DEERFOOT JUNCTION BUSINESS PARK

1,404 SF - 63,795 SF OF OFFICE SPACE FOR LEASE

CUSHMAN & WAKEFIELD

DEERFOOT JUNCTION BUSINESS PARK

CALGARY, AB

CUSHMAN & WAKEFIELD

PROPERTY FEATURES

- DEERFOOT JUNCTION BUSINESS PARK IS WELL LOCATED AT THE INTERSECTION OF DEERFOOT TRAIL NE AND 32ND AVENUE NE
- 10 MINUTE DRIVE TO DOWNTOWN CALGARY, AND LESS THAN A 5 MINUTE DRIVE TO ABUNDANT AMENITIES
- LESS THAN 10 MINUTES AWAY FROM DEERFOOT CITY MALL & THE GRASSROOTS FARMERS MARKET
- EASY ACCESS TO LOCAL TRANSPORT, INCLUDING NUMEROUS BUS STOPS

DEERFOOT JUNCTION
BUSINESS PARK
CALGARY, AB

Deerfoot Junction is a suburban Calgary office campus, consisting of three quality office buildings. The site is well-located at the intersection of Deerfoot Trail and 32nd Avenue NE.

Deerfoot Junction I - 3225 12th Street NE

Deerfoot Junction II - 3215 12th Street NE

Deerfoot Junction III - 1212 31st Ave NE

PROPERTY FEATURES

DEERFOOT JUNCTION I

Space Available:	~~Suite 110: 3,819 SF~~ **LEASED** Suite 120: 2,894 SF Suite 200: 16,747 SF (Full Floor/Demisable to 6,000 sf)
Lease Rate:	Market rates
Operating Costs:	$16.54 PSF (est. 2025)
Availability:	Suite 120: October 1, 2025 Suite 200: Immediately
Parking Ratio:	1:300 SF
Parking Rates:	Surface: $45 per stall, per month Secured Underground: $125 per stall, per month

DEERFOOT JUNCTION II

Space Available:	Suite 100: 14,056 SF (Full Floor) Suite 200: 16,466 SF (Full Floor) Suite 300: 16,526 SF (Full Floor)
Lease Rate:	Market rates
Operating Costs:	$16.54 PSF (est. 2025)
Availability:	November 1, 2025
Parking Ratio:	1:300 SF
Parking Rates:	Surface: $45 per stall, per month Secured Underground: $125 per stall, per month

DEERFOOT JUNCTION III

Space Available:	Suite 200: 2,859 SF Suite 316: 1,404 SF
Lease Rate:	Market rates
Operating Costs:	$18.01 PSF (est. 2025)
Availability:	Suite 200: Immediately Suite 316: August 1, 2025
Parking Ratio:	1:400 SF
Parking Rates:	Surface: $45 per stall, per month Covered: $75 per stall, per month

DEERFOOT JUNCTION
BUSINESS PARK I
CALGARY, AB

CUSHMAN & WAKEFIELD

FLOOR PLANS

~~Suite 110: 3,819 SF~~ **LEASED**
Suite 120: 2,894 SF

Suite 200: 16,747 SF
Full Floor/Demisable to 6,000 SF

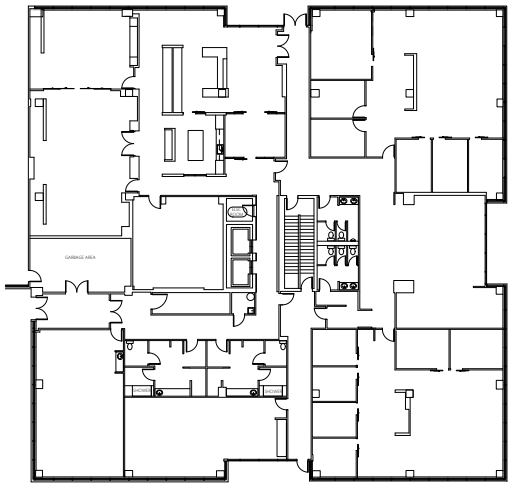
DEERFOOT JUNCTION I

- Suite 120 available October 1, 2025, Suite 200 available immediately
- Building lobby renovation completed in 2019
- Building signage available
- Efficient 16,000 SF floorplates
- Building has recently undergone a full reglazing, including new roller blinds throughout
- Brand new tenant fitness facility

