

CALGARY | AB

## OFFICE FOR LEASE

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

# BLACKFOOT point BUSINESS PARK



**centron**  
REAL ESTATE DEVELOPMENT & CONSTRUCTION

**CBRE**





WELCOME TO

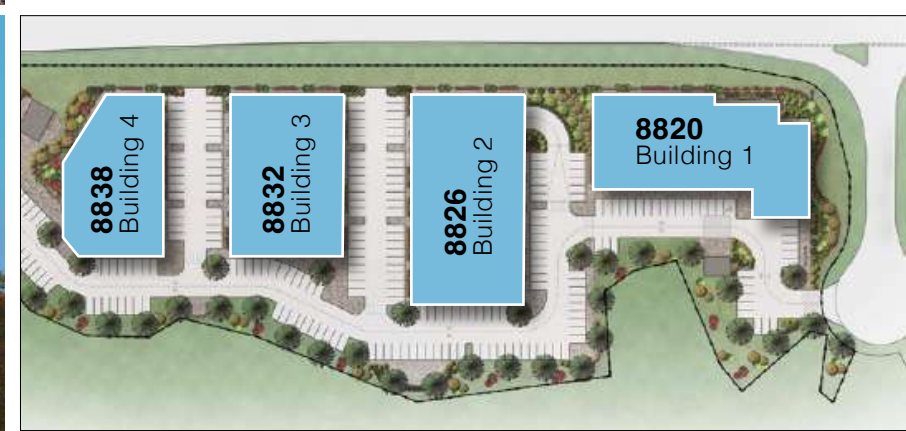
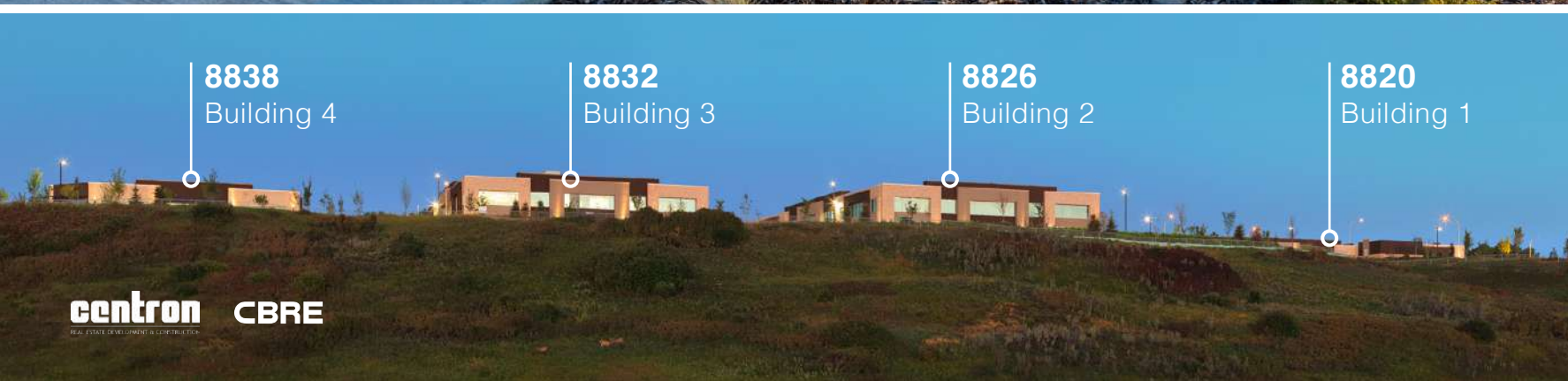
# Blackfoot Point Business Park.

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:

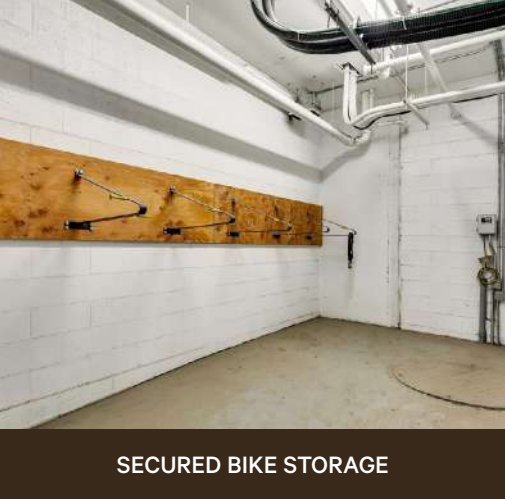
BUILDING	SUITE	SIZE (SF)	AVAILABILITY	FURNISHES
8832	220	19,795	June 1, 2024	Possibly
8826	112	4,405	Aug 1, 2024	Yes
8826	210	20,951	Dec 1, 2024	No





