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**COMMERCIAL PROPERTY 155 GLENDEER CIRCLE SE, CALGARY, AB****OFFICE LEASING OPPORTUNITY****Calgary Prime Offices 25,507 SF**

## BURNSWEST Executive Centre

**Full Upper Floor 12,155 SF Available May 1, 2022****Main Floor 5,189 SF Available May 1, 2022****Lower Level Floor 8,163 SF Available May 1, 2022**

Landlord: BURNSWEST Properties Ltd.

Parking: 4 stalls / 1000 sq. ft. at no charge

Annual Net Rent: Market Rates

Est. 2021/2022 Operating Costs &amp; Taxes: \$12.53 per SF

## Executive Summary

Building is conveniently located at Glenmore Trail and Deerfoot Trail in the Calgary Auto Mall

On-site property management

Close proximity to all amenities in Deerfoot Meadows retail development, Carburn Park and Quarry Park

Easy access to Deerfoot Trail, Glenmore Trail and Heritage Drive

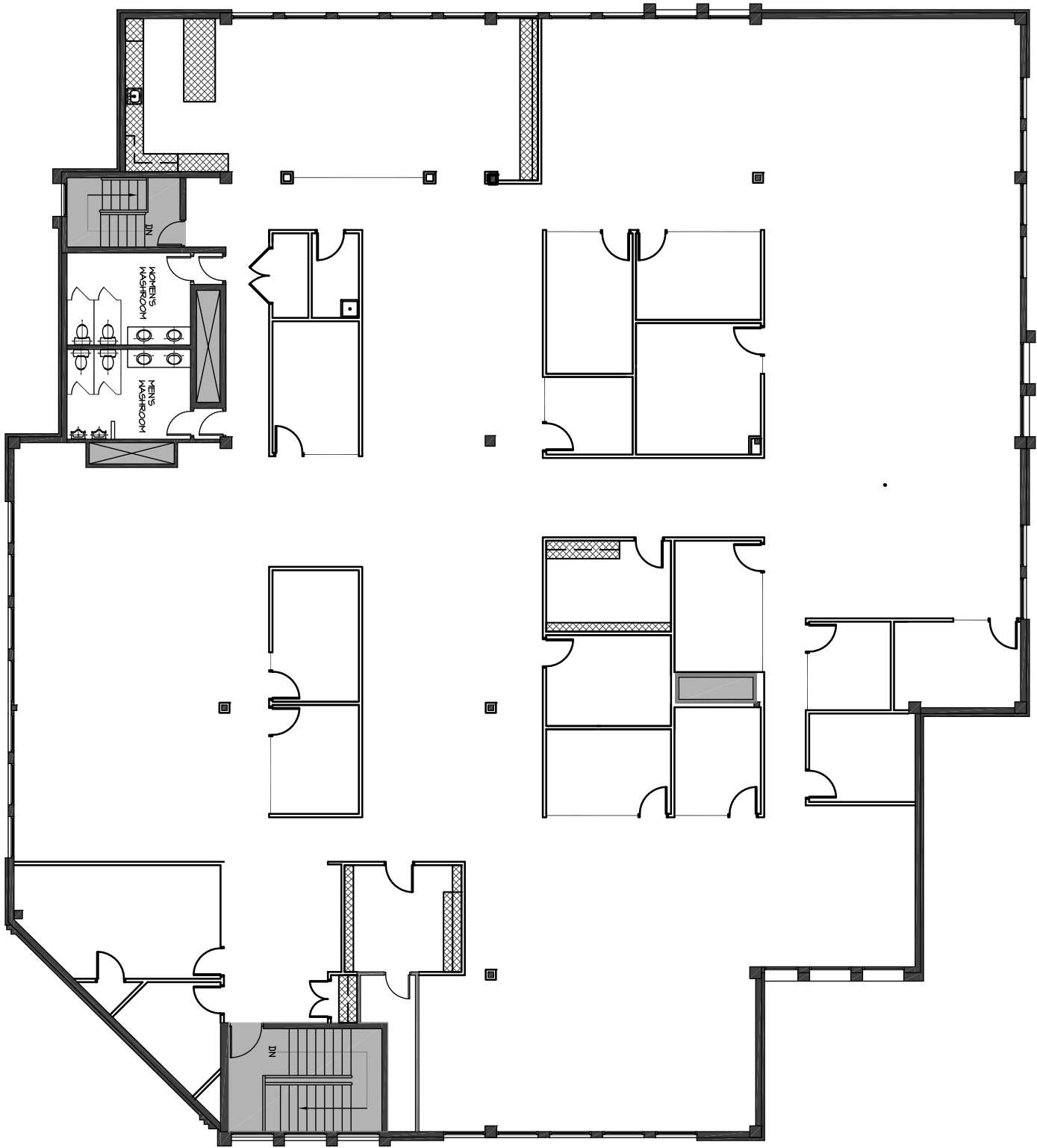
Transit stop nearby

Additional on-site storage available

Ample free parking

Building wired for high speed fiber internet

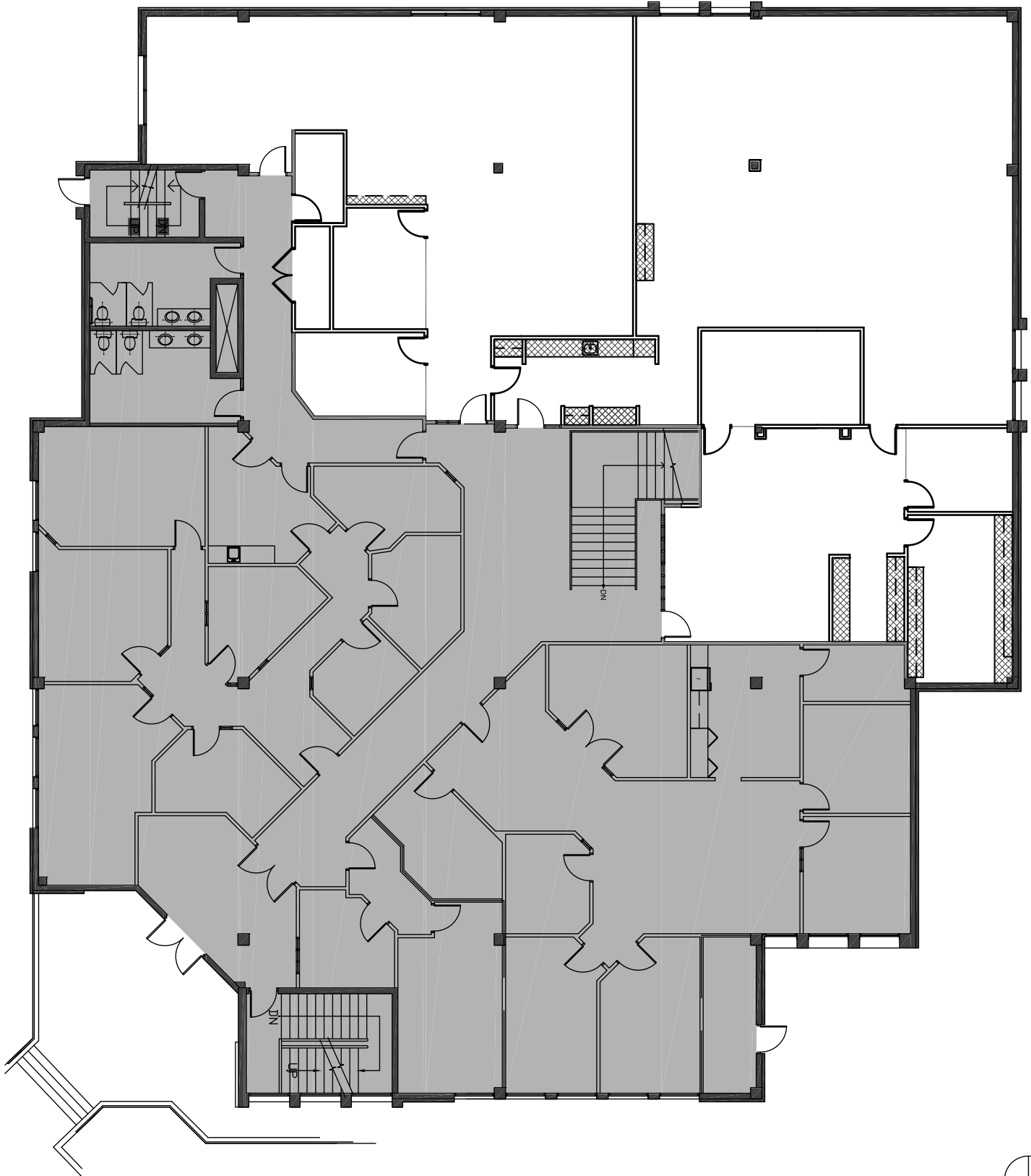
Upper Level Floor Plan - 12,155 s.f. available



