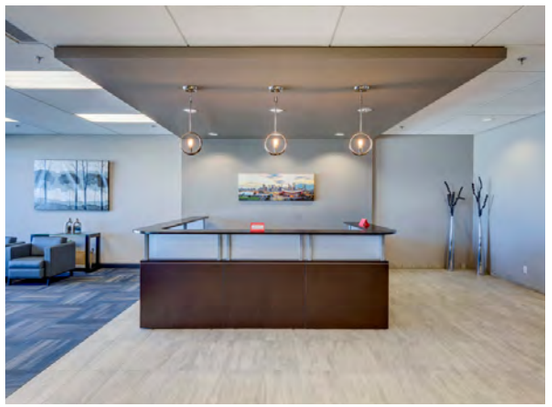
Suite 210

BUILDING 2: 8826 BLACKFOOT TRAIL SE | SIZE: 20,951 SF | AVAILABLE: DEC. 1, 2024

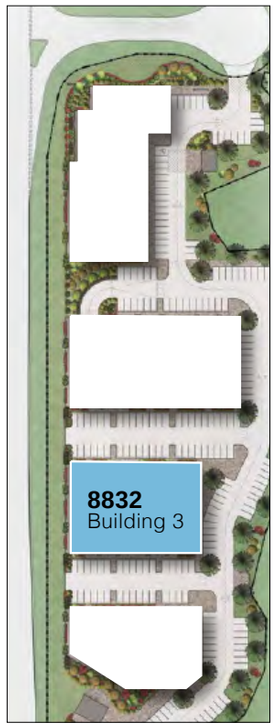


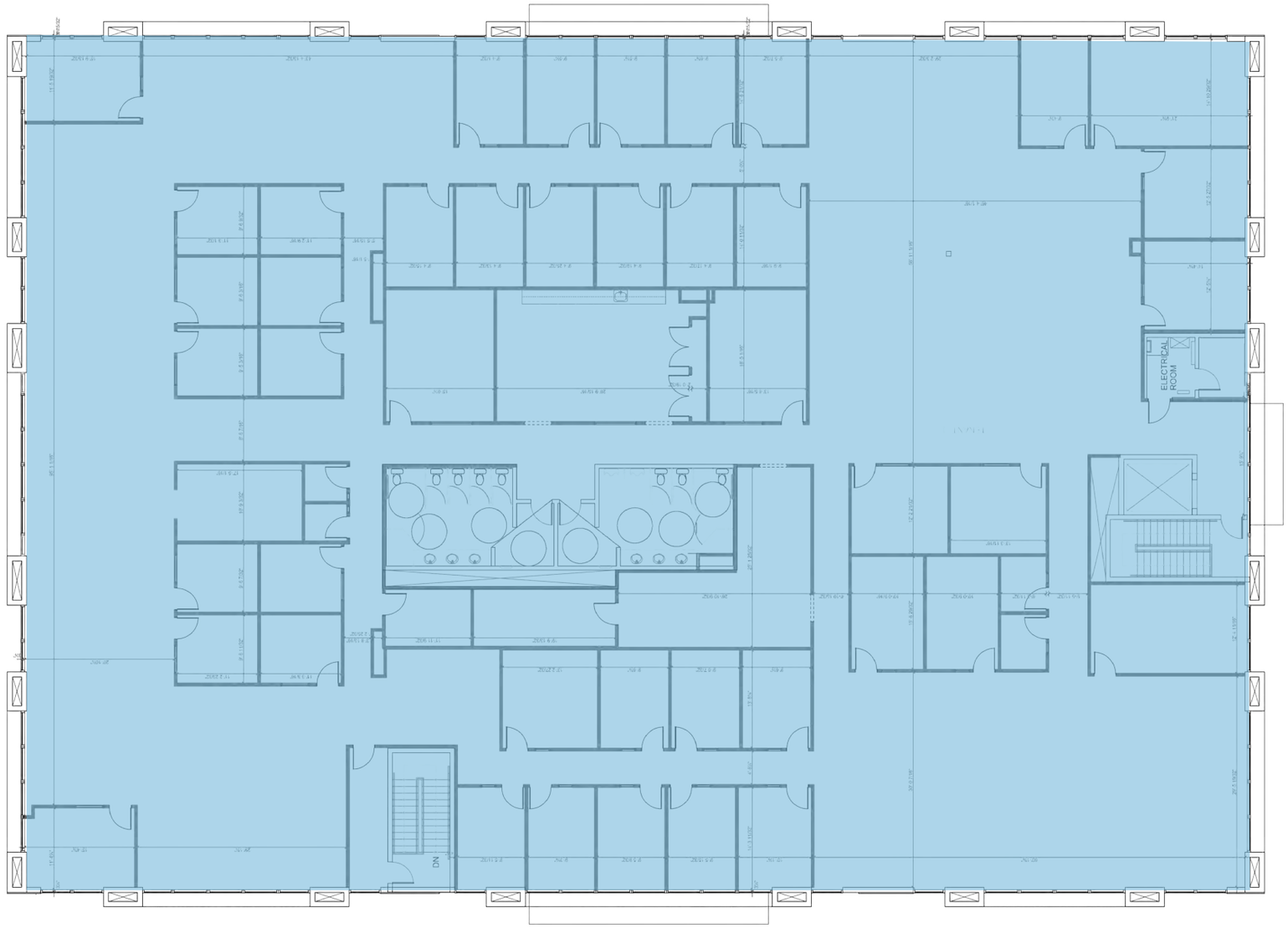
Suite 220

BUILDING 3: 8832 BLACKFOOT TRAIL SE | SIZE: 19,795 SF | AVAILABLE: JUNE 1, 2024

Click for Virtual Tour

NORTH





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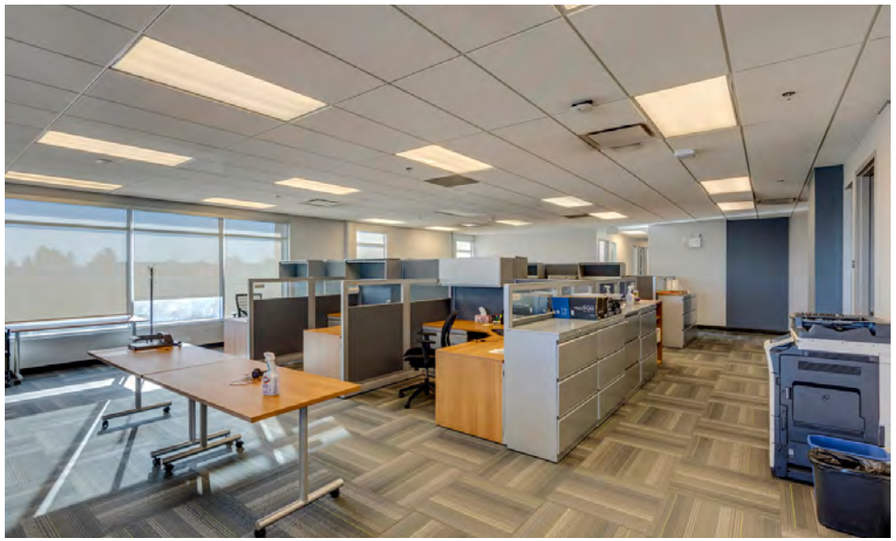
Suite 220

BUILDING 3: 8832 BLACKFOOT TRAIL SE | SIZE: 19,795 SF | AVAILABLE: JUNE 1, 2024



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BLACKFOOT point
BUSINESS PARK

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*Sales Representative