# Work(out) Here!

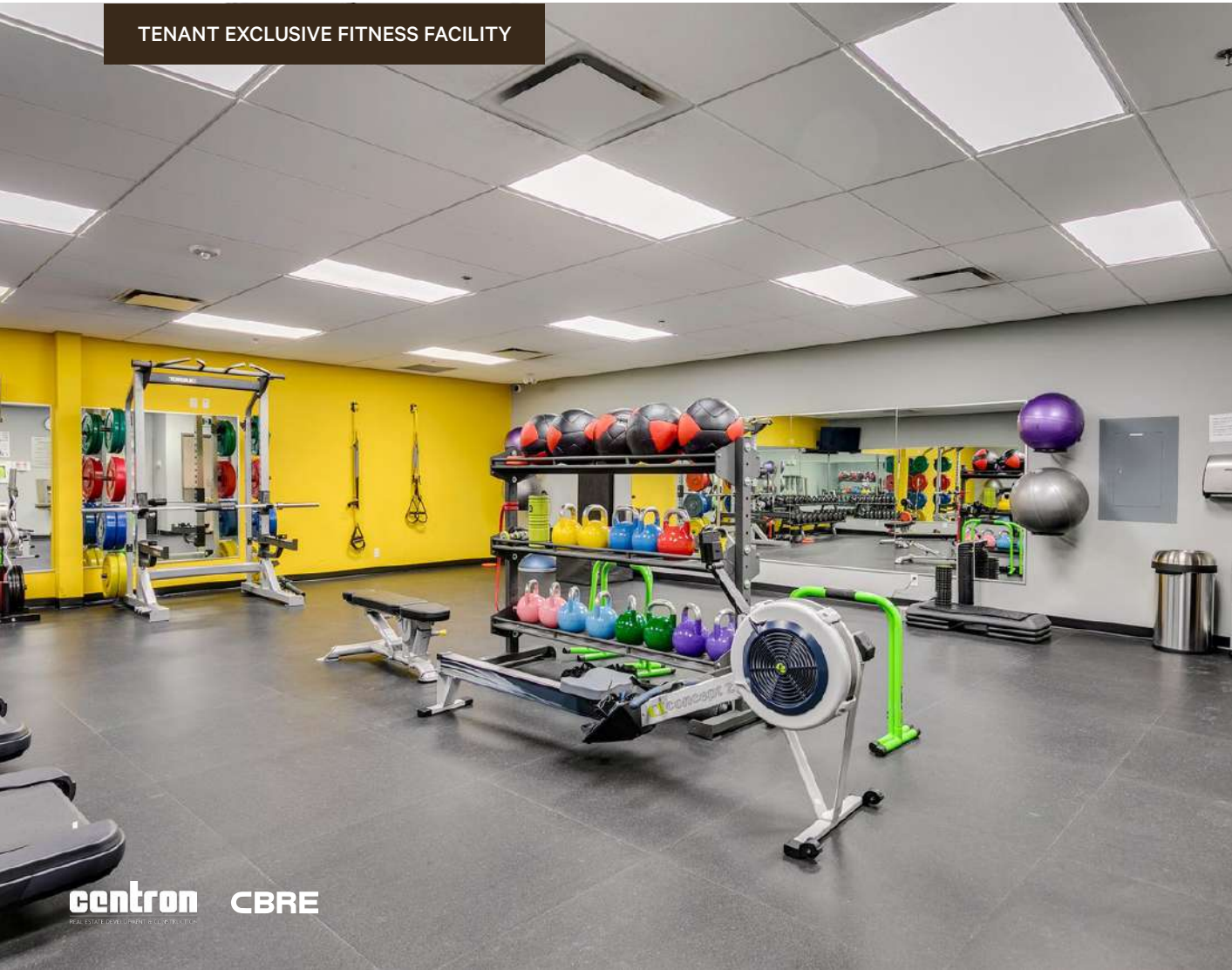
Blackfoot Point benefits from a full suite of premium amenities including an on-site tenant fitness facility with showers, lockers, and changerooms, 205 surface and 194 underground parking stalls, a secure bike room, and 24-hour video surveillance and card access to building.