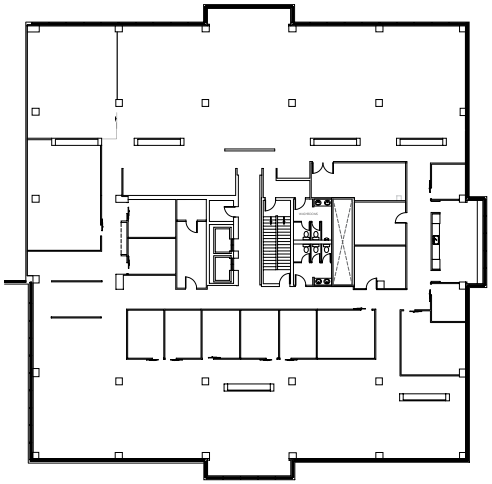
DEERFOOT JUNCTION
BUSINESS PARK II
CALGARY, AB

CUSHMAN & WAKEFIELD

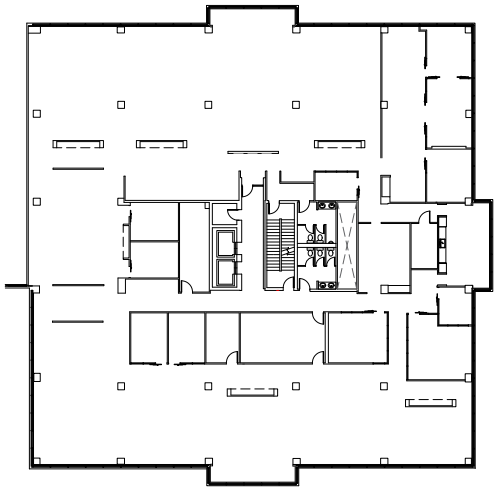
FLOOR PLANS



Suite 100: 14,056 SF
Full Floor



Suite 200: 16,466 SF
Full Floor



Suite 300: 16,526 SF
Full Floor

DEERFOOT JUNCTION II

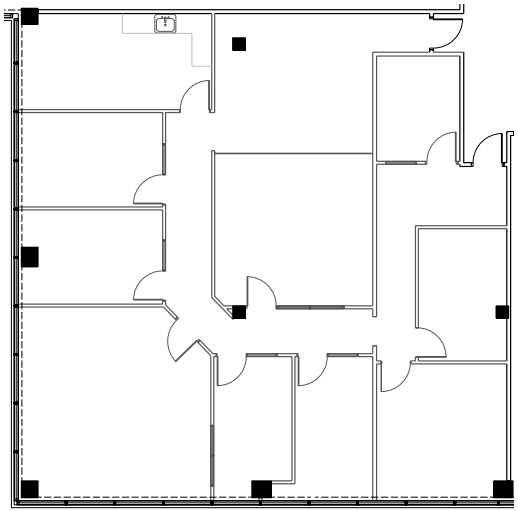
Available November 15, 2025

Suite 100

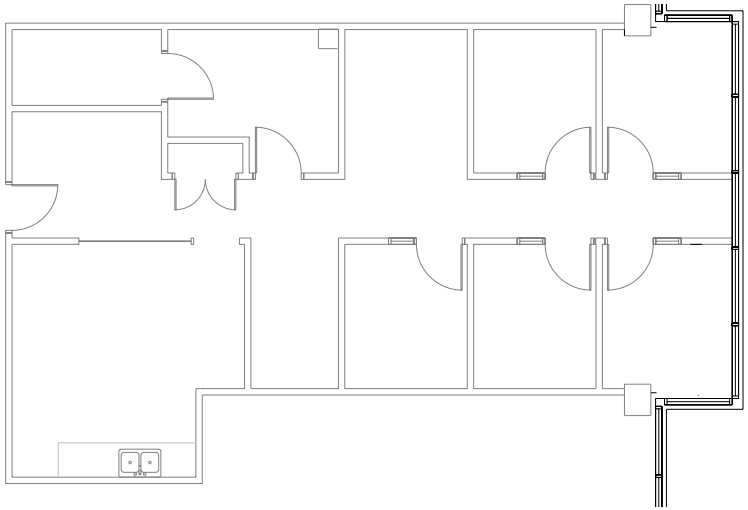
Suite 100

DEERFOOT JUNCTION
BUSINESS PARK III
CALGARY, AB

FLOOR PLANS



Suite 200: 2,859 SF



Suite 316: 1,404 SF

DEERFOOT JUNCTION III

- Suite 200 available immediately, Suite 316 available August 1, 2025
- Building lobby renovation completed in 2019
- Part of an attractive NE business park with numerous nearby amenities
- In-building Mexican restaurant, Freshadilla
- Convenient access to the building via Deerfoot Trail & 32nd Ave NE
- The building has recently undergone a full reglazing, including new roller blinds throughout
- Back-up generator available