Upper Level Photos



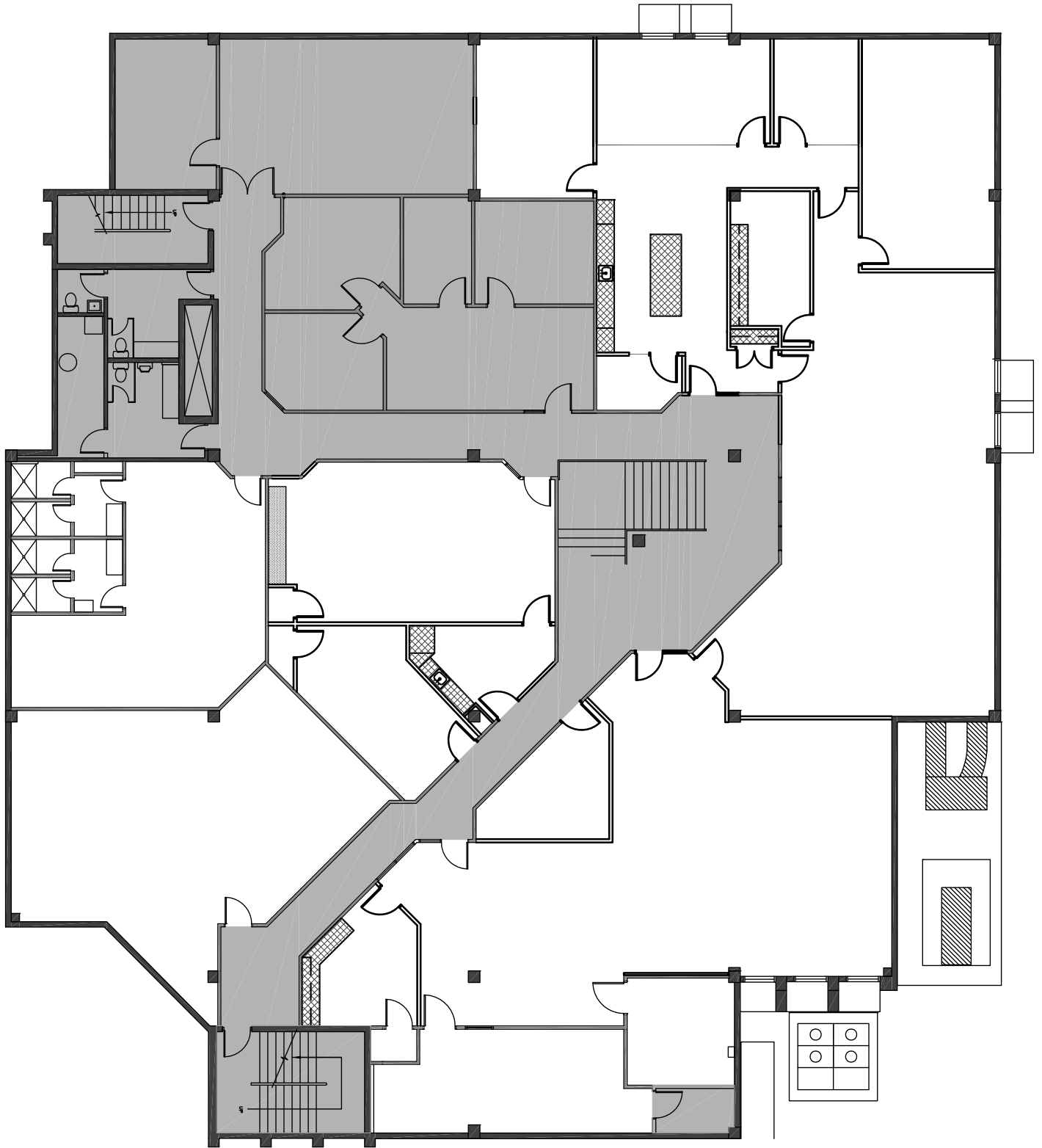
Main Level Floor Plan (non shaded areas for lease) - 5,189 s.f. available