SECURED BIKE STORAGE



UNDERGROUND & OUTDOOR PARKING



TENANT EXCLUSIVE FITNESS FACILITY





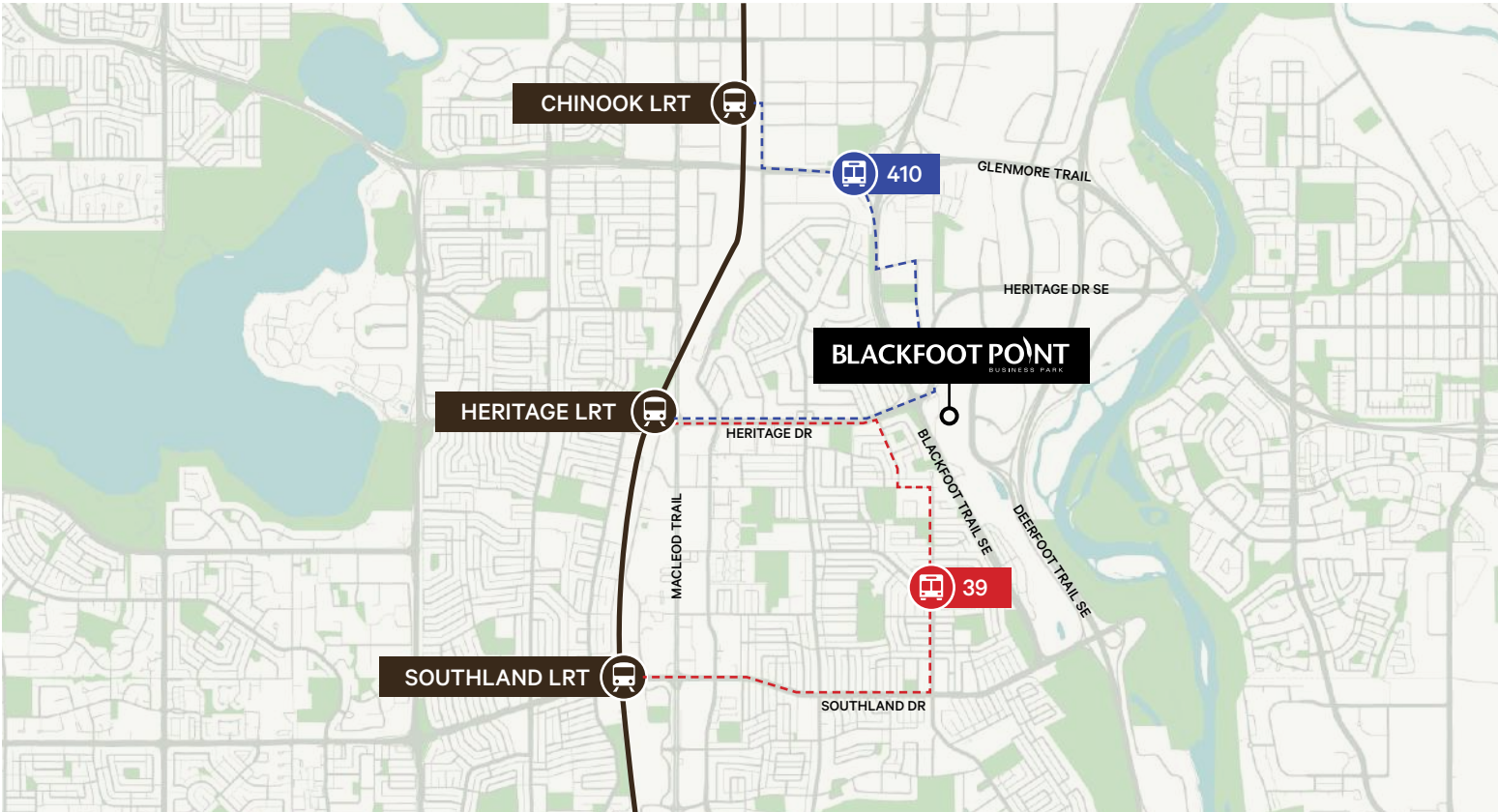
# All the right connections.



BLACKFOOT POINT  
BUSINESS PARK

DEERFOOT CONNECTION

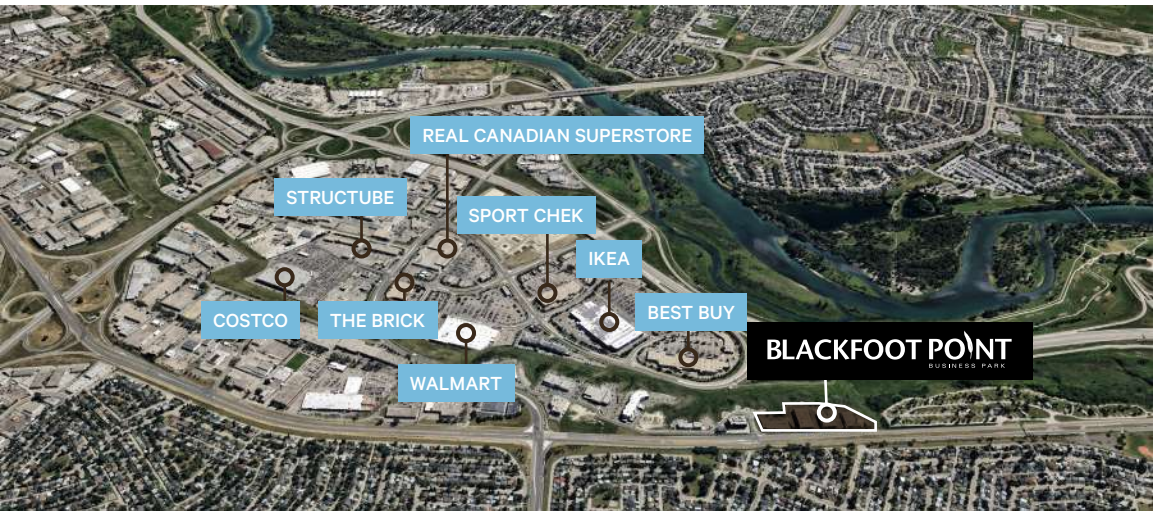
Blackfoot Point is located in a very accessible area, situated on the major artery of Blackfoot Trail SE, overlooking Deerfoot Trail. It benefits from regular and peak hour bus services via routes 39 and 410 connecting to the nearby Heritage and Chinook LRT. The property also benefits from great exposure 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
Moore's 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