DEERFOOT JUNCTION
BUSINESS PARK
CALGARY, AB

CUSHMAN & WAKEFIELD

PROPERTY PHOTOS

DJ II - Suite 100

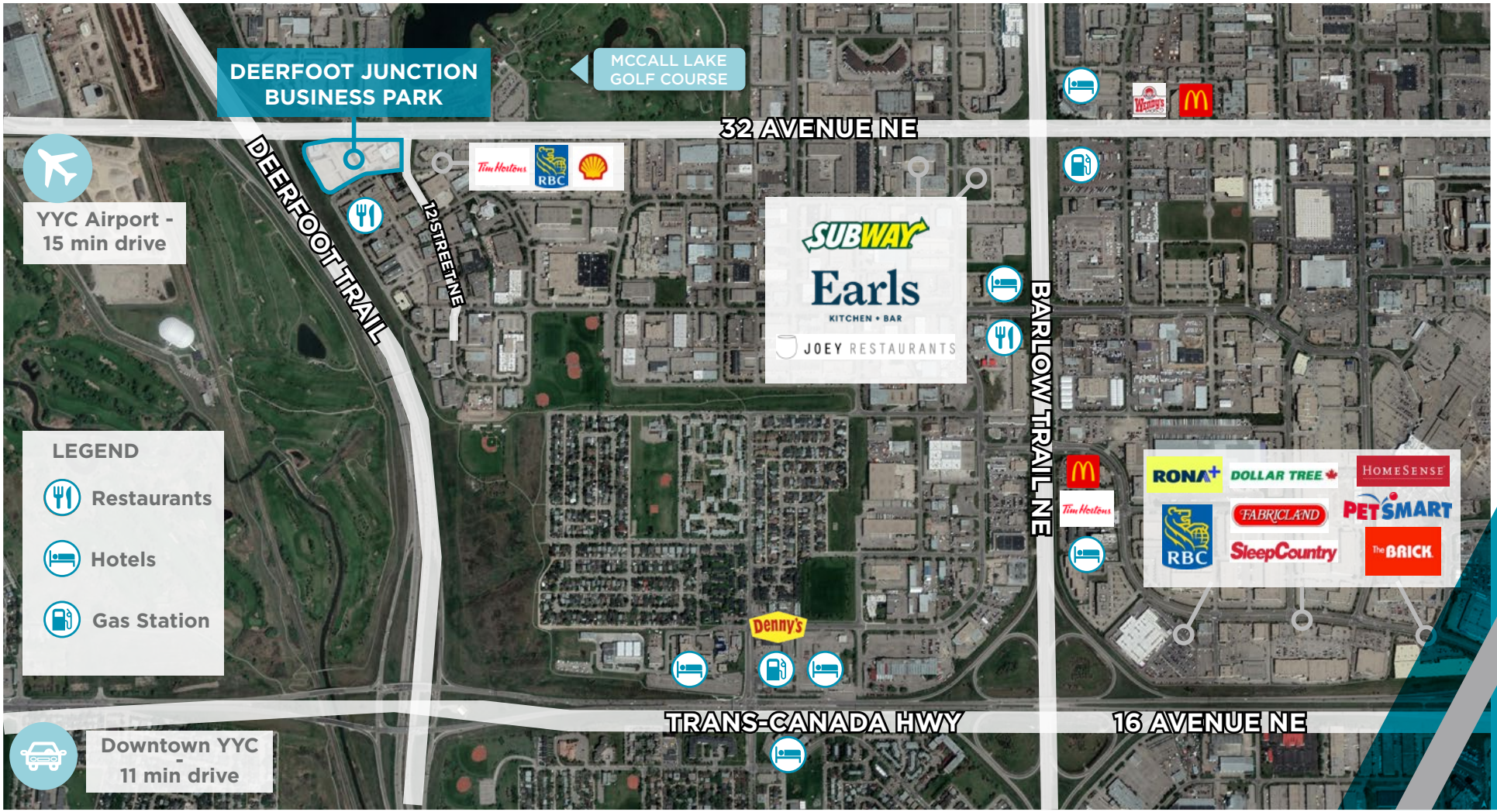
DJ II - Suite 100

DJ II - Suite 100

DJ II - Suite 201

DJ I & II Fitness Centre

DJ III - Lobby



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NICOLA WEALTH REAL ESTATE

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