

WESTWINDS BUSINESS CAMPUS PHASE III



AVAILABLE: 72,123 sf three-storey office building
3687 - 63 Avenue NE, Calgary, AB

HIGHLIGHTS:

- Located at the intersection of 64th Avenue and Metis Trail NE
- Excellent access to McKnight Boulevard, Barlow Trail, Deerfoot Trail and Stoney Trail
- Ideal pedestrian connection to McKnight-Westwinds LRT station
- High visibility and direct exposure to Metis Trail NE
- Zoned DC I-2

PARKING:

- 41 heated underground, 176 surface parking stalls
- Parking ratio of 3.12 stalls per 1,000 sf

OCCUPANCY:

14 months from lease execution

SERVICES:

- Adjacent to McKnight-Westwinds LRT station and pedestrian overpass
- City of Calgary Transit via routes 21, 43, 55, 71, 85 and 100

RATES:

Market Rates

**OPERATING COSTS
& TAXES:**

\$15.25 per sf budgeted for 2024