# 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

## AVAILABLE FOR LEASE:

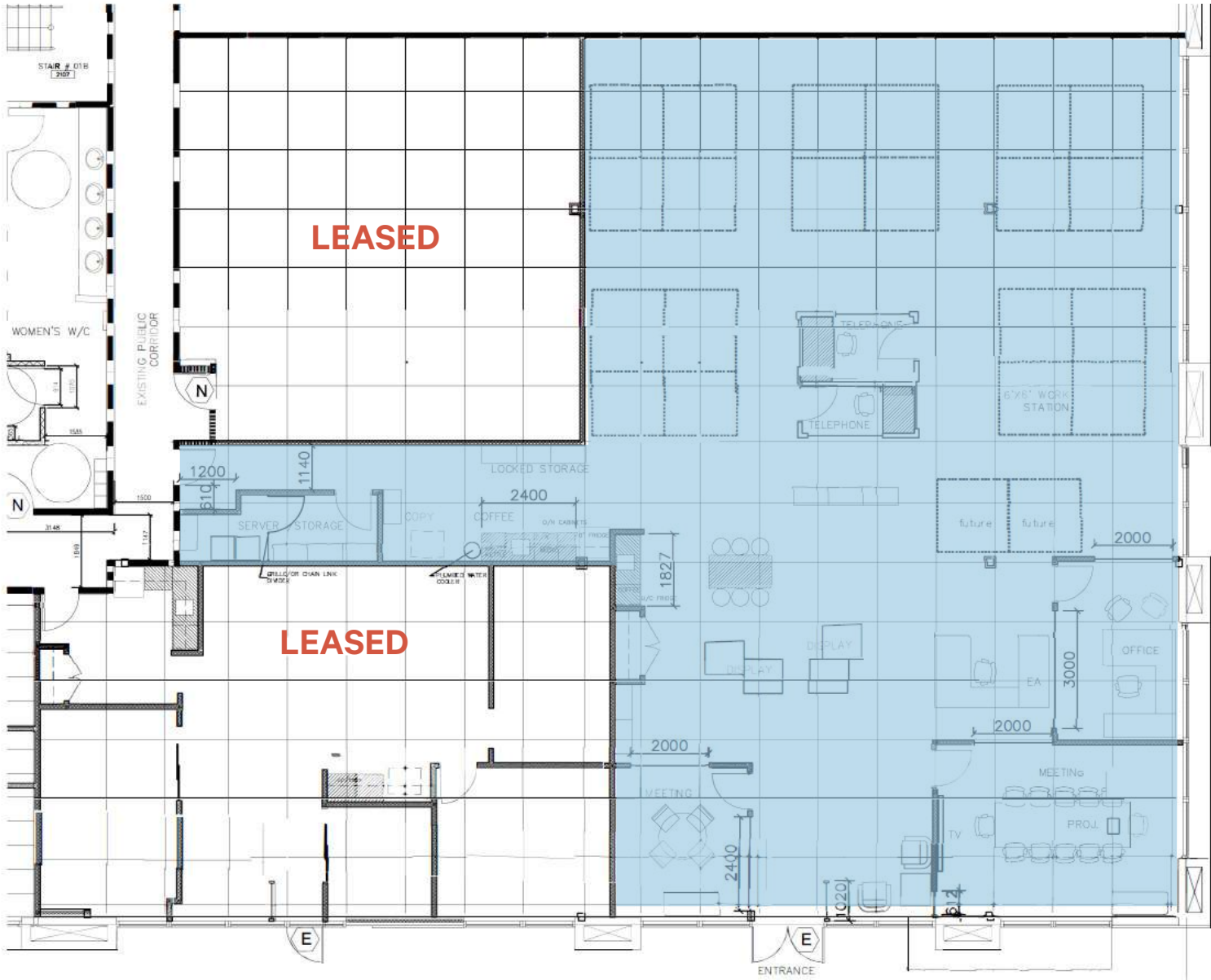
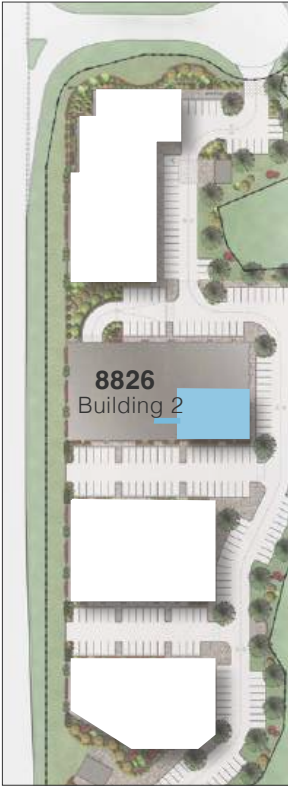
BUILDING	SUITE	SIZE (SF)	AVAILABILITY	FURNISHES
8832	220	19,795	Immediately	Possibly
8826	112	4,405	Immediately	Yes
8826	201	20,951 (divisible)	Immediately	No



# Suite 112

BUILDING 2: 8826 BLACKFOOT TRAIL SE | SIZE: 4,405 SF

[Click for Virtual Tour](#)