Main Level Photos

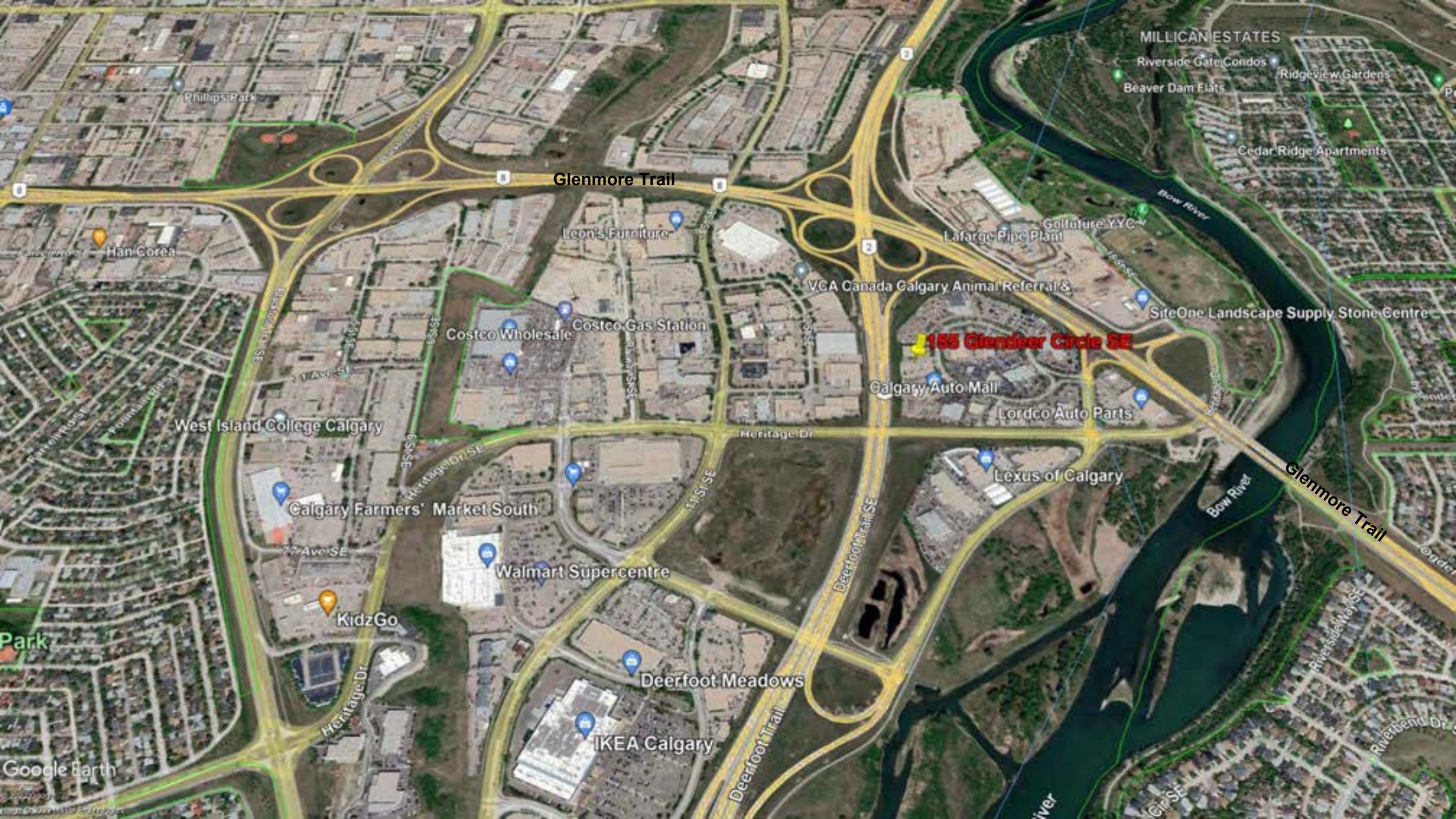


Lower Level Floor Plan (non shaded areas for lease) - 8,163 s.f. available



Lower Level Photos





Glenmore Trail

MILLICAN ESTATES

Riverside Gate Condos

Ridgeview Gardens

Beaver Dam Flats

Cedar Ridge Apartments

Phillips Park

Han Korea

Leon's Furniture

Lafarge Pipe Plant

GoFuture YYC

VCA Canada Calgary Animal Referral &

SiteOne Landscape Supply Stone Centre

Costco Wholesale

Costco Gas Station

155 Glendoe Circle SE

Calgary Auto Mall

Lordco Auto Parts

West Island College Calgary

Calgary Farmers' Market South

Lexus of Calgary

Walmart Supercentre

KidzGo

Deerfoot Meadows

IKEA Calgary

Glenmore Trail

Park

Google Earth

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