# Suite 112

BUILDING 2: 8826 BLACKFOOT TRAIL SE | SIZE: 4,405 SF

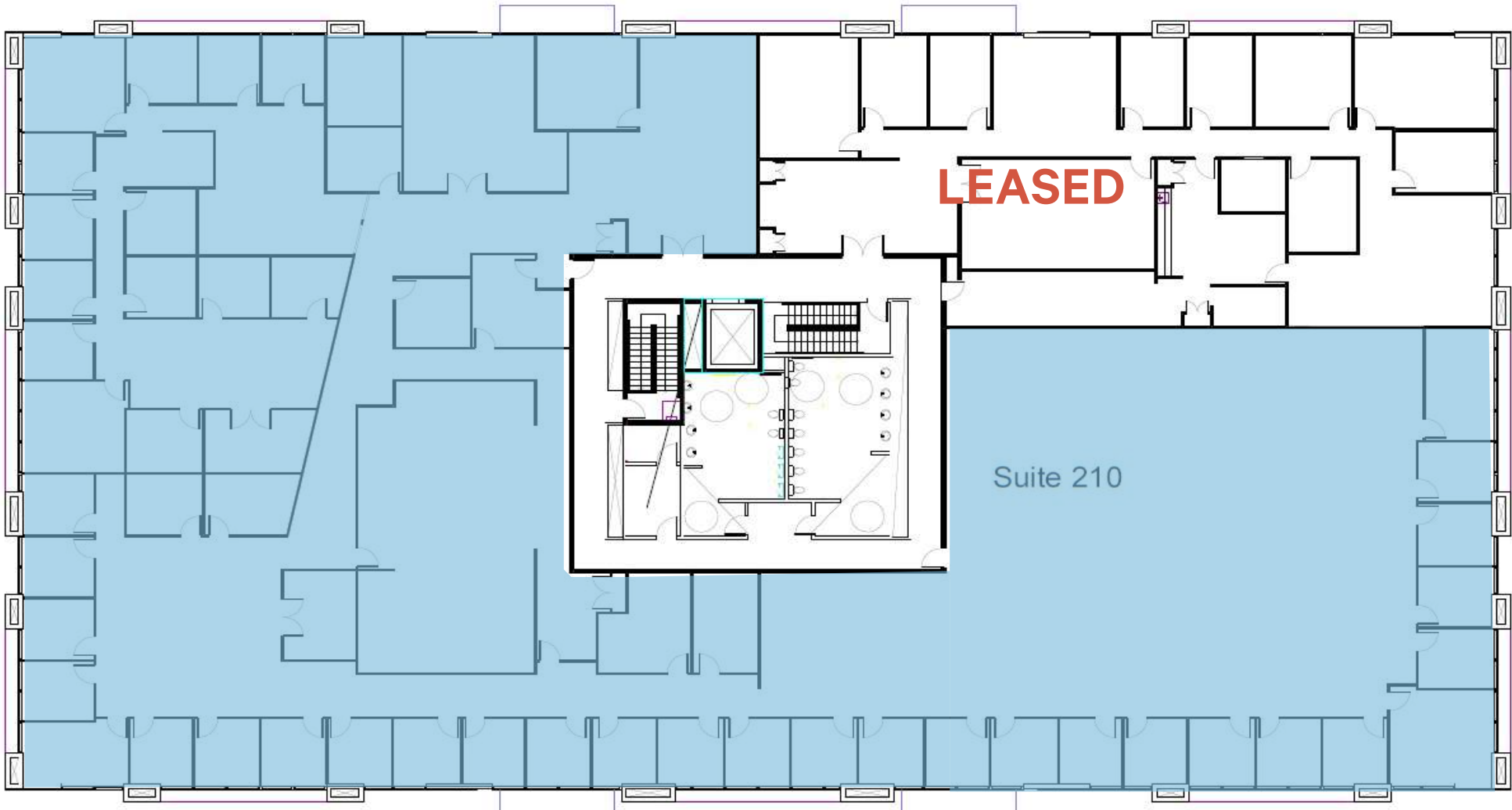
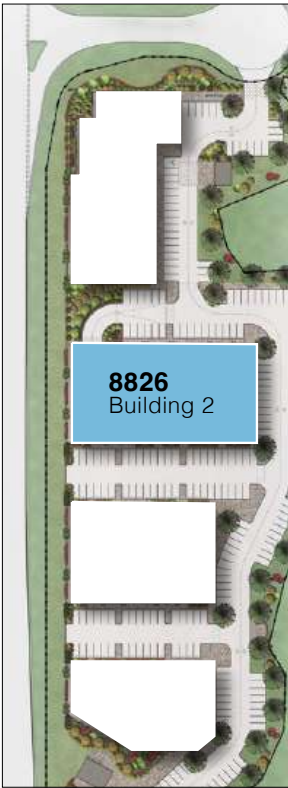




# Suite 210

BUILDING 2: 8826 BLACKFOOT TRAIL SE | SIZE: 20,951 SF

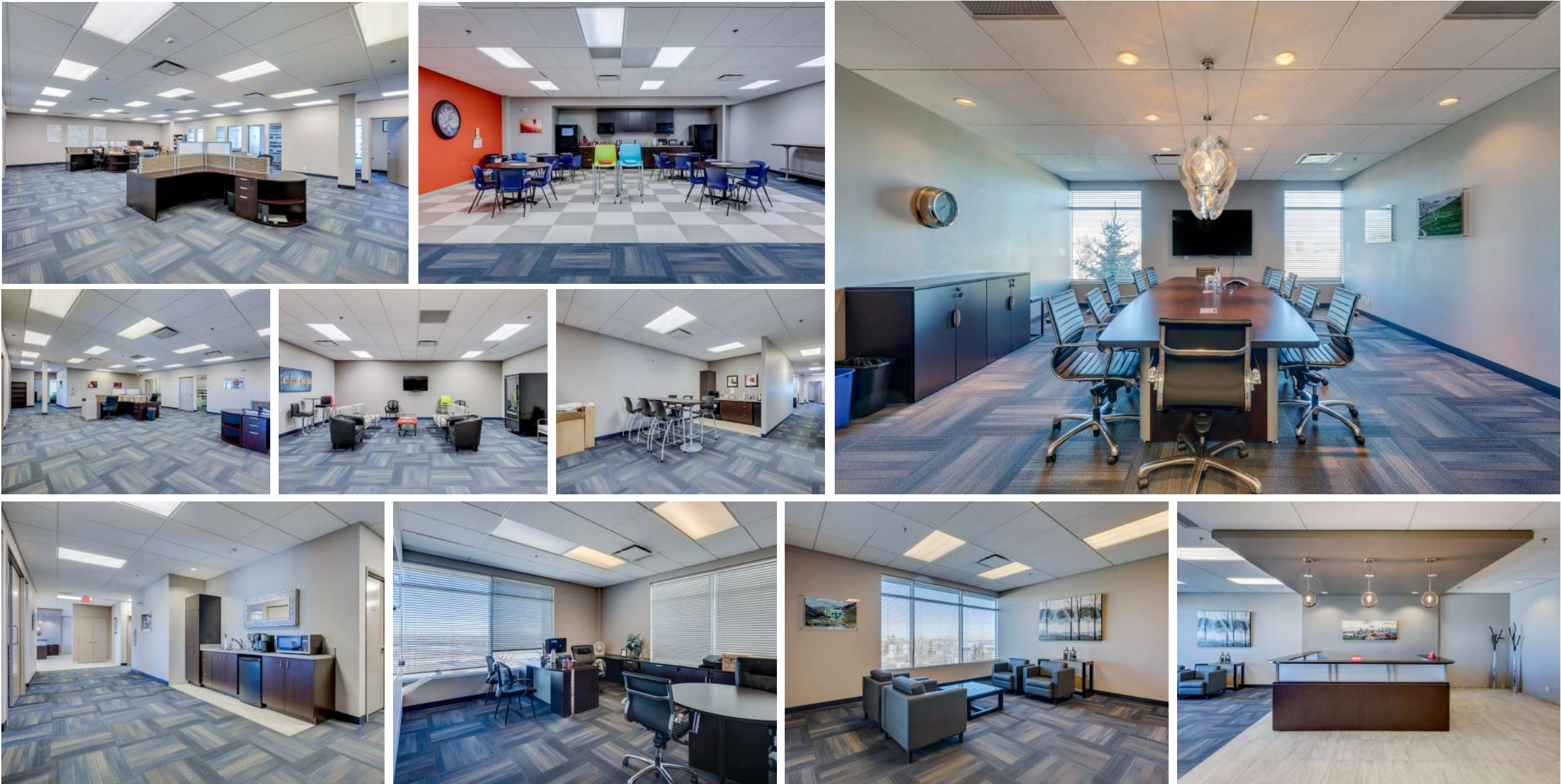
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# Suite 210

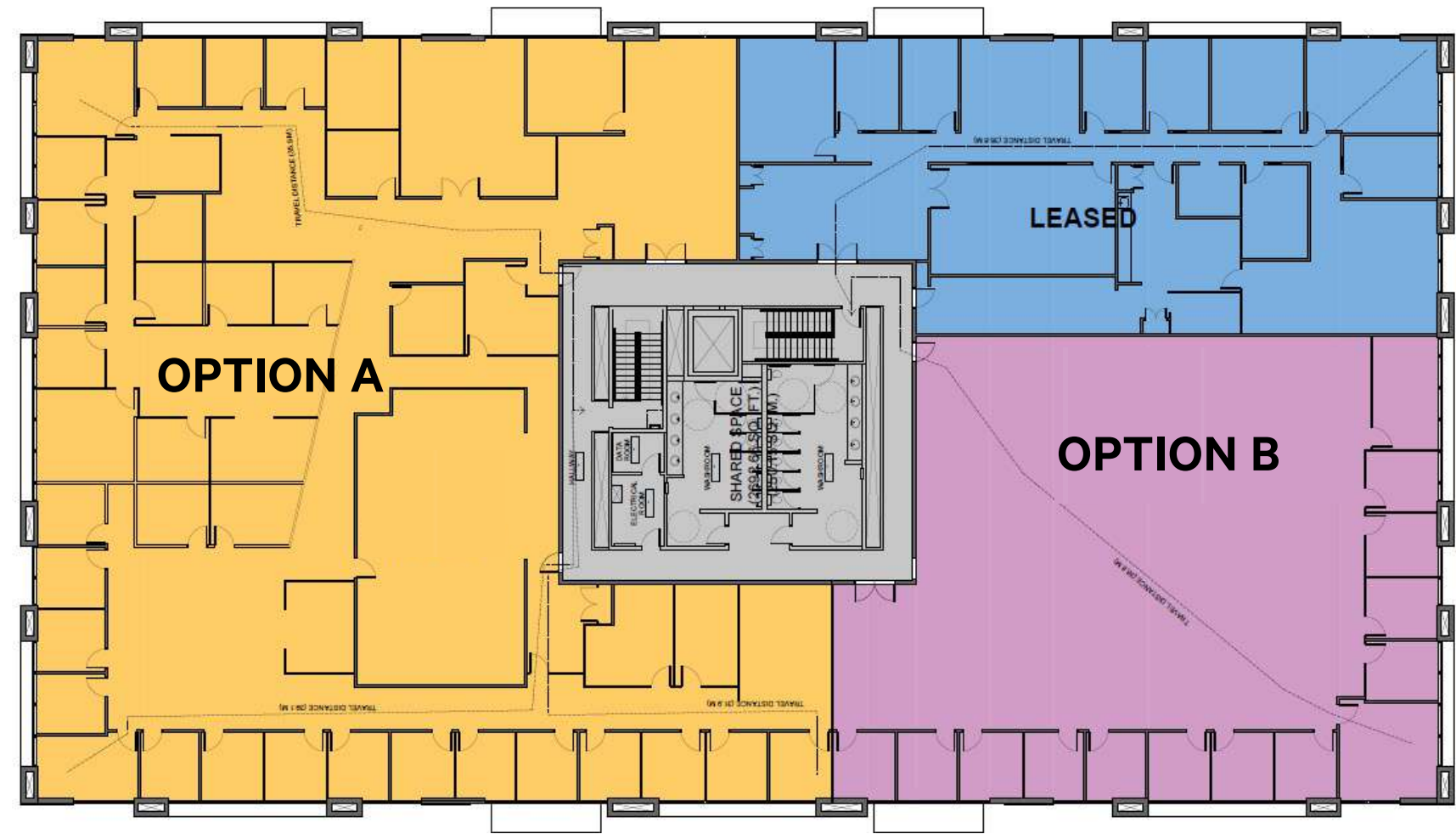
BUILDING 2: 8826 BLACKFOOT TRAIL SE | SIZE: 20,951 SF





# Second Floor Potential Demising Plan

BUILDING 2: 8826 BLACKFOOT TRAIL SE | OPTION A: 13,742 SF | OPTION B: 7,209 SF

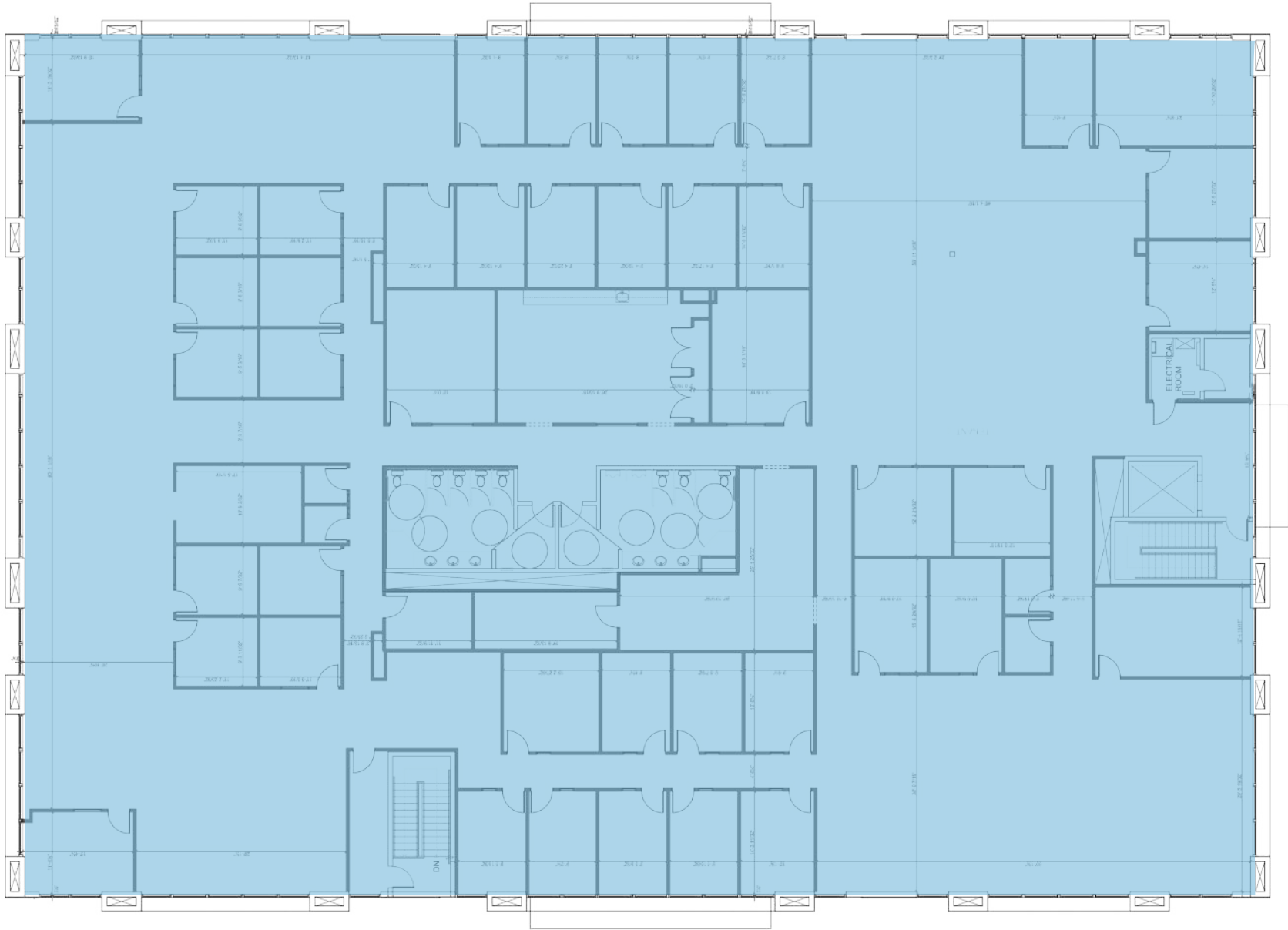




# Suite 220

BUILDING 3: 8832 BLACKFOOT TRAIL SE | SIZE: 19,795 SF

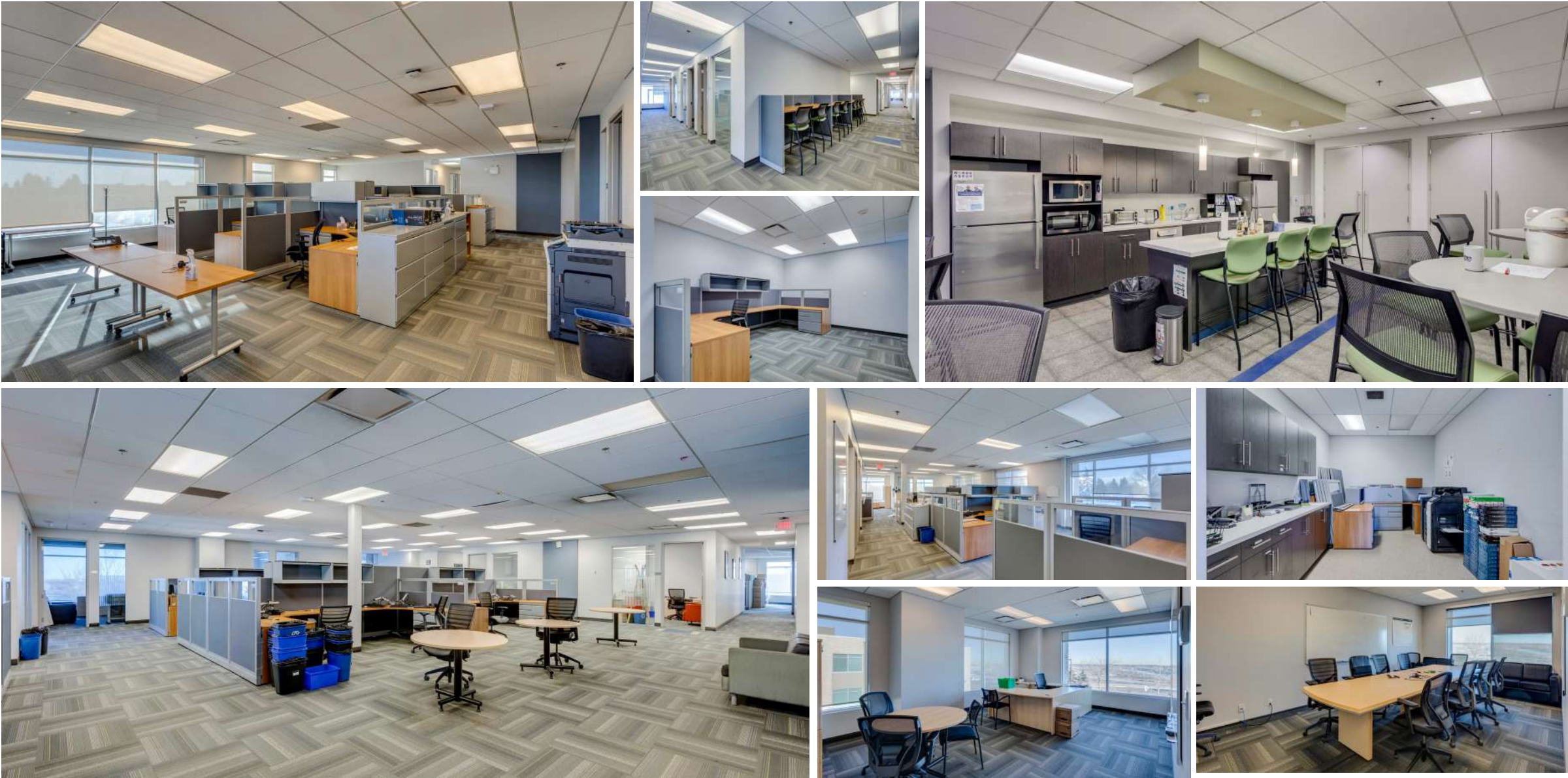
[Click for Virtual Tour](#)





# Suite 220

BUILDING 3: 8832 BLACKFOOT TRAIL SE | SIZE: 19,795 SF







# BLACKFOOT point BUSINESS PARK



For more information, please contact:

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\*Sales Representative